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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 (Partial)
- MARIA VALLEE
- ALBERT COSTA
- JAMES FUOROLI
- DR. FRANK PALLOTTA
- JOSEPH GOHO
- LISA CASINELLI
- MARIO MARTONE
- RONALD BACCALA
- ROBERT O'BRIEN
- THOMAS NORATO
- CHUCK POLLOCK
- STEVEN PITASSI
- MATTHEW MCBURNIE, LEFT FIELD
- CHRIS SPIEGEL, LEFT FIELD
- JIM ROGERS, LEFT FIELD
- GORDON ZANIOL, SHAWMUT
- PHILIP CONTE, STUDIO JAED

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

1 THE CHAIRMAN: All right, this meeting will now  
2 come to order. I believe everyone has an agenda. Do we have  
3 a list for who is here?

4 MR. COSTA: I've got the sign-in sheet, yes.

5 THE CHAIRMAN: So I'm hoping everybody has an  
6 agenda. Today we're going to discuss a number of things here  
7 on the agenda and we'll start off with the first item which  
8 is the North Providence high school review. And so whoever  
9 is taking over on that, be our guest.

10 MR. CONTE: Good morning everyone, Philip Conte  
11 with Studio JAED. I'm happy to give you an update. We're  
12 going to talk about a couple of things this morning. We want  
13 to describe the projects that we're doing at the high school,  
14 the tasks that we have completed to date, review of  
15 preliminary schedule and discuss next steps. So the projects  
16 that we're doing, there's 2 pieces to the high school  
17 addition. One is the athletic field support spaces with the  
18 district administration addition. The athletic field support  
19 spaces will include group rest rooms, storage and limited  
20 concessions. And the district administration, which will be  
21 above, will contain offices, conference rooms and much needed  
22 file storage. To orient yourself with the project, to the  
23 right are images of the area that the proposed addition is  
24 going to go. You see that curved walkway that leads down to  
25 your new stadium in the images, and Chris is identifying it

1 in the drawing. So the first floor component -- well, I'm  
2 sorry, Chris, can you go back?

3 MR. SPIEGEL: Okay.

4 MR. CONTE: This first floor component includes  
5 the group rest rooms, family room, janitor's room,  
6 concessions, access, athletic storage, mechanical, and a  
7 stair up to the administration area from the exterior as well  
8 as a little ticket component. And you'll see that the floor  
9 above extends over this, so this area is protected. Go  
10 ahead, Chris. The administration office, we have worked with  
11 the administration to efficiently lay out the offices that  
12 they need as well as the storage that is needed. We have the  
13 main entrance that comes through a secure vestibule, offices  
14 around the perimeter. The interior includes some larger  
15 office spaces that will contain multiple people as well as  
16 rest rooms and a break room. Go to the next image. This is  
17 a rendering coming down the street. This is the high school  
18 gym beyond. We raised this addition up so that we can still  
19 get access at the lower level into the athletic support  
20 facility. This would be the main entrance to the district  
21 admin. Next image.

22 THE CHAIRMAN: So that will be the same height  
23 as the gymnasium behind it, based on what I'm seeing?

24 MR. CONTE: Well, there's the gymnasium door  
25 right here.

1 THE CHAIRMAN: Oh, okay, no, it isn't then.

2 Okay, all right.

3 MR. CONTE: This is the gymnasium.

4 THE CHAIRMAN: So that's the gym.

5 MR. CONTE: And then there's a much taller part  
6 to the gymnasium.

7 THE CHAIRMAN: Right, right.

8 MR. CONTE: So certainly will not overshadow the  
9 existing gym.

10 THE CHAIRMAN: Yes, no no, that's okay.

11 MR. CONTE: This is an image that if you start  
12 coming down that curved walkway that's already there, you see  
13 where we can address tickets and concessions and doors to the  
14 rest rooms. This is the admin office above. The auditorium  
15 renovation is another part of this project where we're  
16 looking to update the seating and the finishes and upgrade  
17 the audio/visual components to that. This is a picture of  
18 the existing high school auditorium. And this is our  
19 proposed rendering. Really refresh the space, make it look a  
20 lot more modern. The tasks that we have completed to date,  
21 we have conducted field surveys, we have had programming  
22 review meetings, we have developed schematic design and  
23 documentation. We have also started to look at value  
24 engineering. Originally the admin addition was about 14  
25 thousand square feet, we are down to about 12 thousand square

1 feet now. We have conducted some preliminary cost estimating  
2 and we have identified long lead time items such as some  
3 electrical gear. So a review of our preliminary schedule, we  
4 are developing the pricing set, we want to finish that by mid  
5 May, next week. We want to submit DD documentation to RIDE  
6 in June. Develop a guaranteed maximum price, that's Shawmut,  
7 in June as well. Submit the CD documentation, construction  
8 documents, to RIDE in July. We anticipate a start of  
9 construction in July and then again develop the GMP number 2  
10 in July. And the GMP is the guaranteed maximum price. So  
11 the next steps for this is an action item by this committee  
12 to make a motion to recommend schematic design submission to  
13 RIDE school building authority for the athletic field support  
14 space with district administration addition and auditorium  
15 renovation projects to the school committee so that the  
16 school committee can vote and we can submit that to the RIDE  
17 portal. We are going to continue with our documentation and  
18 pricing, explore value engineering items if we need to,  
19 develop early release packages for those long lead time items  
20 that we just discussed such as the electrical gear. We do  
21 anticipate additional RIDE submissions in June and July, so  
22 we will come back and ask for the recommendation again to  
23 make that submission. And again, we anticipate starting  
24 construction in July of 2023. I know that was a lot, I'm  
25 happy to answer any questions and we can go back and forth.

1           MR. MARTONE: The RIDE submissions, what do we,  
2 are we getting, asking RIDE for approval for anything or are  
3 we already approved? What are we submitting to RIDE and  
4 expecting back?

5           MR. CONTE: Sure, so every construction project  
6 has to go through the design review portal where they will  
7 look at each submission to make sure it's complete, and we do  
8 that as SD, DD and CD. So we make it not to RIDE, it's a  
9 component of RIDE called the school building authority, a  
10 group of about, I don't know, half a dozen people. And they  
11 will review the documentation.

12           MR. BACCALA: What if anything would they come  
13 back and say look at and say no, we don't like this? What  
14 changes do you think they would make other than what you are  
15 submitting?

16           MR. CONTE: Well --

17           MR. BACCALA: Could there be, I'm just saying.

18           MR. CONTE: It all depends on the scale of the  
19 project. For example, when we start submitting the  
20 elementary school projects, they'll have a lot, a lot of  
21 comments.

22           MR. BACCALA: I'm talking about now, but really  
23 this is straightforward, no?

24           MR. CONTE: Something like this, yes, I don't  
25 think there's going to be too much commentary on this.

1 MR. SPIEGEL: For a project of this size and  
2 with the way that we have already shrunk the space as much as  
3 possible, they're just going to be looking for the same  
4 things that Phil, myself and Matt and the rest of the team  
5 were looking for, which is inefficiencies, ways that we could  
6 potentially shrink the building, things like that.

7 MR. BACCALA: Overkill.

8 MR. SPIEGEL: Overkill, yeah. They, you know,  
9 they act just as this committee does, they act as stewards of  
10 the taxpayer.

11 MR. BACCALA: I'm just wondering the time line  
12 of them coming back and saying no, you have got to go back to  
13 the drawing board.

14 MR. SPIEGEL: The great thing is though is that  
15 if any changes do happen in schematic design, they're  
16 incredibly cheap, right, because it's just Phil moving a few  
17 things around on a piece of paper. We'd rather identify any  
18 changes way up front because the saying in construction is  
19 changes in design cost pennies while changes in construction  
20 cost thousands of dollars. So this is the time for them to  
21 identify anything and for this group and for us to identify  
22 anything and just make sure we have everything, all our ducks  
23 in a row, so.

24 MR. MARTONE: The construction is anticipated to  
25 start in July, are we good on use of fields and use of

1 spaces, is that going to interrupt anything as far as the  
2 students?

3 MR. SPIEGEL: So I think that's going to be a  
4 question that we answer once we submit the schematic  
5 documents. Our next item that we plan on discussing is the  
6 summer work expectations, how Shawmut is going to take over  
7 the site, how we are going to continue access for use of  
8 those fields, how can we safely work on the site while  
9 keeping all the students safe. Those are some great  
10 questions for Shawmut. I think if we pair it with our next  
11 meeting and say here is our preliminary plan, what do you  
12 guys think, what needs to be changed. Of course, we will  
13 review that with police and fire just to make sure that  
14 egress --

15 MR. BACCALA: You're going to snap your fingers,  
16 it's going to be September again.

17 MR. GOHO: Phil, a quick question, the square  
18 footage that you listed on one of the slides, that's the top  
19 and the bottom?

20 MR. CONTE: It is combined, yes, top and bottom.

21 THE CHAIRMAN: Between the new admin building  
22 and the gymnasium, is there a space between them and how much  
23 space is there?

