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

MEETING IN RE:

SCHOOL BUILDING COMMITTEE

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MAY 4, 2023
9:00 A.M.

2000 SMITH STREET
NORTH PROVIDENCE, RI

PRESENT:

- G. RICHARD FOSSA, CHAIRMAN
- MAYOR CHARLES LOMBARDI
- ALBERT COSTA
- JAMES FUOROLI
- DR. FRANK PALLOTTA
- JOSEPH GOHO
- LISA CASINELLI
- RONALD BACCALA
- ROBERT O'BRIEN
- CHUCK POLLOCK
- STEVEN PITASSI
- MATTHEW MCBURNIE, LEFT FIELD
- CHRIS SPIEGEL, LEFT FIELD
- GREG MANCINI, BUILD RI
- ANTHONY CHERRY, BUILD RI

SUSAN V. FITZPATRICK
CERTIFIED COURT REPORTER

1 THE CHAIRMAN: Okay, folks, ladies and
2 gentlemen, the meeting will now come to order. Do you want
3 me to turn this over to you guys first?

4 MR. SPIEGEL: Please.

5 THE CHAIRMAN: Okay.

6 MR. SPIEGEL: Do you need a roll call, Al or --

7 MR. COSTA: I have an attendance sheet, so that
8 makes it sufficient.

9 MR. SPIEGEL: Sp thank you everyone for meeting
10 us this morning. Today we have for you --

11 THE CHAIRMAN: Excuse me one second. Al, do you
12 want to introduce our guests here?

13 MR. COSTA: I have Mr. Greg Mancini. Are you --

14 MR. MANCINI: Yes, so my name is Greg Mancini,
15 I'm with a trade organization called Build Rhode Island.
16 We're comprised of contractors and trade unions, and we do a
17 lot of school construction. And this is my assistant Anthony
18 Cherry.

19 THE CHAIRMAN: Thank you. Your reputation won't
20 be the same when you leave here, but! Okay, again, sorry I
21 jumped in on you.

22 MR. SPIEGEL: Yes, sir. Good morning everyone,
23 Chris Spiegel, senior project manager of Left Field. Thank
24 you all for coming with us today. If you haven't eaten,
25 please do. Today we have got a general project update for

1 you. We will be discussing the overall program budget, we
2 will be discussing the high school addition budget breakdown.
3 We recently got our second round of estimates and we are
4 really happy with where they landed. We are providing the
5 high school project schedule update, and Matt will provide
6 the commentary on that. We will be discussing the high
7 school logistics plan and the 3 elementary school replacement
8 program update. And then the action item for today would be
9 to review, discuss and act on approval of design development
10 submission to RIDE SBA, which again is a regulatory
11 requirement for RIDE SBA as we move on through the process.
12 So I'd like to start off with our total program budget
13 overview. A couple key things to notice here is that since
14 our last meeting, a lot of these numbers have been getting
15 filled in with real numbers now that we have all of our
16 consultants on board. We have taken out some of these
17 placeholder numbers and we did insert real numbers where
18 these guys have come in. We are incredibly happy with where
19 a lot of the numbers end and it looks like our budgeting did
20 a very good job. As you'll notice here, we still have that
21 over \$10 million contingency for the health and safety
22 projects, which is right where it was at our last meeting.
23 We haven't had to touch that yet. All of our construction
24 budgets remain the same, here (indicating). We have brought
25 on our hazardous materials consultant, our geo-technical, our

1 environmental, obviously, our commissioning agent as well,
2 materials testing inspections. So everyone except for the
3 move management consultants have been brought on board at
4 this time, but obviously we are still pretty far away from
5 move management, about 3 and half years away from move
6 management. So our goal was to keep this project and
7 contingency as close to this 10 million number as possible.
8 And I think looking at where the numbers come in our next
9 slide, you'll see that we are pretty confident that for the
10 time being, that number can remain there. Is there any
11 questions about the overall program budget? As I mentioned,
12 it hasn't really changed that much in terms of where our
13 overall is. I should also mention that we have a total of
14 \$17 million in contingency that is unallocated to any
15 specific project right now. So that's a great buffer in case
16 we do see a fluctuation or anything else happening. One of
17 the great things from our CM interviews that we had yesterday
18 is pretty much they all unanimously said we are starting to
19 see a leveling off of most things in terms of pricing. We
20 are not going to see a dip to pre Covid levels except for
21 maybe some things like lumber it's just never going to get
22 back there. But what we can say is that a lot of that
23 fluctuation, those high spikes, have started to even out, and
24 that's a really good thing for us when we are forecasting our
25 budget a little bit further down the project. Happy to

1 answer any questions on the program budget as of this time.

2 MR. MCBURNIE: I just want to add one thing too,
3 on that health and safety project contingency of \$10 million,
4 that's across the 3 elementary schools and the high school.
5 So if we get in and we don't need to touch that for the
6 majority of it, but you then want to take that along to some
7 of the middle school work that was part of the first RIDE
8 submission, that can be done.

9 (BRIEF PAUSE)

10 THE CHAIRMAN: Anyone else have any questions?
11 Move on.

12 MR. SPIEGEL: So our next slide here we are
13 going to be presenting is an estimate summary based on the
14 schematic design submission to the design development
15 submission. So the schematic design budget was dated 4-24,
16 and obviously this one came in on June 15. And what we'd
17 like to show you is that --

18 MR. MCBURNIE: I just want to point to this,
19 this is from Shawmut, so this is a true cost, this isn't
20 something that we did outside of having that eye.

21 MR. SPIEGEL: Yes, this isn't our, our estimate,
22 this is real numbers. Shawmut has already gone out to the
23 trades, they've already got people on board in terms of
24 talking to them. Obviously there's been no RTAs issued yet,
25 nothing formal has gone out at all. But it's more of just

1 talking, hearing what the numbers are, making sure they are
2 going out there and doing their due diligence. So what we
3 are looking at is a delta overall of \$17,791. In this day
4 and age to have a delta underneath one percent is, I'm just
5 going to be honest, it's incredible. With all the
6 fluctuation that still kind of occurs in the market, to have
7 a delta of only \$17 thousand, again, that's less than one
8 percent, I think is a, you know, tribute to the design team,
9 the builder, Shawmut and the rest of the project team really
10 staying focused on our tasks, understanding what was critical
11 to the project, what wasn't critical to the project and how
12 we can work around some of the other issues in there like
13 ledge and things like that to give you a guys a product that
14 gets you the most bang for your buck. I know Jimmy, if you
15 want to comment on just how well everybody has doing in terms
16 of Shawmut, in terms of looking at the sites.