24 MR. CONTE: So Chris, if you would not mind  
25 going back to the plan, maybe that -- well, there's doors



1 that exit the gym at 2 levels, here and then on the floor  
2 above right here (indicating). So we are technically coming  
3 right up against the existing high school. We're leaving  
4 about a 2 inch gap because this building wants to be  
5 structurally separate from the --

6 THE CHAIRMAN: Right, right.

7 MR. CONTE: -- high school.

8 THE CHAIRMAN: Right. So there's no way of  
9 getting out of those doors in the gymnasium?

10 MR. CONTE: Oh, well, to get out of the doors,  
11 absolutely, and safely egress. But you cannot go from the  
12 gym to the admin building.

13 THE CHAIRMAN: No no no, I understand that. But  
14 what you're saying is there's only inches between the 2  
15 buildings?

16 MR. CONTE: So only 2 inches between the 2  
17 walls, right, so --

18 MR. SPIEGEL: These are the doors right here  
19 that Phil is talking about, these are the egress doors from  
20 the gym, so we're building east of those doors.

21 MR. CONTE: So we are not blocking those doors.

22 THE CHAIRMAN: Okay.

23 MR. CONTE: Right, so the people can exit. And  
24 there's another set of doors on this side of the gym that you  
25 could go to maybe the --

1 MR. BACCALA: But your 2 foundations, you're  
2 telling us, are going to be 3 inches from each other?

3 MR. CONTE: Yes.

4 MR. ZANIOL: Yes, that's basically the  
5 separation. We need to keep the addition separate from --

6 MR. BACCALA: I gotcha, I gotcha.

7 MR. COSTA: It's a stand alone.

8 MR. FUOROLI: If we don't keep it separate,  
9 we're going to sprinkle --

10 THE CHAIRMAN: No no, that's a construction  
11 question, I'll put it in your hands. You know, I just was  
12 wondering if there was like 3 feet where you could walk  
13 through --

14 MR. ZANIOL: No no no, it's basically against  
15 the building.

16 THE CHAIRMAN: It's against the building, but  
17 with a little separate.

18 MR. ZANIOL: But technically we are separated a  
19 little bit.

20 THE CHAIRMAN: There is a separation. Okay, I  
21 didn't mean it to be a complicated question.

22 MR. ZANIOL: No not at all.

23 MR. BACCALA: There's a trench --

24 MR. MCBURNIE: You won't necessarily see down  
25 the gap, you're not going to see a 3 inch gap down the whole

1 way, there will be a piece of cladding that will hide that.

2 THE CHAIRMAN: The purpose of me saying that, is  
3 there going to be like an 8 inch thing with all trash in  
4 between there.

5 MR. CONTE: No.

6 THE CHAIRMAN: You know what I mean.

7 MR. SPIEGEL: We don't want to create a 2 foot  
8 spot to --

9 THE CHAIRMAN: Where we need a very skinny  
10 janitor to go through there and clean that. All right, my  
11 question is answered, thank you.

12 MR. MARTONE: At some point, and not necessarily  
13 for this one, will the building committee get like copies of  
14 stuff? So like I'm looking at it right now, but at some  
15 point, you know, I'd like to look at it when I have time and  
16 say hey look, something over here just doesn't make any sense  
17 to me.

18 MR. SPIEGEL: Absolutely. We will send out  
19 copies to you guys first, absolutely you can go through the  
20 schematic design documents. I think that's also a great  
21 place for the website to come in and be able to host the  
22 schematic design documents on there. Once we have them  
23 approved by RIDE, we will get them accepted and if this group  
24 feels that's a good time to share them with the community, I  
25 think that's a great vehicle.

1           MR. MCBURNIE: Also, Shawmut has already  
2 established a Procore page for this project. Procore is a  
3 web based project management tool where all the documents can  
4 be stored, submittals can be stored, our advisements can be  
5 stored, everything that goes on with the project will be  
6 stored on that website and everyone here will receive login  
7 credentials for that. So at any time you can access it and  
8 review.

9           MR. MARTONE: So I've never done one of these  
10 before so I guess my question is, obviously, I don't know  
11 construction, so I don't know if there are certain  
12 construction things that make sense. But at some point we  
13 get a drawing that says whatever, the gym is going to be here  
14 and there's going to be 8 classrooms here and for whatever  
15 reason, it just doesn't make sense in my head. At some point  
16 will the building committee be able to say wait a second, why  
17 do we design it like this, when are we going to, you know,  
18 can we think about changing it.

19           MR. MCBURNIE: Yes.

20           MR. MARTONE: So that will be part of the  
21 process?

22           MR. SPIEGEL: Yes.

23           MR. MCBURNIE: Absolutely.

24           MR. CONTE: And in advance of that, for example,  
25 at this project we have worked with the administration to

1 make sure we have the right number of offices, this office  
2 should be located next to this office. So what you  
3 unfortunately don't get to see is all of the programming work  
4 that we are doing in advance of that. For example, we have  
5 also had a number of programming sessions regarding the  
6 elementary schools, high level with the administration, and  
7 then in the next couple of weeks we're going to be doing it  
8 at the school level with the principals so that as we start  
9 to develop those schematic designs, yes, you absolutely can  
10 comment upon them. But we want you to know that there's a  
11 lot of programming behind that. It's not just our ideas,  
12 it's really collaborated with. So, any other questions?

13 (BRIEF PAUSE)

14 MR. MCBURNIE: Chris, can you go back to the  
15 motion page. So as Phil mentioned, we are asking this  
16 committee to motion to submit the schematic design to RIDE.

17 THE CHAIRMAN: Okay, motion is in order. You  
18 can read it right off the screen if you'd like.

19 DR. PALLOTTA: So moved.

20 THE CHAIRMAN: You don't have to read it, just  
21 make a motion. Okay, a motion made by Frank.

22 MR. O'BRIEN: Second.

23 THE CHAIRMAN: And second. All in favor?

24 (ALL WERE IN FAVOR)

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

1 Have the record show that the Mayor is in the room. Where's  
2 that list? Oh, still coming around.

3 MR. COSTA: I have it right here.

4 THE CHAIRMAN: Okay.

5 MR. SPIEGEL: So thank you. If you're ready  
6 I'll move to agenda item 2, which is preliminary budget  
7 discussion. So what I have developed here, and tell me if  
8 this is difficult to see, but this is our preliminary budget  
9 for the entire construction program. This includes the  
10 auditorium, your additions and renovations, so the additions,  
11 the renovations, the demolition of the auditorium and of  
12 course all 3 of the new elementary schools. As you can see,  
13 we are currently on target for \$125 million. That's the  
14 total worth of this program. We have developed total all in  
15 budgets for total project costs for Centredale, Greystone and  
16 Whelan at \$32, \$33 and \$32 million respectively, with an all  
17 in budget of \$16 million 117 thousand for the high school  
18 addition and auditorium. For Centredale, Greystone and  
19 Whelan, these numbers are very preliminary. We are still in  
20 the programming phase, we're still trying to figure out  
21 exactly what you need from your schools, things like that.  
22 So these numbers are very preliminary, these are based on  
23 cost per square foot, these are based on RIDE regulations,  
24 these are based on what myself, Matt, Phil and Gordon's  
25 experiences are with all of these different soft costs, these

1 technical advisors that we have to bring on to the project.  
2 We are looking at the high school auditorium. These are  
3 actually reflective of our very first cost estimating which  
4 was brought back by Gordon Zaniol and Shawmut just the other  
5 day, which we are going to be submitting with our RIDE stage  
6 3 schematic design application. So you're looking here,  
7 we're looking at a direct construction cost of 11 million 400  
8 thousand. Your general conditions and your construction fee  
9 were both in the RFP. Those numbers carry over. Hazardous  
10 materials abatement, bonds -- I mean, sorry, ledge, soil  
11 allowance and utility connections and usage, these are all  
12 allowances. These are based on our history of doing projects  
13 such as these and saying that there are going to be some  
14 things we may run into, existing conditions, things that are  
15 very difficult to determine without getting into the ground.  
16 And an example would be soil ledge, hazardous materials in  
17 the soil, things like that. So these are allowances that if  
18 they are not used, they immediately come back to the project.  
19 I also want to highlight contingencies that we have here.  
20 And specifically I want to take a look at the contingency we  
21 have for the high school addition and auditorium, which is  
22 about \$1.376 million. This contingency is what we are  
23 holding in case of scope changes or, again, any additional  
24 things that we may not have planned for in there. With a  
25 project such as this, we're not getting too deep into the

1 ground, we're not going into another school, there's existing  
2 conditions. We don't have sort of the nervousness that we  
3 would if we were doing a renovation of a school where we  
4 don't know what's happened 70, in the 70 years since they  
5 built that school so we need to be a little bit more nervous  
6 about our contingency. This \$1.3 million contingency is an  
7 incredibly healthy, almost 10 percent of the entire project  
8 value. So this is a really great heavy contingency for this  
9 project right now. And again, our goal is not to use the  
10 contingency, it's to return the contingency back to your  
11 health and safety projects there at \$10 million. So this is  
12 again our preliminary budget that we have set. Again,  
13 Centredale, Greystone and Whelan, we are still working  
14 through those. But the high school auditorium and addition  
15 projects --

16 MR. BACCALA: That's the total, the 1.3 is the  
17 contingency?

18 MR. SPIEGEL: Yes, this total is 1.376, that's  
19 our total contingency of project. And again, any allowances  
20 that we don't use, any other cost savings that we don't use  
21 get returned back to the project, to the overall project, so  
22 that this group can decide how they want to use those dollars  
23 moving forward. I'd also like to point out that we're not  
24 done here at 11,399. It's our goal as your owner's project  
25 manager to continue to challenge Phil and continue to



1 challenge Gordon to exceed expectations when it comes to  
2 getting the most value out of this project for the taxpayers  
3 of North Providence. So we are going to do our very best  
4 throughout this next schematic design development stage, this  
5 next that we were talking about earlier which is submitting  
6 schematic design, to continue to look for ways to save money,  
7 bring this project cost down and return that money, you know,  
8 either to your health and safety project contingency or to  
9 the elementary schools in order to get again more value for  
10 the 125 million.

11 DR. PALLOTTA: What numbers would fluctuate  
12 more, the hard costs or the soft costs?

13 MR. SPIEGEL: Hard costs. Hard costs is often  
14 volatile, material prices, labor prices, economy is kind of  
15 doing this (indicating) right now. It's a little bit more  
16 fluctuation, so we tried to be conservative here. We  
17 certainly don't want to take money away from the project to  
18 fill these guys, we would rather be conservative in our early  
19 estimates for these types of services that we need so that we  
20 can return money back. That's our goal is to always be more  
21 conservative at the front end of the project so we can return  
22 money in as opposed to taking money away.

23 THE CHAIRMAN: Now does this have to go before  
24 RIDE or?

25 MR. SPIEGEL: This can be submitted as part of

1 the RIDE submission. They have got their own project budget  
2 sheets that are a lot more simplified than this. They don't  
3 have the breakouts. We thought it was important for this  
4 group to see exactly where we had planned on spending the  
5 money.

6 THE CHAIRMAN: All right, so they don't have to  
7 okay this?

8 MR. SPIEGEL: No, they'll basically have 5 of  
9 these in one. I mean the numbers are going to match up.  
10 What we submit to RIDE is -- but for this purposes for  
11 information, RIDE will know about kind of all the stuff we  
12 wanted to already make sure that you knew.

13 DR. PALLOTTA: I know at the last meeting we  
14 took a vote on attorneys for --

15 MR. SPIEGEL: Yes.

16 DR. PALLOTTA: That \$30 thousand, is that part  
17 of that vote that was taken or is that separate?

18 MR. SPIEGEL: So this legal fees item right  
19 here, 75, 75, 75, a hundred, this is just a holder, we're  
20 probably not going to be using. We don't need to get a  
21 project labor study agreement for this. But yes, these legal  
22 fees are included in your budget right here for these 3  
23 schools because the project labor agreement only applies for  
24 the elementary schools.

25 DR. PALLOTTA: Is that \$30 thousand I see in

1 legal fees on just --

2 MR. SPIEGEL: That's the total of all of them  
3 put together.

4 DR. PALLOTTA: But was that part of the vote  
5 that we took at the last meeting?

6 MR. MCBURNIE: Yes, so the PLA study is  
7 considered part of the legal fees, but only for the  
8 elementary schools, because that's the one that the PLA will  
9 be on. And we actually have that as another agenda item for  
10 this meeting today is to actually vote on who to proceed  
11 with. So we haven't proceeded with either of those 2 bidders  
12 based on our discussion at last meeting.

13 MR. SPIEGEL: So that one bid was 10 and one bid  
14 was 12, however, often as with our experience during these  
15 projects, other items that may come up, abutters might file  
16 something, there's lots of issues that can come up in the  
17 project and we just want to make sure that you are carrying  
18 money in case we do have to engage either Mr. Ruggiero or Mr.  
19 Conley or Mr., the other one that we are discussing today, in  
20 case we have to engage them for more work. Again, we don't  
21 want to take it out of the project, we'd rather have it in.  
22 Now, no votes will be taken on any of these numbers, with the  
23 exception of this, this and this, which was part of the RFP  
24 that you guys already processed. These are just placeholder  
25 numbers that we are working with, so. A little bit of

1 breakdown further into the cost of where the money is going  
2 to in terms of the high school addition, the auditorium and  
3 the auditorium demolition. We did split it up into 3 phases,  
4 and the reason for that being is we are going to be  
5 submitting these as actually 3 separate projects to RIDE as  
6 part of this SD-1 project but broken into 3. And the reason  
7 is early release packages, we want to make sure we can get  
8 into the auditorium this year, get all of our noisy, our  
9 dusty demolition work done this year. And in order to do  
10 that we need to get approval from RIDE. RIDE has a process  
11 by which you would submit a project under \$500 thousand for  
12 an expedited review and basically a one week turn around.  
13 And what that will allow us to do is Gordon can bring on his  
14 subs for demolition, we can get started on the demolition of  
15 the auditorium while maybe, while RIDE is still reviewing the  
16 overall auditorium project. So those 2 months that we're  
17 going to be taking for demolition, this allows us to keep  
18 those 2 months in design while Gordon's team is already  
19 moving ahead and going through the auditorium.

20 DR. PALLOTTA: And as you're meeting with RIDE  
21 periodically, they're going to assure us that we are  
22 continuing to meet the incentives to get to the 80 percent?

23 MR. SPIEGEL: Yes, and when you get your letter,  
24 when the full program is approved, stage 2 is approved but  
25 when it goes before the council on primary and secondary

1 education in May, you will get an MOA authorization letter  
2 that states that, states where you guys are, what you guys  
3 absolutely need to do.

4 MR. BACCALA: Going back to the contingency, I  
5 apologize, but when you said before if we don't use it, where  
6 are we going to use it. But technically, we don't have to  
7 use it.

8 MR. SPIEGEL: So that's absolutely up to this  
9 committee.

10 MR. BACCALA: That means we can go out for less  
11 money for the bond and the 80 percent and everything? I'm  
12 just asking because --

13 MR. SPIEGEL: However it's --

14 MR. BACCALA: Because when we got the money, we  
15 have to move it or it comes off the top, correct?

16 MR. SPIEGEL: So some districts -- it depends  
17 how you want to do it. So I have seen districts that say,  
18 Smithfield for an example was, they had \$45 million. They  
19 said we are going to spend every last dime of this. That  
20 project at the very end of it came in one thousand dollars  
21 under budget. I have also seen Barrington, for example, come  
22 in 4 million under for their middle school, and they said  
23 we've going to take this 4 million and say we're going to use  
24 it towards the bond. So I think it's up to the committee,  
25 it's up to the town council, the Mayor, Chief Fossa, what you

1 guys think is best for the money. But our goal is to have  
2 something left over at the end of this project for you guys  
3 to decide what you want to do with it.

4 MR. ROGERS: There are middle school projects, I  
5 guess, that we haven't fully vetted yet that still are in  
6 process depending on --

7 MR. BACCALA: No, I understand that, I'm just  
8 asking that at the end of the day it's, you know.

9 DR. PALLOTTA: The way that the bond was written  
10 last time, there was money left over, but we couldn't spend  
11 it because the language was restricted. The bond that's  
12 being written now, Maria, does it incorporate repairs and  
13 renovations to other school buildings and/or other school  
14 projects, or is the bond restricted, if we have money left  
15 over?

16 MR. SPIEGEL: So you have, as part of your --

17 DR. PALLOTTA: That language has got to be  
18 written into the bond though.

19 MR. SPIEGEL: So I would --

20 MR. BACCALA: Well that's why I'm asking because  
21 if we've got to use it, no matter what you have to spend it  
22 if you're getting it, or --

23 DR. PALLOTTA: As long as the language is in the  
24 bond, you are restricted to the language in the bond how you  
25 can spend any extra money that's left over.

1           MR. SPIEGEL: So as part of this project as we  
2 mentioned, I'll go to the previous slide, we got these health  
3 and safety projects contingency. So all of these other  
4 projects are at other schools, they're at the middle schools  
5 like Jim was talking about. These are the health and safety  
6 projects that are lower in priority, so there is in our  
7 budget opportunity to tackle those --

8           MR. BACCALA: So it's in there then?

9           MR. SPIEGEL: Yes. I mean I don't know about  
10 your bond, I haven't reviewed your bond legislation, I'd be  
11 happy to do so, or legal counsel I believe would be happy to  
12 do so.

13           DR. PALLOTTA: That's important because if  
14 there's \$3 or 4 million left over and the language does not  
15 incorporate to do other repairs within the school department,  
16 we can't do them.

17           MR. SPIEGEL: Well, I'd be happy to, with your  
18 permission, I'd be happy to reach out to your bond counsel.

19           MR. BACCALA: Well, I think it's important  
20 because if we don't, if everything is done and you still got  
21 3 million left over to just waste it and spend it, it's still  
22 what, 20 percent of the 3 million we've still got to come up  
23 with.