17 MR. FUOROLI: Shawmut has been spectacular,
18 really.

19 MR. SPIEGEL: They really have, I mean the whole
20 design build team. We, Matt and I, have been doing this a
21 long time, they have absolutely been sellar at all of this.
22 So where you see some of the biggest drops, the first one
23 would be in the design contingency. So early on in schematic
24 design when the drawings are much looser, you have to hold a
25 little bit more of a design contingency because all of your

1 factors aren't completely met, all of your details aren't
2 drawn up yet. As your drawings get more solidified, that
3 design contingency comes down. But what I also want to point
4 out is that even with all of these, even with where our
5 estimates are right now, we are still holding almost \$400
6 thousand of contingency for this project alone, separate from
7 the contingencies that I showed you here. So these
8 contingencies right here is if we stay on budget, these will
9 get returned back to the project. So that's one thing that
10 we are going to keep a serious look on and keep our eyes on
11 to make sure these drawings stay exactly where they are. We
12 have had recent meetings with AHJs, authorities having
13 jurisdiction, these would be the fire department, the police
14 department, communications like that. Their comments were
15 more minimal, a little bit more fire rating here, double
16 check egress pathways there, nothing that we think is going
17 to certainly bring up the cost of the project in any real
18 way. Jimmy or Matt, do you have a comment on that?

19 MR. FUOROLI: No, what they wanted was minimal.

20 MR. SPIEGEL: What they wanted was minimal, I
21 think.

22 MR. FUOROLI: And talking with Gordon, he said
23 don't even worry about it, we'll take care of it.

24 MR. SPIEGEL: Yes, we'll throw it in there. So
25 again, we are very happy with where these numbers have come

1 in yet. Totally open to answer any questions that anybody
2 might have or where we are with our current schematic design
3 budget.

4 DR. PALLOTTA: Chris, you don't have any issues
5 with supply, supply lines?

6 MR. SPIEGEL: So right now we don't. The only
7 issue that we have we brought to this group before which was
8 to release that HVAC component, which were looking at a lead
9 time for it. That component has already been ordered, it's
10 already moved in the process and the purchasing board and all
11 that. We're in a good place. Steel lead times are getting
12 back down. We are going to be releasing our first ATAs, not
13 this week, but over the next subcommittee meeting, which we
14 will be looking at site steel and concrete. Those are really
15 the first things that we need to get in the ground. And all
16 of this is just sort of drive the schedule and be very
17 aggressive up front because we don't want to be pouring
18 foundations in the winter. We don't want to be doing
19 anything that would cause us to dig into what's called our
20 winter conditions allowance because doing work in the winter
21 is more expensive, you have to heat the site, you have to
22 wrap the concrete in blankets.

23 MR. MCBURNIE: And it's pretty standard to go
24 forward with site foundations and steel ahead of everything
25 else just because that's the first task that takes place, so

1 you want to get that out there, get that work going while you
2 are following up with the more interior trades.

3 THE CHAIRMAN: I think the most important thing,
4 Frank, is that we don't miss any deadlines, time deadlines,
5 you know, that will slow the whole process down. And so far
6 I think we have been pretty good with that. And I mean we
7 have been emphasizing that, you know, over the weeks and, you
8 know, we don't want to miss any deadlines and say oh well,
9 you're late on this. So we have been doing well with that,
10 and these guys have been doing a great job.

11 MR. SPIEGEL: Sir?

12 MAYOR LOMBARDI: I was going to say the same
13 thing Dick just said, that all of our decisions have been
14 made, you know, with the time frame. And the number one
15 issue here is to make sure we just keep moving along as quick
16 as we can and we assured Shawmut that we will do whatever we
17 can to work along with them. The bottom line is you need to
18 get it done, and we'd like to get it done as soon as possible
19 because I think anyone that comes from business, time is
20 money.

21 THE CHAIRMAN: And one of the good things,
22 Mayor, yesterday as you were here at the meetings with us, a
23 lot of them are saying well, I can move up 4 months, I can
24 move up 5 months, we can move up 3 months. That's a good
25 sign, you know, that they're saying well maybe we can get

1 there sooner than we think. I think most of it is going to
2 depend on supply of equipment, not equipment, but materials
3 and stuff. Where they are, I don't this will slow down.

4 MAYOR LOMBARDI: And if I may, logistics, you
5 know, traffic flow, to make sure it doesn't interfere with
6 the school curriculum and time frame with that, maybe opening
7 that street that comes into the front, the door, the side
8 door to the high school, block there temporarily so it will
9 be a, a better flow. So, but they've been, they've been
10 really good.

11 MR. POLLOCK: Mayor, I had mentioned that before
12 you walked in just in conversation that if we are going to be
13 closing that through traffic except for the part that you had
14 mentioned, you know, use of the cars to park, I think we
15 really need to get that word out sooner than later, whether
16 it be signage.

17 MR. MCBURNIE: You mean to the community?

18 MR. SPIEGEL: To the greater community.

19 THE CHAIRMAN: We could have --

20 MR. POLLOCK: Particular signs.

21 THE CHAIRMAN: We could have Ralph Nahigian put
22 that on the blast on everybody or whatever.

23 MR. SPIEGEL: So if the committee wouldn't mind,
24 I'd be happy to take an item out of order in the agenda and
25 we can discuss the actual logistics plan. I have a couple of

1 slides that we can review. Would the committee like to take
2 that out of order, that agenda item?

3 MAYOR LOMBARDI: It's okay with me, but I know
4 that they are going to be meeting with the police. And once,
5 Chuck, once that they decide what's going to be the best for
6 the traffic situation, then at that point in time we'll make
7 sure that, you know, Ralph goes out, every family will be
8 notified in a blast. And over time, after a week or so I
9 think that they will get it.

10 MR. POLLOCK: I'm just concerned about the
11 notice.

12 THE CHAIRMAN: We apologize for knocking you off
13 your meeting.

14 MR. POLLOCK: No, I'm just talking about during
15 the summer right now because, you know, you mentioned this
16 the last meeting that that is a cut through, that whole high
17 school.