24           MR. MARTONE: Yeah, I mean my thought would be  
25 if we have money left over, we're not going to be putting

1 gold plated toilets, we're going to use it where we need it  
2 because if we don't, I mean from where, I think everybody, we  
3 know everybody, but you know, from a council perspective, we  
4 are the ones that are going to have to put the tax increase  
5 in when it's needed. So obviously we look at it at least  
6 from a portion from that point where if the bond is 100 as  
7 opposed to 125, we may be able to tell residents your tax  
8 increase is only going to be fifty cents as opposed to a  
9 dollar. So, you know, we look at it, we do come at it from  
10 that point as well.

11 MR. SPIEGEL: So I think there's 2 actions items  
12 I'm taking from this, get ahold of your bond counsel and make  
13 sure that the legislation is being written --

14 DR. PALLOTTA: It's up to the town.

15 MR. SPIEGEL: If you don't mind if I reach out  
16 to your bond counsel. I can submit a request.

17 THE CHAIRMAN: The other thing is if, let's say  
18 we have \$5 million left over, okay, now I hope that happens,  
19 but if we have \$5 million left over and let's say we just,  
20 we're going to return it or not spend it or not do anything  
21 with it. Before we do that, we should make sure that there's  
22 nothing hanging there that we might have to do the year  
23 after.

24 MR. BACCALA: Yes, true.

25 THE CHAIRMAN: Because we're not talking about 5



1 million as an expense to the town.

2 MR. BACCALA: You're talking a million.

3 THE CHAIRMAN: It's only like a million.

4 MR. BACCALA: No, it goes to Doc's point.

5 THE CHAIRMAN: You know what I mean, so.

6 MR. SPIEGEL: I think, in this current market, I  
7 think let's see where the next round of estimates come in, I  
8 think that conversation --

9 THE CHAIRMAN: Well, everything changes from  
10 minute to minute as far as expenses, as you know. I mean who  
11 knows what --

12 MR. ZANIOL: I really think that's an important  
13 question though. If it's part of the MOA, they should be  
14 able to use it if those schools are included in the MOA.

15 MR. SPIEGEL: So the MOA, those schools are  
16 included in the MOA.

17 MR. ZANIOL: So you should be able to use that  
18 money left over for any of the schools that are listed in the  
19 MOA. We just need to confirm that there's nothing in there  
20 that says you can't.

21 DR. PALLOTTA: Right.

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

23 DR. PALLOTTA: And that it is in the bond.

24 MR. ZANIOL: In the bond, correct.

25 DR. PALLOTTA: That's in the bond language

1 resolution that gets approved by the General Assembly. It  
2 has to be, it has to encumber that language where you can  
3 repair, replace and repair, let's say Birchwood or, you  
4 know --

5 MR. BACCALA: Ricci.

6 DR. PALLOTTA: Ricci, if we needed repairs there  
7 and there's money left over, that language has to be in that  
8 bond when the General Assembly approves it. If it's not, we  
9 can't use it for that.

10 MR. ZANIOL: Great question. I think this needs  
11 to be looked at.

12 MS. VALLEE: I have, I found the language, and  
13 it reads an act authorizing the Town of North Providence to  
14 issue not to exceed \$125 million general obligation bond,  
15 notes and other evidences of indebtedness to finance the  
16 construction, renovation, rehabilitation, repair,  
17 improvements, furnishings and equipment of and/or additions  
18 to schools, but not limited to the construction of 3  
19 elementary schools, the renovation of 2 middle schools and  
20 the construction of new administrative offices subject to  
21 approval of state housing and blah blah blah, so it does.

22 MR. ZANIOL: It just takes an approval.

23 DR. PALLOTTA: So that covers it.

24 MS. VALLEE: It covers everything, yes.

25 MR. CONTE: And from the RIDE MOA, you have all

1 that already.

2 MS. VALLEE: So we're good.

3 DR. PALLOTTA: Yeah, that's the RIDE template  
4 that they did, so that covers it.

5 MR. CONTE: So you're covered.

6 DR. PALLOTTA: Okay.

7 THE CHAIRMAN: And the other thing is as far as  
8 giving money back, like I said, a year after, we find out  
9 we've got a \$3 million project when we said okay, we'll  
10 return the money and now all of sudden we're going to spend 3  
11 million where it would have cost us like \$750 thousand.

12 MR. SPIEGEL: But like I said, I have seen  
13 districts do it both ways, and depending on the time of this  
14 project, when we submit our invoices, which financial year we  
15 submit our invoices to, we can extend that time. But I have  
16 seen some districts say we're going to spend every last penny  
17 and some say we're going to give back. So it's up to the  
18 community.

19 THE CHAIRMAN: I think they're all good  
20 questions and that's the most important one, I think, and we  
21 answered that. That's good.

22 MR. GOHO: Are we still seeing a year, year and  
23 a half supply chain issues with the switch gear power  
24 systems?

25 MR. SPIEGEL: That's a great question, it's

1 actually an agenda item for later today.

2 MR. GOHO: Okay.

3 MR. ZANIOL: The short answer is yes.

4 MR. GOHO: So would that impact the time line?

5 MR. ZANIOL: That's why we want early release  
6 packages.

7 MR. MCBURNIE: Right, so that will part of that.

8 MR. SPIEGEL: If there are no other questions,  
9 I'll turn it over to Matt, and it's agenda item, it's the  
10 next one, number 4.

11 MR. MCBURNIE: Can you get to the schedule,  
12 please.

13 MR. SPIEGEL: Yes.

14 (BRIEF PAUSE)

15 MR. MCBURNIE: Okay, so here on the screen is  
16 the high school addition and the auditorium. And I don't  
17 know if you can see the dates, but Phil kind of touched on,  
18 so Phil touched on the RIDE submissions, SD, DD and CD. I'm  
19 going to touch on the construction. Gordon, if you want to  
20 stop me at any point, go for it. But really for both  
21 projects, the admin addition and the auditorium, we are  
22 looking at a July 10 start. That will start mobilization for  
23 the site, that will be site fencing, ground penetrating  
24 radar, really establishing the site extent for the addition  
25 as well as getting set up in the auditorium to begin

1 demolition. So within the auditorium, I think the first  
2 priority is getting the demo complete this summer so that  
3 when the students come back in the fall, as Chris said, there  
4 is not noisy activity, there's not excess dust. We are  
5 pretty limited into our space, we are kind of turning the  
6 corner and getting towards building the new. So that will be  
7 the first component for that. For the addition, really site  
8 and foundations so that we can try to avoid winter conditions  
9 for concrete as much as possible. That way before the end of  
10 the year we have got hopefully footings in place, we're  
11 starting to work on the structure, the structural steel so  
12 that we can limit the winter condition hit to the budget.  
13 I'm kind of, this can be expanded on. This is a very rolled  
14 up schedule, if anyone wants to really get into the details  
15 of very specific things, like when metal framing is going in,  
16 dry walls are going in, doors and frames. We have that,  
17 Christine at Shawmut has developed that schedule already and  
18 that is what will be shared with all those documents. But  
19 for today's meeting we have given you kind of a rolled up  
20 version with key dates. Now, I do want to highlight that if  
21 we look at the admin athletics, we are starting July 10 and  
22 we are going until June 7, '24. And that's turnover. So  
23 then after turnover will be closeout and final completion.  
24 But essentially CO for June 7 of '24. And for the auditorium  
25 we are starting July 10 of '23 and we are wrapping May 3 of

1 '24. So that's ahead of that June dead line that we have  
2 with RIDE.

3 MR. SPIEGEL: Hopefully in time for graduation,  
4 if possible.

5 MR. MCBURNIE: Now this is key into the question  
6 that you asked earlier about long lead equipment. So right  
7 now I think initial response was about 60 weeks for  
8 electrical gear. So as you know from where we stand now, we  
9 are within about 52 weeks of completion and you need that  
10 gear ahead of that completion date, that's like done done,  
11 that gear needs to be in place. No later than that. So as  
12 part of today's meeting, Shawmut has received preliminary  
13 pricing. What we would like to share with this committee is  
14 to have a motion to allow Shawmut to procure or start the  
15 procurement process for this long lead electrical gear, and  
16 that would be a rough order magnitude of about 75 thousand is  
17 where it came to. That will allow them to start the process.  
18 A lot of times with these vendors, once you actually start  
19 the process, get the PO to them, get submittals processing,  
20 the lead times shrink a bit because they know that you're now  
21 working with them and they want to make sure they deliver the  
22 expectations. So for this, where it stands compared to the  
23 overall guaranteed maximum price, that if you can go back to  
24 the budget slide, actually.

25 MR. SPIEGEL: Sure.

1           MR. MCBURNIE: So on the high school, this  
2 direct construction, so this electrical gear, the 75  
3 thousand, it's within the 11.3 million, this direct  
4 construction. What we would be looking for is basically a  
5 GMP-1 or interim GMP for 75 thousand to be issued to Shawmut  
6 so they can cut the check to procure that equipment. As we  
7 develop the cost more with Shawmut and they start to receive  
8 subcontractor buyout, you will have an updated GMP, so GMP-2.  
9 So the 75 thousand is going to come out of the direct  
10 construction costs. So the GMP-2 will be for the total, less  
11 what's already been put forth. But that is key to the  
12 schedule. If we don't get that process moving now, you  
13 really run the risk of extending beyond the June deadline and  
14 then losing out on potential bonuses. Any questions on it?

15           THE CHAIRMAN: I have a question. About the  
16 demolition, because there's a number of us who were here when  
17 we had the fire, and I never thought they would even salvage  
18 that auditorium. If you seen it after the fire, I mean,  
19 everything was black, everything. I thought they would have  
20 to take the seats out and everything, which they didn't.  
21 They cleaned the seats, I don't know how they salvaged it.  
22 But in any case, when I walk in, you're going to start in  
23 July for the demolition, so when I walk in when the  
24 demolition is complete, I don't even know if I'm going to  
25 walk through the doors of the auditorium. What will be left

1 in that auditorium from the old auditorium? Will the stage  
2 still be there or is that gone, or how extensive is the  
3 renovations?

4 MR. CONTE: So we are going to replace all the  
5 seats. You have those yellow curtains that are running down,  
6 we are going to take all of that off and have new wall  
7 treatments there, paint, new carpeting, new lighting in the  
8 house. We're going to refinish the stage floor.

9 THE CHAIRMAN: The stage will still remain  
10 though?

11 MR. CONTE: It will stay where it is, we're  
12 going to refinish it.

13 THE CHAIRMAN: How about the balcony?

14 MR. CONTE: Yeah, everything I just mentioned on  
15 the house floor, we will do in the balcony, right, paint,  
16 floors, ceilings.

17 THE CHAIRMAN: Lighting fixtures going to be  
18 changed?

19 MR. CONTE: All the lighting fixtures will be  
20 changed, the ceiling diffusers will be replaced. And what,  
21 Chris, could you go back to the previous one. If you see,  
22 there's some deterioration around those diffusers there.  
23 That, we think there's condensation on a section of ductwork  
24 above the ceiling that needs to be insulated. So we're going  
25 to be insulating all of that, and then I'm going to be



1 working with the administration and the staff there to see  
2 what could be improved in terms of the theatrical lighting  
3 and the theatrical sound system.

4 THE CHAIRMAN: So all those curtains will be  
5 gone?

6 MR. CONTE: Yes, and then you go to the next  
7 image, Chris.

8 MR. SPIEGEL: Sure.

9 MR. BACCALA: Are those all sound absorbing?

10 MR. SPIEGEL: Those are acoustical panels.

11 MR. BACCALA: Acoustical, so it absorbs all  
12 the --

13 MR. SPIEGEL: Yes.

14 MR. MARTONE: And the sound and light is in the  
15 budget currently, or is that going to be --

16 MR. CONTE: Yes, we have a placeholder there, so  
17 we will work with, like obviously you have, they have  
18 lighting there already, so do we need -- if we don't have to,  
19 I don't want to buy 50 new lights if we only need 10 new  
20 lights. You know, so that's something we need to, that's  
21 where I think there's a little bit more discussion that needs  
22 to be had.

23 MR. BACCALA: Wouldn't the new lighting be more  
24 energy efficient, more --

25 MR. CONTE: Oh no, I'm talking about the

1 theatrical lighting. The Lighting --

2 MR. BACCALA: When you say lighting, I'm  
3 thinking lighting.

4 MR. CONTE: No, we're certainly replacing all  
5 the ceiling light, LED lighting.

6 MR. ZANIOL: All house lighting we can change,  
7 but the theatrical lighting you may not need to change it  
8 all, so why change it. Same thing with the sound system, we  
9 really need to look at what you have and then maybe change  
10 some things, some speakers, maybe not all.

11 MR. CONTE: We want to improve it, but we want  
12 to be responsible.

13 MR. SPIEGEL: And we want to find value.

14 MR. COSTA: Phil, I've got a question. You've  
15 got to keep Ralph on these --

16 MR. CONTE: Yes.

17 MR. COSTA: -- communications, because we have  
18 the active shooter system, and those sensors, the lighting  
19 affects the sensors as well. So we need to consult him on  
20 that.

21 MR. SPIEGEL: So we've actually just scheduled  
22 a --

23 MR. COSTA: I'm speaking from my old job.

24 MR. SPIEGEL: Yes, so we have got our first  
25 meeting scheduled with police, fire and building for next

1 week. I'm trying to get it scheduled now.

2 MR. COSTA: I'll give you Ralph's info, he has  
3 to be there for that.

4 MR. SPIEGEL: Thank you.

5 THE CHAIRMAN: For cleanliness purposes I think  
6 the elimination of the curtains is great, because I don't  
7 know the last time anyone like cleaned those curtains.

8 MR. SPIEGEL: But see, to answer your original  
9 question, the work isn't very invasive, it's not, you know,  
10 it's not, we're not digging up the floor. There's one  
11 section of floors that we have to figure out a solution to in  
12 terms of ADA code, but most of the work that we are doing is  
13 in front of the house as opposed to behind the walls, except  
14 for the insulation above the ceiling.

15 THE CHAIRMAN: That's the question, that's why  
16 when I say when I walk in there after the demolitions, am I  
17 going to start seeing studs or am I --

18 MR. SPIEGEL: No.

19 THE CHAIRMAN: -- going to see the same wall,  
20 which is --

21 MR. MCBURNIE: You may see some openings though  
22 because the scope of -- -

23 MR. ZANIOL: You might see some channeling in  
24 the walls and stuff.

25 THE CHAIRMAN: No, that's what I'm saying,

1 that's why, what I see when I walked in.

2 MR. ZANIOL: Our goal is to be out of, all the  
3 noisy, dirty work before the kids get back, set up our  
4 containment, set up our fencing, set up any temporary walls,  
5 make sure the egress is proper and, you know, the 241 plan  
6 with the fire department so when the kids come back and the  
7 faculty come back to school, the expectations are set for the  
8 remainder of the year, they know exactly what they're up  
9 against. And if we have to work different hours to do noisy  
10 work, if there's some noisy work, then we will do that. So,  
11 you know, the priority is the students and the learning  
12 environment. So we want to make sure we are not disturbing  
13 that as well. So that's why I want to get everything out,  
14 clean it up and then what we're doing is just putting it back  
15 together.

16 MR. SPIEGEL: And I have seen some success on  
17 previous projects where I worked with superintendent Goho to  
18 draft a, sort of a welcome back to the teachers about what  
19 they should be expecting from the auditorium project, where  
20 our people are going to be coming in, just so that there's no  
21 surprises on day one. And you can share it with the parents  
22 so that they know hey, we don't want kids walking through  
23 this specific area. And Shawmut will have signs and  
24 everything, multi language. It will be a very secure area.

25 THE CHAIRMAN: That's why I'm asking simple

1 questions because the night this building, the high school,  
2 burned, I got a call and I was the Chairman of the school  
3 committee, Frank was there, Tommy was there, the Mayor was  
4 around as a councilman, I believe. And they said we have a  
5 small fire at the high school. Small fire? The high school  
6 students sat in the parking lot in trailers for I don't know  
7 how long, 2 years, Frank, a year and a half?

8 DR. PALLOTTA: A couple of years.

9 THE CHAIRMAN: So it wasn't a small fire. So  
10 this is our second tour with this, you know.

11 MR. GOHO: A couple of quick questions. Jimmy,  
12 refresh my memory, I believe that we addressed the HVAC that  
13 impacts that auditorium already with the federal funds?

14 MR. FUOROLI: We haven't. We purchased it, but  
15 we didn't get it.

16 MR. GOHO: But we have that?

17 MR. FUOROLI: Right.

18 MR. GOHO: Okay, and we're sure that the  
19 condensation that we are seeing causing the chipping in the  
20 ceiling is being caused by the section of the piping that  
21 needs to be insulated and/or the previous HVAC system? Or  
22 have we isolated that, I guess is my question?

23 MR. FUOROLI: It's the condensation because the  
24 ducts aren't wrapped.

25 MR. GOHO: Okay, and will the new HVAC system

1 impact that at all? I mean, you know, will it help it?

2 MR. FUOROLI: Yeah.

3 MR. CONTE: Well yes, if you put the new HVAC  
4 system and do you not insulate the duct, then you will  
5 continue to have this problem. From an engineering  
6 standpoint, what we see is duct that's not insulated. So  
7 scientific principles behind it is that it condenses and it  
8 runs down and that's why you're getting peeling paint around  
9 there. I don't think you have an active roof leak that's  
10 causing this. So we want to insulate it and then the new  
11 units can come, whenever they come.

12 MR. GOHO: Jimmy, that's just done on the roof  
13 when that unit arrives, it has nothing to do with the work  
14 being done in the auditorium?