18 THE CHAIRMAN: Oh, forgot it.

19 MAYOR LOMBARDI: We put up a dozen speed bumps
20 in there, they're 6 inches high, and they still cut through.

21 THE CHAIRMAN: That's a chiropractor's
22 nightmare.

23 MR. SPIEGEL: Or dream.

24 MR. POLLOCK: Just like I said, I would rather
25 see if we are going to close it off to through traffic, I

1 don't want to see trucks or whatever, not our trucks that are
2 going to be working, but other vehicles that use it as a cut
3 through coming in and all of a sudden have to turn around and
4 kind of create a --

5 MR. MCBURNIE: We can get into that when we go
6 into logistics, but that won't be a possibility based on what
7 they are going to show.

8 MR. SPIEGEL: And we did have the meeting on
9 site with police department, with fire.

10 MR. MCBURNIE: And the principal.

11 MR. SPIEGEL: And the principal of the school as
12 well.

13 MR. FUOROLI: Superintendent.

14 MR. SPIEGEL: Superintendent, yes, so we will
15 get into that in a second. I can go really quickly through
16 schedule.

17 THE CHAIRMAN: Take your time, Chris.

18 MR. SPIEGEL: So Matt, did you want to --

19 MR. MCBURNIE: Yes.

20 MR. SPIEGEL: So this is just, before, let me
21 preface, this a very, very detailed schedule. I can provide
22 copies to anyone to look at over their leisure. I'm not
23 expecting anyone to kind of read through this right now.
24 It's very detailed, so I think Matt will provide the
25 highlights.

1 MR. MCBURNIE: So just to kind of summarize,
2 July 17 is kind of a target date for the official Shawmut
3 mobilization for the high school. So that will be for the
4 auditorium and for the addition. The auditorium focus will
5 be getting demo complete through the summer before the kids
6 come back so that any loud activities are done, any dusty
7 activities are done. And technically it's like a clean area
8 of construction. For the site work for the addition, that
9 will be the focus there, getting site work, excavation,
10 followed up by foundations so that they can start going on
11 steel. And just another thing to kind of look ahead, they'd
12 be looking to bring a crane in for steel erection around the
13 November time line. And the crane will be on our project
14 site.

15 THE CHAIRMAN: When is that, November you said?

16 MR. MCBURNIE: Yes. The crane will be on the
17 project site, separate from school operations, but that's
18 just, that will be a big thing.

19 THE CHAIRMAN: So football season will be over
20 by then, just about. No, really, because there's when
21 they'll be there.

22 MR. SPIEGEL: Well, we will talk about this in
23 the logistic plan, but we also worked out a way that people
24 can still get down to the games and avoid our site. You
25 know, the principal and the superintendent and Jimmy were a

1 huge help in kind of developing this logistics plan. Because
2 we came in, you know, with an idea, but then the principal
3 said hey, this isn't going to work for me. And we made sure
4 that we pivoted so that we would make it work for them while
5 still protecting, you know, keeping safety priority number
6 one.

7 MR. MCBURNIE: And then also on, so if you were
8 to go to the high school, Shawmut has already dropped a Conex
9 box, a storage box, they're getting ready for the July 17
10 date. When you look at the other end towards the back end of
11 the schedule, I think what they have for the auditorium is
12 May.

13 MR. SPIEGEL: So yes, let me pull it up for you.
14 We have got 2 move in dates here. So here is a move in date
15 for the auditorium, we are looking at 4-26.

16 MR. MCBURNIE: Right, so that is the end of
17 April, '24. And for the addition?

18 MR. SPIEGEL: For the addition we are looking at
19 a move in date of 8-5, so it gives you guys a month. We do
20 have, I don't know, Jimmy, we will talk about move management
21 if you guys want to handle that in-house or how you want to
22 that. I know that we are bringing a lot of furniture,
23 bringing a lot of furniture over.

24 MR. MCBURNIE: Scroll over, all the way. All
25 right, so then that's a key thing, turnover of the space is

1 August 5, but then your move in time is really through the
2 month of August. So that will be, that will be something to
3 kind of keep in mind because you might run into when the kids
4 are back and you're still trying to move in. So we might
5 have to look at honing in for that point.

6 MR. SPIEGEL: But we are confident you're going
7 to be able to move in, I have moved in an entire 800 person
8 elementary school.

9 MR. GOHO: Yes, the issue with that is just to
10 keep in mind the last few weeks of August are heavy, heavy,
11 heavy traffic for the registrations and families.

12 MS. CASINELLI: Sure.

13 MR. SPIEGEL: Ten-four.

14 MR. MCBURNIE: So we will make sure that Shawmut
15 is aware of that.

16 MR. SPIEGEL: And we'll see if we can get more
17 aggressive on the schedule.

18 MR. MCBURNIE: Maybe we can get to a TCO earlier
19 so you can move some equipment in. That way you can be in
20 the addition, but not officially.

21 MR. SPIEGEL: And if the fire department signs
22 off on it, we can move in. It's really about the fire
23 department signing off.

24 MR. GOHO: I mean even if, I don't know, even if
25 we kept the registration portion of it at the old building

1 until, until we -- can we do that?

2 MR. SPIEGEL: That's a pragmatic solution, but
3 we'll be able to give you more updates, you know, as it goes
4 on so that you're not, you're not scrambling. The last
5 thing, you know, if we say that, you know, move in date is
6 going to be 8-10 instead of 8-5, we will let you know 2 most
7 ahead of time so you guys don't have to scramble. I know the
8 schedule is incredibly detailed, if there are any questions
9 for Matt and myself on the project schedule time?

10 (BRIEF PAUSE)

11 MR. SPIEGEL: And again, a credit to Shawmut,
12 the design team, the whole project team. This May date has
13 moved up, it actually has moved up about a month from our
14 last meeting, so we are pretty much happy with that. Jimmy,
15 did you have any comments on the schedule? No?

16 MR. FUOROLI: No, I just, working with Shawmut
17 has just been a pleasure. Even the other day with the
18 logistics and what they are going to do with the switchback
19 and cut new gates in.

20 DR. PALLOTTA: So Chris, the web site, is the
21 web site up and running, and somebody is maintaining that?

22 MR. SPIEGEL: So the web site is going to be up
23 by the end of next week, now that we are going to have our CM
24 on board, which I'll get into a little bit, and now that
25 we've got design development drawings to put up there. So we

1 can have that up prior to the gate, the road closing, and we
2 can advertise in that the Breeze if that's something that we
3 think is going to work.