15 MR. FUOROLI: No.

16 MR. GOHO: Good, okay.

17 MR. MCBURNIE: But the wrapping of the duct will  
18 be part of the auditorium.

19 MR. GOHO: Yeah.

20 MR. MARTONE: Yeah, I want to just, and again,  
21 this is my first tour with this. What you are talking about  
22 with the GMP, so that is the maximum price that we would pay,  
23 that we are authorizing?

24 MR. MCBURNIE: Yes, so if you go, please go  
25 back.

1 MR. SPIEGEL: Yes, budget.

2 MR. MCBURNIE: Okay, so if you look here at,  
3 let's look at that total construction number there, 13.475.  
4 And then you add in, Chris, remind me, the construction  
5 contingency here, is that separate from Shawmut's  
6 contingency, is that ours?

7 MR. SPIEGEL: That is, this is our contingency.

8 MR. MCBURNIE: Okay, so if the GMP is 11 -- is  
9 13.475, that's the guaranteed maximum price that you will pay  
10 Shawmut to complete this work. Now, if things come up that  
11 you direct Shawmut to do, maybe we paint the wall one color  
12 and then everyone walks in and says we don't like this color,  
13 we want to paint it a different color, that's going to be an  
14 owner directed change order. That will increase the GMP  
15 because it's not even an unforeseen condition, it's a change,  
16 right?

17 MR. MARTONE: Understood.

18 MR. MCBURNIE: If there is, now, going through  
19 the GMP and having this be a design build, Shawmut is working  
20 with Studio JAED early on to identify potential risks, and  
21 they are covering that within their numbers. So some of the  
22 numbers are conservative in case when we open up that  
23 ceiling, what if we find something that wasn't expected.  
24 Then they'll ask for a contingency authorization. That  
25 doesn't increase the GMP, it just uses up some of the

1 contingency that we have.

2 MR. SPIEGEL: So this 11 number up here, it  
3 includes a design in pricing contingency because we are so  
4 very early in the drawings that things could change. They  
5 want to keep a little bit of wiggle room for that, and the  
6 construction contingency as well, which are completely  
7 separate from our own project contingencies, which we hold in  
8 case of an existing condition that was not contemplated as  
9 part of the GMP, or as Matt said, an owner directed change  
10 order if you guys decide we want to put 3 skylights in the  
11 auditorium that aren't there now, well now we have to say to  
12 Shawmut how much does this cost, and then we have to come  
13 back to you to authorize that change of work. Everything  
14 again goes through this committee to make sure that your  
15 direct representatives are aware.

16 MR. MCBURNIE: Now also with the GMP, say  
17 Shawmut has a bio savings as we were talking about earlier,  
18 there's a \$5 million savings. Shawmut doesn't keep that as a  
19 profit, that comes back. So it's different than a general  
20 contractor where they would put a lump sum bid and then  
21 almost every change is a change order increasing the project  
22 cost to the owner. This is kind of more of a team approach  
23 where it's all established up ahead of time and then Shawmut  
24 either gets directed by the owner, this group, to change  
25 something or to find something and then ask this group for



1 permission to expend those funds to fix the condition they  
2 find. So even for contingency authorization, Shawmut will be  
3 requesting authorization from this group prior to spending.

4 MR. SPIEGEL: And it all of course goes through  
5 our review.

6 MR. ZANIOL: Very transparent, everything, every  
7 penny is transparent. We won't spend anything without  
8 approval or at you from this committee and the OPM knowing  
9 about it. That's why it's a guaranteed maximum price. For  
10 those of you that weren't in the interview, it's what we do.  
11 We guarantee this price, once we agree on the budget, we  
12 guarantee it. We have a contingency. Unless there's  
13 something that you want changed, it won't change. And our  
14 goal really is to give you money back. I know it sounds  
15 weird because you're sitting looking at a contractor saying  
16 we want to give money back, but that's what Shawmut does.

17 MR. SPIEGEL: But he's a construction manager,  
18 not a contractor.

19 MR. ZANIOL: Right, we're not a GC, we don't  
20 lump sum work. So lump sum work, if this was a lump sum job,  
21 everything goes back to us, whatever we save. Whatever we  
22 save on a buyout goes back to you, it doesn't go back to us.

23 MR. SPIEGEL: And let's be --

24 MR. ZANIOL: It may go into a contingency pool,  
25 but everybody knows that hey we saved \$500 thousand here,

1 it's going in the contingency pool in case something comes  
2 up. But eventually it all goes back.

3 MR. SPIEGEL: And let's be clear, general  
4 contractors pad their numbers too. The difference is the  
5 transparency that Gordon talks about, we see that and we can  
6 draw down on it and we can make authorizations for it.  
7 Whereas the general contractor, you wouldn't see that and  
8 every change could be processed as an additional cost.

9 MR. ZANIOL: And design build partner with  
10 Studio JAED as well just so you know, we are working with him  
11 every step of the way, so we are identifying things saying  
12 hey, this might cost a little more, we'll do it this way,  
13 let's try it this way. And so we save on that, that aspect  
14 too, rather than him just designing something and saying here  
15 you go, price it. So that works out in your favor as well.

16 MR. MARTONE: I just have one other question, so  
17 the equipment that you're talking about, the 75 thousand,  
18 this is equipment that essentially if the project changes in  
19 a whole bunch of ways, whatever, we're going to need this  
20 equipment regardless?

21 MR. MCBURNIE: Yes, Phil and his group have  
22 spec'd it that way so that when we are buying it this early  
23 in the process, we know we're going to use it, nothing is  
24 going to change it.

25 MR. SPIEGEL: And we arrived at that \$75

1 thousand number by working with Shawmut and then working out  
2 with, you know, reaching out to people that they work with,  
3 the contractors and things like that and saying what's this  
4 going to cost, what's this going to cost, what's this going  
5 to cost. So, you know, there's, we are trying to set a price  
6 that we certainly won't go over.

7 MR. MCBURNIE: But then even to that, so we're  
8 asking for a PO to be issued to Shawmut today, tomorrow, you  
9 know, soon, so that the process can begin. But Shawmut is  
10 still going to share the quotes they receive from the vendors  
11 and we will all look at it, Left Field will look through what  
12 Shawmut finds and then we'll submit to it this group showing  
13 that yes, these numbers were received, this one has the  
14 correct scope, this one has a better lead time, based on  
15 these reasons we're going to go, we recommend to go with this  
16 one. And then this group has to approve Shawmut actually  
17 pulling the trigger and procuring the equipment.

18 MR. SPIEGEL: So, and that's true for every one  
19 of the major packages, we will come to this group with  
20 something called a recommendation to award, an RTA, where we  
21 will show Shawmut having gone out and gotten multiple prices  
22 for let's say the foundation work or for the roofing work.  
23 And we will come back and say we have 3 prices for roofing,  
24 we believe that this is the best value, and we will ask for  
25 your recommendation to approve. So every part of this work,

1 this committee is in some way putting their stamp of  
2 approval.

3 DR. PALLOTTA: Just part of the financial  
4 procedure, so do you put out the expenditure and then ask for  
5 the reimbursement, or do you ask for the reimbursement and  
6 then the expenditure, how does that work?

7 MR. ZANIOL: Well typically on something like an  
8 early release, we're going to ask for approval, get a PO and  
9 we will pre-purchase the equipment and then we will just bill  
10 the town.

11 DR. PALLOTTA: And bill the town?

12 MR. ZANIOL: Yes.

13 MR. SPIEGEL: Or bill the project.

14 MR. ZANIOL: Yeah, we'll just bill, yeah, we'll  
15 bill the project, we'll send the requisition in. Fortunately  
16 we have that buying power, we can buy it. So I'm going to  
17 get a vendor to help me -- well, he's already identified the  
18 equipment, so we have in-houses estimators at electrical,  
19 HVAC, and we will just hook up with a vendor. And when we  
20 buy the process out with the electrical contractor, he'll  
21 know we have purchased the equipment already. It's really  
22 unprecedented, but this is the only way with we can hit  
23 schedules. We, you know -- go ahead.

24 MS. VALLEE: Sorry, I have a question. Well,  
25 this is the first time that the committee or the town is

1 involved in building something, what is it, a design build,  
2 right?

3 MR. ZANIOL: Yes.

4 MS. VALLEE: So my question is did you check to  
5 see the procurements, how that goes, because how is the  
6 committee awarding a \$75 thousand purchase?

7 MR. COSTA: That's a good question. We'll have  
8 to speak with Charlie on that.

9 MS. VALLEE: I'm just questioning procurements  
10 here, so that's my job. And then the second question that I  
11 have is you can't build anything until I get permission to  
12 borrow money, and I haven't received that permission yet.  
13 You can't dig, you can't do any construction. So I haven't  
14 asked for the permission to the council to borrow any money  
15 yet because the bond has not, the House and Senate may have,  
16 I mentioned to you, I guess it passed, both houses, so it's  
17 right now currently waiting for approval from the governor.  
18 So until I get that passed and approved by the governor, I  
19 can't ask the council to borrow money. And until I get  
20 permission from the council to borrow, we can't dig and do  
21 any construction.