4 DR. PALLOTTA: Who is maintaining that on your
5 end?

6 MR. SPIEGEL: Linda Laporti, she's the director
7 out of our Boston office. She does all of our sort of
8 visual.

9 MR. MCBURNIE: She was the woman that gave the
10 web site presentation that day.

11 MR. SPIEGEL: I should, we can put it live right
12 now, the version that you saw. It just doesn't have all the
13 information that we have at this time on it.

14 DR. PALLOTTA: No, I just want to make sure
15 it --

16 MR. SPIEGEL: It doesn't fall through the
17 cracks.

18 DR. PALLOTTA: It keeps up with the projects.

19 MR. SPIEGEL: Ten four.

20 MR. POLLOCK: And do you have a date for shovels
21 to the ground?

22 MR. SPIEGEL: So that's going to be the third
23 week of August is when we are tentatively planning that.
24 There's a lot of moving parts around that.

25 MR. POLLOCK: That's okay.

1 MR. BACCALA: That's all right, get going first.

2 MR. SPIEGEL: Also we want to make sure it's
3 safe, everything else, before we -- I have done
4 groundbreakings when they didn't actually break ground for 2
5 months, and I have done groundbreakings when the building was
6 halfway up, so. But it's an accomplishment for the project
7 and something to celebrate. If there's no other question on
8 the schedule?

9 THE CHAIRMAN: Any other questions? Speak up or
10 forever hold your peace.

11 (BRIEF PAUSE)

12 THE CHAIRMAN: Go ahead, Chris.

13 MR. SPIEGEL: So I'd like to briefly talk about
14 the 3 elementary school replacement program. What we are
15 currently working on, so construction manager procurement.
16 Over the last 2 working days, the selection committee has had
17 5 interviews with construction management firms. Seven
18 construction management firms submitted bids for this
19 project, which is --

20 MR. GOHO: It's crazy.

21 MR. SPIEGEL: -- pretty incredible. So
22 Johnston, one of the biggest programs to hit the state, only
23 had 5 people submit. I think that says a lot about people
24 wanting to work for North Providence, given their history of
25 completing projects here, that you guys are a good, pragmatic

1 town to work with. I think it also says that people are very
2 confident in our budget and our times lines, because they
3 don't want to sign up for a project that has the potential to
4 kind of carry off the back end. The firms that submitted
5 bids were O & G Industries, Dimeo, Shawmut, Daniel O'Connell
6 Sons, Downes Ahlborg Joint Venture, and Bacon Agostini. Am I
7 missing someone? Oh, Gilbane.

8 THE CHAIRMAN: But some backed out, right?

9 MR. SPIEGEL: Right, so the 2 firms that backed
10 out after the first round were O & G Industries and Bacon
11 Agostini. And well, public meeting, but it's kind of
12 confidential for the reasons that they backed out. But they
13 weren't a front runner after the original review of the
14 proposals anyway. We feel very good that, you know, some of
15 the biggest construction management firms in New England, and
16 in some cases the United States, feel confident to bid on
17 this project. And we have a little bit more work to do
18 before we select a construction manager as a team. We just
19 want to further de-scope who we believe is the front runner,
20 make sure that they are really carrying everything so we
21 don't see a change order in their price later on. Matt, do
22 you want to add?

23 MR. MCBURNIE: No, I think you hit it on, we now
24 kind of know where we're going to land. But as Chris said,
25 we're just confirming the last couple of details before we

1 make that selection.

2 MR. SPIEGEL: It's a big commitment. You are
3 going to be working with the team for 5 years, it's a large
4 sum of money we are going to be giving them, and we just want
5 to make sure we start off the project in the black and we are
6 not looking to drop into the red, from the very beginning.
7 Also current work, environmental engineer procurement, we
8 had, again, 7 environmental engineers submit bids to be the
9 environmental engineers for the 3 elementary school
10 replacement project. The scope of work that will fall under
11 the environmental engineer includes soil testing, checking
12 for hazardous materials such as hidden underground oil tanks,
13 things like that, making sure that all of the sites follow
14 federal school siting laws as well as Department of
15 Environmental Management. One of the reasons -- so we have
16 tentatively selected BL Companies, they were the front
17 runner. And we entered into negotiations with them about 2
18 weeks ago. That will be going before the purchasing board
19 tomorrow. Through negotiations, so this was a qualification,
20 per Rhode Island law, this was a qualifications based
21 procurement, which means we are not allowed to ask for
22 pricing. We have to award based on qualifications and
23 interview only. So we did select a firm based on their
24 qualifications only, and then we entered into negotiations.
25 I don't know the exact number, Al, you might. After

1 negotiations we were able to negotiate down approximately \$65
2 thousand in savings.

3 MR. COSTA: Yes.

4 MR. SPIEGEL: So we got them to come down about
5 \$65 thousand. They're hungry for work in Rhode Island, they
6 do a ton of work in Connecticut. So we felt that we had a
7 little bit of leverage to press them and to get their number
8 down, and it seems like it worked.

9 MR. MCBURNIE: Another really good selling point
10 for B&L is the amount of grant work that they have completed
11 in the past, so they will be able to get into the project and
12 see if there are any grant opportunities to come back to the
13 town.

14 MR. SPIEGEL: There are specific grants that you
15 can look for in terms of building demolition and things like
16 that, so we're hopeful that they'll be able to work with the
17 North Providence team of grant writers and see if we can
18 secure some extra funding for this project and ultimately
19 reduce the amount of bond that we have to go out for over the
20 next 5 years. Schematic design is nearing completion of the
21 3 elementary schools. We are looking at cost estimating, so
22 we are looking at that being submitted in mid July for our 3
23 elementary school replacement project. We will let you guys
24 know where those first rounds of cost estimates come in. As
25 is incredibly typical with a project of this size, we do

1 expect there to be value engineering at the beginning of this
2 project, and that's why we did bring on these construction
3 managers so soon because they know what it really costs to
4 build this and they'll be able to give us ideas and
5 strategies for how we can save money. One of the questions
6 that we asked all the CMs to present on that, and I sent a
7 list of 5 questions ahead of time to all of the construction
8 manager firms, and one of the questions we sent out was
9 please provide a showing of opportunities where you see the
10 project to save money. And several of the construction
11 management firms really addressed that question in their
12 interviews. The front runner specifically even did a spread
13 sheet about where they saw specific details in the schematic
14 design and said what's a cheaper option that still does not
15 impact the educational programming of the building. So
16 we're, again, we're very happy that we're going to have a CM
17 on board really really early to help shepherd the process in
18 terms of spaces, so.