22 MR. MCBURNIE: Okay, and that includes  
23 procuring?

24 MS. VALLEE: Yes.

25 MR. ZANIOL: So what about the PO that we

1 received?

2 MS. VALLEE: That's different because that is  
3 design. We can't do --

4 MR. ZANIOL: So you've already paid, you have  
5 given Shawmut a PO for our construction services --

6 MS. VALLEE: According to what I saw --

7 MR. ZANIOL: So nothing stops me from using  
8 that. So yes, I could use that money and then we can go back  
9 and get, like I'm not really concerned about -- my concern is  
10 getting the equipment and finishing the project on time.

11 MR. ROGERS: Our concern is the schedule.

12 MR. ZANIOL: Right, so is that, if you're saying  
13 I can use that money that was already awarded to us, then we  
14 don't have a problem with the \$75 thousand.

15 MS. VALLEE: Well, let me ask counsel first,  
16 bond counsel.

17 MR. ZANIOL: Okay.

18 MS. VALLEE: Because that's how I, I'm  
19 constantly, like I'm going to need all your presentations  
20 that you're doing here with the dates and everything so I can  
21 meet all the bond and the issuing and the borrowing also, so  
22 the construction can keep moving because I need the money.  
23 So I'm going to need those time lines.

24 MR. ZANIOL: One other critical thing, excuse me  
25 for interrupting.

1 MS. VALLEE: No, that's okay.

2 MR. ZANIOL: One of the critical things, we sent  
3 the contract in to be reviewed. If we could get those back  
4 with comments, we can get that moving. And once we settle on  
5 a base contract, there doesn't have to be a number or  
6 anything, but we settle on all the terms, if we can get that  
7 signed then the award that I already received, we can use  
8 that money to procure.

9 MS. VALLEE: Where is that contract?

10 MR. COSTA: With Charlie Ruggiero.

11 MS. VALLEE: Okay, so that's something that you  
12 have to follow up when you don't get it in a timely manner.

13 MR. ZANIOL: That's a critical path.

14 MR. COSTA: Which we already called him  
15 yesterday.

16 MR. ZANIOL: Once I get that then I'm able to,  
17 I'm able to move on that, so it's a lot easier on my end.

18 MS. VALLEE: I haven't seen a contract, I wasn't  
19 part of that contract. So I -- they're following up though,  
20 right?

21 MR. COSTA: Yes, we spoke to him yesterday.

22 MR. ZANIOL: So that will be good too.

23 MR. MCBURNIE: But I do want to address the  
24 first question. So for this group to -- basically the  
25 request was to allow Shawmut to procure that gear, so we are

1 asking that the GMP, interim GMP form for \$75 thousand be  
2 issued to Shawmut. So that goes along with the contract  
3 that's with Charlie Ruggerio right now. Basically that  
4 contract lays out the process for Shawmut to procure  
5 subcontractors and material. Now, I do want to ask the  
6 question of kind of how was it done in the past with a CM  
7 where once you hire the CM, it's typical that the CM then  
8 procures subcontractors, not necessarily going through the  
9 full process.

10 MR. ROGERS: It wouldn't, it can't, right?

11 MR. MCBURNIE: It wouldn't happen in time. So  
12 on a past project where you had a CM, Olney and McGuire, how  
13 was that procuring process done?

14 MS. VALLEE: As far as I know when I got  
15 involved, which was halfway, there was already the  
16 procurement that they hired that contractor. So that  
17 contractor was hired for \$13 million, for that project, so  
18 then you have a \$13 million blanket PO. So then the  
19 contractor would come in and say I need to order the stairs,  
20 it's going to be \$150 thousand, I got these 3 bids and I, we  
21 recommend you to go with company A. The committee would  
22 approve company A.

23 MR. MCBURNIE: So that's the same process that  
24 we are explaining here with Shawmut. So basically I was  
25 asking you to give them the PO for the 75 thousand now and



1 then the remainder once we have their full pricing in place  
2 for the blanket 13 million.

3 MS. VALLEE: Right, but the committee, and  
4 correct me if I'm wrong because I'm not purchasing.

5 MR. COSTA: No, you're not wrong.

6 MS. VALLEE: The committee has not approved  
7 Shawmut for the 13 million.

8 MR. SPIEGEL: The thing is we won't be approving  
9 Shawmut for the 13 million for some time because we have to  
10 get all of the numbers in as you bid the work out. So I  
11 think when you came, when you came on, Gilbane had already  
12 bid out all the packages of work. But there was an original,  
13 there must have been an original GMP-1 that was issued so  
14 that they could start work.

15 MS. VALLEE: Right.

16 MR. SPIEGEL: Yes, because they can't, just  
17 because of all their construction schedules, they had to.

18 MR. MCBURNIE: Which is the, and that's the  
19 reason for today's reason is we are not looking for the full  
20 13 million yet, but we're looking for the amount needed to  
21 get the process going for the electrical gear, which is 75  
22 thousand.

23 MR. COSTA: Which is part of the construction  
24 process?

25 MS. VALLEE: Well then my question, my question

1 would be to Al, can the committee, that's, I just don't want  
2 the committee approving something that the committee has no  
3 authority to approve.

4 MR. ROGERS: Can you get it through purchasing  
5 board, Al?

6 MR. COSTA: It would have to be the purchasing  
7 board.

8 MR. MCBURNIE: I think I might have an answer to  
9 this though, and that's what with Gordon just said. Shawmut  
10 already has a PO for 1.4 million, which includes design build  
11 services. That also includes part of an amount that goes to  
12 Shawmut as the construction manager. What Gordon said  
13 earlier was he can procure the gear under that as long as we  
14 go through the process and once you have approval on the  
15 bond, you know you can procure, the council approves to be  
16 able to procure, we can then get that \$75 thousand PO ahead  
17 of the GMP.

18 MR. COSTA: I'd say that would be a legal  
19 question.

20 THE CHAIRMAN: If that's a legal question --

21 MR. COSTA: I'd have to run it by Charlie.

22 THE CHAIRMAN: -- just ask Charlie.

23 MR. COSTA: Which we can call right after the  
24 meeting. He was supposed to be here today, but I know he had  
25 prior engagements.

1 MR. MCBURNIE: I do have to say though this is  
2 something that needs to be figured out now.

3 THE CHAIRMAN: Yes, all right, that's what I'm  
4 saying. We'll call him today.

5 MR. MCBURNIE: Because we have to have a meeting  
6 schedule.

7 THE CHAIRMAN: We'll call him today. So I'll  
8 have him call Charlie today and we'll get it done as soon as  
9 we can so she's comfortable and everyone else is comfortable.  
10 I mean we're talking about 75 thousand of 125 million.

11 MR. SPIEGEL: I understand your concerns though,  
12 I understand that you want to make sure that --

13 THE CHAIRMAN: Yes, we don't want to have any  
14 backlash.

15 MR. SPIEGEL: Because you want to make sure you  
16 get all the money back that you're supposed.

17 MS. VALLEE: Exactly. If I spend money from the  
18 town and I don't follow guidelines, I will not get reimbursed  
19 once the bond is issued. And that comes out of the general  
20 fund.

21 MR. SPIEGEL: So I will say that while this is  
22 new to North Providence, this method that we are talking  
23 about today, it's not new in Rhode Island right now. RIDE is  
24 currently approving tons of, just because of this exact same  
25 issue, so RIDE is very familiar with going on, I'm sure bond

1 counsel and everyone else is familiar, but I think let's do,  
2 let's call Charlie, we will figure this all out and make sure  
3 that within the next couple of days Shawmut has got --

4 THE CHAIRMAN: I'm sure he'll say okay.

5 MR. COSTA: Well maybe. He may say we have to  
6 speak to the purchasing board and have them vote on it.

7 Because we haven't gotten to the point where --

8 MR. CONTE: His approach I think means that  
9 you're not going to the purchasing board. His approach is  
10 you're using your money to buy \$75 thousand worth of gear.

11 MR. ZANIOL: I have already been approved for  
12 1.3 or 1.4, so I don't have a problem using those funds  
13 because I'm not going to use those funds in the next --

14 MR. MCBURNIE: Yeah.

15 MR. ZANIOL: You know what I mean. So I don't  
16 have a problem taking the 75 thousand out of that, if that's  
17 okay, I'll procure it. Let's get them, we need the  
18 equipment, let's get the equipment and then we'll worry about  
19 the 75 thousand later. I'm not really concerned, but what I  
20 want to do is make sure the contract is okay, we have the PO,  
21 which allows me to do that. But we need the contract going  
22 back and forth with the attorneys because that's beyond my  
23 pay grade. Get that finalized, let's sign that, get that  
24 done, and then we amend the GMP once we get all the plans, it  
25 goes on the street, we get the pricing. I'm not really

1 concerned with the 75 as long as everyone is on board that we  
2 need to do this to keep to schedule.

3 MR. ROGERS: But the critical path right now to  
4 release that 75, if I'm hearing Gordon right, is getting that  
5 contract done, that's the most important thing.