19 MR. MCBURNIE: We are 6 months ahead of our
20 deadline for the CM procurement, so that will --

21 MR. SPIEGEL: Actually 12 months now.

22 MR. MCBURNIE: Is it 12 months?

23 MR. SPIEGEL: So we are a year ahead of the
24 deadline to secure the bonus points. We were, we would have
25 been 6 months ahead of the deadline, we are a year ahead of

1 the deadline, to secure the bonus points. And I know, Joe,
2 the one thing you care a lot about, again we are on track to
3 be way ahead of that June deadline for the FEI grant, with
4 the turnover in May. So next steps for the 3 elementary
5 school replacement program would be cost estimation. Once we
6 have that third party cost estimation back, we'll be coming
7 to this group for schematic design review and approval and
8 then to school committee. And then we'll looking at value
9 engineering. Like I said, we will most likely do value
10 engineering at the beginning of this project.

11 MR. MCBURNIE: One thing that I just want to
12 say, through that schematic design submission review and
13 approval, if we see from the front runner CM that the
14 schedule can be pulled back a bit with some expedited design
15 efforts, that process may get pretty quick for us, so for
16 this group. So we'll go through the schematic design, but
17 then they might have to quickly jump in on early packages.
18 So just keep in mind even though we're ahead of schedule on
19 the CM side to possibly bring the schedule back, we need to,
20 we may need to maybe push the design side. Just putting it
21 out there.

22 MR. SPIEGEL: And I think the town has done a
23 good job in setting up that, that subcommittee, that can
24 quickly approve these financial decisions so that we don't
25 lose any track waiting for a meeting schedule, all of the

1 requirements that come, you know, with posting a couple weeks
2 in advance and that sort of thing, so.

3 DR. PALLOTTA: So Chris, when you figured out
4 the cost per square foot to reach the 125, 125 million,
5 that's still the same number?

6 MR. SPIEGEL: So the cost per square foot is, so
7 it's a difficult conversation because we are shrinking the
8 building in order to, in order to --

9 DR. PALLOTTA: Stay within the window?

10 MR. SPIEGEL: Reduce costs, yeah, reduce costs.
11 A 45 thousand square foot building means you have got an
12 extra, versus a 32 thousand, you've got an extra 13 thousand
13 square feet of carpentry, an extra probably 5 thousand square
14 feet or linear feet of steel. So as you shrink a building,
15 sometimes the cost per square foot goes up, but this is
16 pretty common with what we have been seeing going around and
17 getting projects approved by RIDE. And the first thing RIDE
18 will say to you is well, shrink the building. And RIDE is,
19 obviously they're very smart, they know that when you shrink
20 a building the cost per square foot goes up. But they have
21 been approving projects, as long as they come on budget, they
22 have been approving projects. So that's a good thing.

23 DR. PALLOTTA: So still within RIDE guidelines?

24 MR. SPIEGEL: Yes.

25 MAYOR LOMBARDI: Chris, if I may, and we also

1 made sure that everyone that we interviewed understands, we
2 don't know in the end how much we will realize savings, but
3 the 2 new elementary schools that we built 3 years ago and
4 the updates to the schools that are going to be taken down
5 now, if there's any goods in those schools that could be
6 utilized in the new buildings, we want to make sure that they
7 take a hard look at that rather than put us into a box, so to
8 say, where you're going to put them in storage, and then you
9 know what happens when you put something in storage. And if
10 it's only 2 or 3 years old, then you know, that's something I
11 need and we made it perfectly clear they need to take a hard,
12 you guys heard it, a hard look at that.

13 (OFF THE RECORD COMMENTS)

14 MR. SPIEGEL: Are there any questions on the
15 current state of the 3 elementary school replacement program?
16 Again, we are ahead of schedule on this, we are not taking
17 our foot off the gas. In our opinion with the amount of work
18 that's currently going to be going on in Rhode Island, we
19 want to get our project out there first and get really the
20 pick of the litter in terms of our subcontractors.

21 MR. MANCINI: Can I ask a question?

22 MR. SPIEGEL: To the Chair.

23 THE CHAIRMAN: Absolutely.

24 MR. MANCINI: You guys are the committee.

25 THE CHAIRMAN: Be our guest, be our guest.

1 MR. MANCINI: So I represent trade organization
2 that, I had briefly mentioned it, but I want to mention, we
3 are representing contractors and construction firms. And I
4 had sent a letter off to Left Field about the possibility of
5 doing an independent assessment of whether it makes sense to
6 implement a project labor agreement, and I didn't know if
7 that is still in under consideration.

8 MR. SPIEGEL: It is, it's with, we hired legal
9 counsel to review, Dillon Conway -- I'm sorry, Conley was,
10 Billy Conley is doing the assessment right now. They're in
11 probably the mid stage. All signs currently point to a PLA
12 being used in the project. To the extent of the PLA and if
13 there are any restrictions or stipulations in that PLA,
14 obviously that will come out in negotiations a little bit
15 later on.

16 MR. MANCINI: Yes, the committee should know
17 that right now, just about every project in the State of
18 Rhode Island, over \$2 million is being done under an all
19 union project labor agreement. And there are business
20 reasons for that, not political reasons, business reasons.
21 That's why you do an independent assessment, right, and
22 that's why you hire someone like Dillon, who is a great
23 attorney, and I'm sure he will provide you the logic of why
24 or why not to do that.

25 MR. SPIEGEL: Exactly. I think when we are

1 talking about some of the things Matt and I are concerned
2 about in terms of labor, a PLA does provide a lot of
3 protections with staffing a job in terms of getting that
4 labor, having an agreement to have that labor on site when
5 it's needed.

6 MR. MANCINI: Thank you, and excuse me, was that
7 for the 3 school projects?

8 MR. SPIEGEL: For the 3 school projects. Any
9 questions on where we currently are with the 3 elementary
10 school replacement program?

11 (BRIEF PAUSE)

12 MR. SPIEGEL: And what do we think acronym, this
13 3ESR, I came up with it, do we like it?

14 (BRIEF PAUSE)

15 MR. SPIEGEL: Forget it.

16 MR. POLLOCK: I thought it was good.

17 MR. SPIEGEL: And now for the meat of the
18 presentation, Jimmy and Matt, if you guys want to jump in
19 here, we will start off with, this is the admin addition
20 logistics plan.

21 MR. MCBURNIE: All right, so this has been
22 updated based on our conversation on site with the
23 superintendent, the principal, fire, police department. We
24 looked at it with Shawmut and with Studio JAED, so kind of
25 everyone was there to put our heads together for this. So

1 here is the addition footprint, this site fence with scrim,
2 so they'll be driven posts with a screen on it to stop any
3 dust or anything from getting outside. That will follow
4 through, it will not impact the current building here or the
5 bleachers, and it will return back down and then go kind of
6 out towards where the parking lot is here. Here is an
7 alternate access path around the project site to still get
8 down for sporting events, so that will be maintained and
9 safe. The key thing that we looked at, and this still is in
10 flux because if there's a cut through road, that might be an
11 option; but based on discussing with the principal, Shawmut
12 would put 2 rolling gates, one on this side, one on this
13 side. And at the time of bus arrival and then bus pickup,
14 they would stop all deliveries, from even getting to this
15 point. So they'd stop all deliveries from coming in, the
16 gates would be opened and buses would be allowed to travel
17 through this project site, which this side will always stay
18 open because that will be Shawmut's logistics way of getting
19 materials in as well. So the buses will be able to come
20 through, drop off and then go out to Mineral Spring to leave.
21 Now, we talked about a staging area for the buses at the end
22 of the day. And I think the principal, she said that based
23 on the 17 buses, we could probably do it up on this side and
24 a little bit on this side.

25 MR. GOHO: Yes.

1 MR. MCBURNIE: Is that --

2 MR. GOHO: Yes.

3 MR. MCBURNIE: But again, once we get into the
4 actual work, we will make sure that it works with them and if
5 there's any adjustment needed, we can make it. So to the
6 point on the cut through, there will have to be signs here
7 saying not a pass through or some way because if, you have a
8 very good point, if cars come in here and there's a gate
9 here, they are going to be looping around and turning out,
10 so.

11 MR. POLLOCK: Closed to through traffic.

12 MR. SPIEGEL: So by next week --

13 THE CHAIRMAN: Not that they're going to be
14 looking at signs, you know what I mean.

15 MR. FUOROLI: We will detail that on both sides,
16 Mineral Spring side and Smithfield Road side.

17 THE CHAIRMAN: We'll take care of it, we'll take
18 care of it.

19 MR. GOHO: I should mention too that there's
20 going to be increased traffic in front of the building,
21 obviously, for a good portion of the school year, and
22 definitely on Mineral Spring Avenue. So, especially with all
23 the safety issues we have been dealing with with some of the
24 residents concerned about speed on Mineral Spring Avenue and
25 whatnot, we are going to move a crossing guard to Mineral

1 Spring Avenue for the school year next year. It will be
2 posted at the library where there's a safety crosswalk, where
3 there's a button to press and there's a red light, so that
4 should help with traffic coming in and out of the campus.

5 MR. MCBURNIE: Okay.

6 MAYOR LOMBARDI: Matt, could you point out that
7 possibility of the opening coming down Longue Vue?

8 MR. FUOROLI: Beach.

9 MR. MCBURNIE: Beach Street right here?

10 MR. COSTA: Where it says pedestrian walkway,
11 right in front of it.

12 MAYOR LOMBARDI: Where it goes into the school,
13 on the opposite side.

14 MR. MCBURNIE: This is Chestnut Street right
15 here, this one right here.

16 MAYOR LOMBARDI: No no no, right there, right
17 there. So that's what I was talking about a few minutes ago
18 that we asked them to take a look if that would help in any
19 way, especially, you know, for the buses if they come down
20 Longue Vue, make a left, it will put them right in to front
21 of the building there, and make a right and then make the U,
22 if they could make it. And everyone says that the buses
23 could make that turn, that would relieve a lot of traffic on
24 the back side.

25 MR. FUOROLI: Bus companies are going to bring a

1 bus and try.

2 MAYOR LOMBARDI: And I know that there may be
3 one person there that I'll visit with him that could have an
4 issue with it. But we can put a fence.

5 MR. MCBURNIE: Yes.

6 MAYOR LOMBARDI: It doesn't, it doesn't mean
7 that needs to be open 24-7.

8 MR. MCBURNIE: Right.

9 MAYOR LOMBARDI: Maybe just in school hours.

10 MR. MCBURNIE: Yes. I think Shawmut would still
11 keep these rolling gates because in an emergency if the fire
12 department had to get in from either side, it's good to have
13 gates on both sides. We talked to the fire department about
14 having there locks on it as well, so either daisy chained or
15 having one lock where everyone has the combination. I just
16 want to focus on this, the reason for so much area over here
17 is there's a drainage retention area underneath the curb that
18 is currently here. So they need to get out to that point
19 regardless of what happens with the buses, based on the
20 drainage design.

21 MR. POLLOCK: Can you go back one screen showing
22 where the new path is going to be down to the ball field?

23 MR. MCBURNIE: So it will be right here, and
24 whenever there are events that will be happening, Shawmut
25 will make sure that the --

1 MR. POLLOCK: I just want to make sure that the
2 booth --

3 MR. MCBURNIE: This booth here?

4 MR. POLLOCK: Yes, that they're going to be able
5 to get into that.

6 MR. MCBURNIE: Yes, they will.

7 MR. POLLOCK: That's where the announcers and
8 stuff are.

9 MR. MCBURNIE: Yes, nothing should impact that,
10 that will be able to --

11 MR. POLLOCK: Because they usually come in from
12 the top right to it.

13 MR. MCBURNIE: Yes.

14 MR. POLLOCK: Okay.

15 MAYOR LOMBARDI: And then when that's complete,
16 I don't mean to interrupt, when that's complete, you can
17 explain what's going to happen on the left side.

18 MR. MCBURNIE: Yes, so when that's completed,
19 you see this pathway here, that pathway is going to remain
20 because the piers or the steel columns for the addition are
21 going to land within the grass area of the paths.

22 MAYOR LOMBARDI: We'll be doing under the
23 building.

24 MR. MCBURNIE: Yes, the path will take you under
25 the addition, by the concession area and back down to -- so

1 in a way, you funnel people through your concession area
2 first.

3 MR. POLLOCK: Yes, I just want to want to make
4 sure that during construction they can still get to the press
5 box and stuff.

6 MR. MCBURNIE: Yes.

7 MAYOR LOMBARDI: And then when you catch bad
8 weather during the game, they will all be underneath.

9 MR. SPIEGEL: And then they'll be spending money
10 because they'll be buying snacks.

11 MR. MCBURNIE: The other thing on, just to put
12 it out there, based on the height of this corner of the
13 building and the required crane you would need with the swing
14 from sitting over here, this isn't going to work over here,
15 the crane will be located right about here (indicating). So
16 when I say November the crane will be coming on site, it will
17 be coming on site, it will be staying on site for the
18 erection, but then it will always be kind of housed right
19 around this area, until they don't need a crane any more.

20 MR. FUOROLI: And they're going to bring that in
21 on the weekend.

22 MR. MCBURNIE: Yes.

23 MR. FUOROLI: They're not going to bring it in
24 during the week.

25 MR. MCBURNIE: Yes, all major deliveries like

1 that would be on the weekends.

2 MR. SPIEGEL: And there will be no, under no
3 circumstances will the pick be over the building. The pick
4 is when --

5 MAYOR LOMBARDI: I will say this, they had more
6 concern for the traffic and safety than we did. All kidding
7 aside, they were all over it.

8 MR. MANCINI: Because they know.

9 MR. MCBURNIE: That's what they do, yes, they
10 know they won't be successful if that is an issue.

11 MR. SPIEGEL: Well, that's the fastest way for
12 us to generate bad will for the project is to slow people on
13 their commutes to work, we don't want that.

14 MR. MCBURNIE: The only thing that isn't shown
15 here that is still kind of being determined is staff parking,
16 or, well, worker parking area, which I think tentative we are
17 talking about this area over here (indicating).

18 MAYOR LOMBARDI: Back of the library.

19 MR. MCBURNIE: Right, over here.

20 MAYOR LOMBARDI: Right.

21 MR. MCBURNIE: So the only thing, and I was
22 talking to the taking project manager about it, that might
23 change if you have working parking here, a man gate might be
24 put on this side of the site. But they'll, we will confirm
25 that detail. But obviously it will be locked at all times so

1 that no one can access.

2 MR. SPIEGEL: So at our last meeting the
3 committee asked us to come back to you guys with a logistics
4 plan, so we're happy to take any comments now and see if
5 there's anything else we can incorporate in terms safety or
6 logistics on the project. Mr. Mayor, we heard you loud and
7 clear about getting a bus down there to figure out if Beach
8 Street works.

9 MAYOR LOMBARDI: If it does, then I will visit
10 that one neighbor, that guy Bert. But I think we can talk
11 with him about that.

12 MR. MCBURNIE: Any other questions for now? And
13 Shawmut is still going to confirm this before the 17th. So
14 this is kind of 90 percent there, they are just going to --

15 MR. SPIEGEL: And we will put this up on the web
16 site and get it live, and it will be in a very obvious place
17 so people can see it.

18 MR. GOHO: Matt, the exits from the gym, the
19 emergency exits for the kids, there's, so they're on either
20 side, right?

21 MR. MCBURNIE: Either side, here's is one door,
22 here is one door.

23 MR. GOHO: So what's their path going to be?

24 MR. MCBURNIE: So during construction that path
25 is going to be obstructed, so we would have to see what the

1 egress path would be as an alternate.

2 MR. FUOROLI: The fire marshal when we were
3 there, correct me if I'm wrong, Matt, said they can go out
4 the glass doors in the front. We don't need those.

5 MR. MCBURNIE: Yes. We'll need them --

6 MR. GOHO: But if they're in the gym --

7 MR. FUOROLI: Yes, they can go out the sports
8 entrance.

9 MR. GOHO: Out this side, you mean?

10 MR. FUOROLI: Yes, and we have the other one in
11 the back if you go down the stairs.

12 MR. GOHO: So we're not going to worry about the
13 gym technically won't have 2 entrances -- excuse me, 2 means
14 of egress?

15 MR. FUOROLI: No, but we have the 2 gyms, and
16 the fire marshal said that was --

17 MR. GOHO: Oh yes, because you've got the exit
18 into the other gym.

19 MR. FUOROLI: Right.

20 MR. GOHO: Okay. Yes, that makes sense.

21 MR. MCBURNIE: One thing we will do with Studio
22 JAED is have them draft a temporary egress path during
23 construction and have the fire marshal sign off on it.

24 MR. SPIEGEL: NFP-241, which is going to be
25 required to submit to the fire department. I also, one thing

1 I also want to talk about that I didn't bring up earlier, but
2 all of our permits so far are already approved so we are
3 ready to go to work. There is nothing stopping us from
4 getting to work, so we're there.

5 DR. PALLOTTA: So outside of the addition and
6 the renovation to the auditorium, there's no other work
7 that's going to be done at the high school, like on the roof
8 or?

9 MR. SPIEGEL: Not during this.

10 DR. PALLOTTA: Nothing else is going on?

11 MR. FUOROLI: Just the auditorium and the
12 addition.

13 DR. PALLOTTA: Just the 2 projects?

14 MR. SPIEGEL: Well, there's the health and
15 safety projects contingency.

16 DR. PALLOTTA: Internally?

17 MR. SPIEGEL: Yes, and as we -- so we won't be
18 having anything besides these 2 projects in the first year.

19 DR. PALLOTTA: Well, it's not going to conflict?

20 MR. SPIEGEL: Oh no, no.

21 MR. MCBURNIE: No. But are you asking on the
22 internal side, like operations?

23 DR. PALLOTTA: Yes.

24 MR. MCBURNIE: Jimmy, do you have any projects
25 in the building outside of the construction projects that

1 we're doing?

2 MR. FUOROLI: Well, we are doing the library,
3 which is in good shape.

4 MR. GOHO: That should be done by the start of
5 school.

6 MS. CASINELLI: And the new unit, yes.

7 DR. PALLOTTA: I just want to make sure for
8 scheduling purposes.

9 MR. FUOROLI: We are going to set up with 2 new
10 rooftop units, one for the auditorium and one for the
11 cafeteria, which are already ordered. That's going to have
12 to be a scheduled.

13 MR. SPIEGEL: So that will be a pick. It should
14 be easy work.

15 MR. FUOROLI: Yes, just a one day with a crane.

16 MAYOR LOMBARDI: Let me ask you, could you wait
17 for that and take it off one of those schools being knocked
18 down?

19 MR. FUOROLI: It's too big.

20 MS. CASINELLI: Those are big, yes.

21 MR. GOHO: The ones for the elementary school?

22 MS. CASINELLI: No, the ones we need at the high
23 school are bigger than --

24 MR. GOHO: For these units we used the federal
25 funds.

1 MS. CASINELLI: Yes.

2 MR. MCBURNIE: So that will just be coordination
3 with Shawmut.

4 MR. FUOROLI: Yes.

5 MR. MCBURNIE: Just making that sure we know
6 what day it is and get out of the way and vice versa.

7 MR. MCBURNIE: Are there any other questions on
8 logistics for now?

9 (BRIEF PAUSE)

10 THE CHAIRMAN: No questions, move on, Matt.

11 MR. MCBURNIE: We don't have a screen for it,
12 but for the auditorium, a couple things around logistics for
13 that. There will be, as we said, the demo is going to be
14 kind of tackled during the summer so they can get that task
15 complete before the students come back. But then when the
16 students are in the building, they'll be staging materials
17 for the auditorium in the auditorium. So mini deliveries
18 from this lay down area of the site into the auditorium
19 before the kids come in for the day, so they'll be doing that
20 at 6:30 a.m. to get it all in there, working there for the
21 day. And then when the kids leave, I think it's 1:50, is it
22 1:50 they get out?

23 MR. GOHO: Yes, yes.

24 MR. MCBURNIE: So then after they end for the
25 day, that's when Shawmut will trash buggy their trash out,

1 take material out and get set for the next day.

2 MAYOR LOMBARDI: So deliveries for that would
3 have to come in the front door, right?

4 MR. SPIEGEL: Yes, we're very lucky that we've
5 got that front door, it's nice and wide.

6 MR. MCBURNIE: They don't have to travel through
7 the building, yes.

8 MR. SPIEGEL: Nice access, yes, and they can
9 have temporary dust protection that they can just roll down.

10 MR. GOHO: Yes, did we decide if we're going to
11 keep that traffic pattern in front of the auditorium, or is
12 that going to be blocked down?

13 MR. MCBURNIE: I don't think we came to a
14 decision on it that day. I don't see why they would impact
15 it because they'll be doing it ahead of the -- because how
16 early does the traffic start to come in?

17 MR. FUOROLI: Seven.

18 MR. GOHO: 7:15.

19 MR. MCBURNIE: So they would have from 6 to 7:15
20 to get it in and set up for the day.

21 MR. GOHO: Eventually we do have work planned in
22 that foyer area, flooring and whatnot, so that might be a
23 little --

24 MR. SPIEGEL: If budget allows, yes.

25 MR. FUOROLI: Right.

1 might be a little tedious to walk through them, so I can tell
2 you really the only major changes that have been made since
3 your previous submission as the building still looks the
4 same, the envelope is the same, everything like that, is that
5 we added some code upgrades per the fire department in terms
6 of making sure that, you know, we exceed fire ratings in some
7 areas like that. More details have been drawn up, and that's
8 why you see the estimate down. I'd be happy to bring up the
9 project drawings, but again, it's really, unless you're -- to
10 an untrained eye, it would be very difficult to make out any
11 differences between the 2 sets of drawings.

12 (BRIEF PAUSE)

13 THE CHAIRMAN: Any questions?

14 MR. SPIEGEL: So the recommended motion today
15 would be that this committee approve the submission of the
16 design development documents to RIDE SBA, and we have already
17 received approval on the SD set as well.

18 THE CHAIRMAN: Okay, do I hear a motion?

19 MR. GOHO: Motion to approve.

20 DR. PALLOTTA: I'll second it.

21 THE CHAIRMAN: Motion by Mr. Goho, seconded by
22 Mr. Pallotta, all in favor?

23 (ALL WERE IN FAVOR)

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

25 MAYOR LOMBARDI: Chris, I have one question.

1 Drawings for the 3 elementary schools, when will the
2 committee see those?

3 MR. SPIEGEL: July. July we will be coming to
4 this group for the same reason.

5 MAYOR LOMBARDI: Just to let you know, the
6 subcommittee has seen them, but I want to make sure that
7 everyone is acceptable.

8 MR. SPIEGEL: So there already are a set of
9 schematic design drawings that were submitted with the stage
10 2. But as we kind of talked about, a lot of work has already
11 been done by our internal team to basically point out the
12 drawings and say cut this, it's going to cost too much money.
13 Some of the changes include we don't want any basements in
14 the building, we want it to be built slab on grade because we
15 don't want to dig down and run into the ledge that's all over
16 North Providence or any hazardous materials or things like
17 that. Those are some of the kind of big changes that, you
18 know, that have been made.

19 MAYOR LOMBARDI: The parking, the temporary
20 parking while construction is going on, all of those
21 logistics have been talked about and basically, you know,
22 there's been a decision. But this committee, before there's
23 a shovel in the ground, needs to see all of that.

24 MR. SPIEGEL: So yes, in July once we get this
25 first set of documents back now that educational programming

1 is convening, we will give everyone a heads up ahead of time
2 just so that they can do a review themselves so we can all
3 come prepared to the meeting. But we'll have them in July.
4 I haven't really even seen them.

5 THE CHAIRMAN: Well, it won't be too late for
6 any suggestions anyway, right? I mean if we --

7 MR. SPIEGEL: Well, SD is just SD, so the
8 building is going to change 3 more times between SD and we
9 finally get shovels in the ground. And part of that is a
10 result of value engineering, but part of that is going be to
11 this group and the teachers looking through it and saying
12 maybe not this, maybe this, and us doing kind of a cost
13 comparison of, you know, what does this provide versus what
14 does it cost.

15 THE CHAIRMAN: Any questions?

16 (BRIEF PAUSE)

17 THE CHAIRMAN: Anything else, Chris.

18 MR. SPIEGEL: Motion passed. Thank you all very
19 much, that concludes the meeting.

20 DR. PALLOTTA: Motion to adjourn.

21 MR. O'BRIEN: Second.

22 MR. POLLOCK: Second.

23 THE CHAIRMAN: Motion to adjourn and second. We
24 are adjourned.

25 (ADJOURNED AT 10:00 A.M.)

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 11th day of July, 2023.

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

My Commission expires 07/19/26

\$	5	adjourn [2] - 45:20, 45:23	April [1] - 14:17	bids [3] - 18:18, 19:5, 20:8
\$10 [2] - 3:21, 5:3	5 [9] - 9:24, 15:1, 18:17, 18:23, 20:3, 21:20, 22:7, 24:13, 41:16	adjourned [1] - 45:24	area [12] - 13:7, 28:21, 31:16, 31:17, 32:21, 32:25, 33:1, 33:19, 34:16, 34:17, 39:18, 40:22	big [5] - 13:18, 20:2, 38:19, 38:20, 44:17
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