6 MR. COSTA: We've been pushing Charlie.

7 MR. MCBURNIE: But Gordon already does have a PO  
8 in place.

9 MR. ZANIOL: Right, and I'm sure I'm going to  
10 step on my toes here a little bit, I'm sure I can make this  
11 happen on my end without the contract, because we have the  
12 PO.

13 MR. COSTA: I'm not an attorney, so I can't, I'd  
14 say realistically you can use the money you've got, but we  
15 still should, to protect the town, get a legal opinion on it.

16 MR. ZANIOL: Yea, absolutely.

17 MR. PITASSI: Could we make a motion based on  
18 our attorney approving this?

19 MR. SPIEGEL: So you could make a motion and  
20 then with the caveat that pending approval by legal counsel.

21 MR. PITASSI: Exactly.

22 MR. MCBURNIE: Let's do that.

23 THE CHAIRMAN: Are you making the motion, Steve?

24 MR. PITASSI: Yes.

25 THE CHAIRMAN: All right, motion was made.

1 MR. BACCALA: Second.

2 MR. POLLOCK: I'll second.

3 THE CHAIRMAN: Second by Councilman Baccala, and  
4 who is behind me, Chuck. I didn't know who was behind me.  
5 All right, all in favor?

6 (ALL WERE IN FAVOR)

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

8 MR. SPIEGEL: Okay, thank you all very much and  
9 we will make sure that we work closely with you guys to make  
10 this happen.

11 THE CHAIRMAN: And you will check with Charlie.

12 MR. COSTA: I'm going to call as soon as this is  
13 over.

14 MR. SPIEGEL: So a little bit of a departure  
15 from our previous technical stuff to talk about an  
16 opportunity for the town. On previous that projects we have  
17 done, and I have actually done one very recently with Shawmut  
18 is we held groundbreaking celebrations. And that is a great  
19 way to get the community involved, it's a great way to  
20 generate enthusiasm of a project. So I'd like to just show  
21 you guys a couple pictures of just some recent groundbreaking  
22 events that Shawmut has put together and actually one that I  
23 put together with Shawmut right here for the Elizabeth  
24 Baldwin elementary school. And before we got any deeper in  
25 terms of, about what a groundbreaking ceremony would look

1 like, I just wanted to see if there was any interest from  
2 this committee for us to further explore setting up a  
3 groundbreaking ceremony and see if that's something that we  
4 wanted to do. You know, the one that's on the screen right  
5 now is the Baldwin School. It was very well attended, you  
6 know, with local government, of course, and the neighborhood,  
7 neighborhood activists and things like that, people that were  
8 really proud of the City of Pawtucket and wanted to join.  
9 And there is an opportunity here if you guys would like it to  
10 happen.

11 THE CHAIRMAN: When would you do this?

12 MR. SPIEGEL: So theoretically you're supposed  
13 to do it right around the time you break ground, which would  
14 be probably at the end of school, end of school year. But  
15 that's just kind of, groundbreaking happens all the time, no  
16 matter where you are in the project.

17 THE CHAIRMAN: It's symbolic.

18 MR. SPIEGEL: It's a symbolic effort, so I was  
19 hoping we might just generate a quick discussion amongst all  
20 the members of the group to see how would you feel about an  
21 event like this being put on, do you think it adds value to  
22 the project, do you think this the community, this is  
23 something you could get behind or is this, you know, maybe  
24 something that we don't want to do? Maybe we want to do it  
25 for the elementary schools but maybe not for this project.

1 THE CHAIRMAN: Mayor, are you all set with that?  
2 I'm all set, I think that we're --

3 MAYOR LOMBARDI: Invite me, I'll go.

4 THE CHAIRMAN: -- all set with that.

5 MR. BACCALA: I'm going to be sarcastic and say  
6 you really don't want to give an opportunity to a politician  
7 to stand in front of a camera, Jesus!

8 THE CHAIRMAN: So I think that's a yes.

9 MR. SPIEGEL: Well, we'll throw something, a  
10 modest celebration together. And of course again, before we,  
11 when we have more concrete plans about this, we will come  
12 back.

13 MR. ZANIOL: We reuse the shovels. Unless  
14 someone like you takes one home, I don't say no.

15 (OFF THE RECORD COMMENTS)

16 MR. SPIEGEL: Helmets, safety gear and  
17 everything like that. But I think especially with just how  
18 great that overlook is going to be for the football field  
19 down there, I think it's --

20 THE CHAIRMAN: I think the location of that is  
21 great. You've got the inside, the outside, the location is  
22 perfect.

23 MR. GOHO: Chris, just my 2 cents. I think it's  
24 obviously important for the community because it's the  
25 kickoff of the full project. But I think for this particular



1 component it represents the final piece for that beautiful  
2 athletic complex for the community, you know, so I think that  
3 needs to be packaged in the messaging of that.

4 MR. SPIEGEL: Okay, well we'll run a  
5 communication, a brief communications by you guys to see how  
6 you guys want to, you know, what the thought of the  
7 leadership is and how you guys want to tell that story. And  
8 we'll make sure that we tell it correctly.

9 MR. MCBURNIE: Okay, can you pull up the quotes,  
10 please?

11 MR. SPIEGEL: Sure.

12 MR. MCBURNIE: Yes, Mr. Mayor?

13 MAYOR LOMBARDI: I'll wait until you're  
14 finished. I've got a couple of questions and I want to  
15 apologize for my tardiness.

16 MR. MCBURNIE: No no.

17 MAYOR LOMBARDI: But I could wait.

18 MR. SPIEGEL: No, I think it's a great segue  
19 because we're going into the, into the --

20 MAYOR LOMBARDI: So getting back to the  
21 auditorium, there was a separate grant for that, correct?

22 MR. SPIEGEL: Yes.

23 MAYOR LOMBARDI: How much was that for?

24 MR. SPIEGEL: Three and a half million, I  
25 believe, is that correct, Phil?

1 MR. CONTE: That's about right, yes.

2 MAYOR LOMBARDI: So then if we pass the bond and  
3 we ask the taxpayers to pass a bond for 125, so we're at 128  
4 then, correct?

5 MR. SPIEGEL: Actually it's the opposite.

6 MAYOR LOMBARDI: The total number, by the way?

7 MR. SPIEGEL: So the total number is 125. The  
8 way that we're tracking expenses is that that \$3 million bond  
9 is part of that, or the \$3 million grant is part of that 125.  
10 So theoretically you're borrowing 122 and a half.

11 MAYOR LOMBARDI: So then what you're saying is  
12 that based on the 125, there's a possibility we save 3  
13 million?

14 MR. SPIEGEL: So that's, the way that we're, the  
15 way that we had planned this budget was it's 125 all in for  
16 all projects, including the grant, so yes.

17 MR. MCBURNIE: Yes.

18 MAYOR LOMBARDI: So financially, because you  
19 hear about a lot of other communities, by the way, what's  
20 going on. Where are we, what's your prediction here?

21 Because we went to the 125 because we started at 80, then we  
22 went to a hundred, then we went to 125 just in case. So I  
23 want to know because this is not going to be good if it goes  
24 one penny over the 125.

25 MR. SPIEGEL: So that's a, we're not going to go

1 one penny over the 125, that's the, that's the project.

2 MR. ROGERS: The question is is how much middle  
3 school work do we end up doing. That's the target.

4 MAYOR LOMBARDI: Well, the thing is I thought  
5 you said you adjusted some of the square footage for the  
6 admin building also, right?

7 MR. SPIEGEL: Yes, we did.

8 MAYOR LOMBARDI: Yeah, so again, I apologize.  
9 So where are we with that?

10 MR. SPIEGEL: So the square footage of the  
11 building has actually been shrunk since we last presented to  
12 you by over 2,000 square feet.

13 MAYOR LOMBARDI: Now wasn't that an issue for  
14 the fire code or the sprinklers or something?

15 MR. SPIEGEL: It was, it was a cost, partly it  
16 was a cost saving measure because a building under a certain  
17 size is not required to be sprinkled. And in order to get to  
18 sprinkler pipe we would have to have gone all the way towards  
19 the original front entrance of the building by the auditorium  
20 running a sprinkler pipe. You can find risers if you're  
21 lucky, but it would just be an exorbitant cost. And also  
22 that's not a student centered area. It's got a complete fire  
23 wall separation from the other buildings, so there's, you  
24 know, no hazards in that way. So as a cost saving measure,  
25 it seemed like the right thing to do.

1           MAYOR LOMBARDI: And my questioning, by the way,  
2 is just to make sure that, I can speak for me and hopefully  
3 this committee agrees, that we're going to do whatever we can  
4 to save money. Just because we borrowed 125 doesn't mean  
5 that we're going to go out of our way to expend that money,  
6 because that's not going to happen.

7           MR. BACCALA: Just the, I mean with the gold  
8 toilets, that's what we were --

9           THE CHAIRMAN: I don't think that was anyone's  
10 intent because when we started, this project was around 100  
11 million, 105, 110 million, and we said based on the return,  
12 let's go to 125, and then not ever intending to spend 125,  
13 Mayor.

14          MR. MCBURNIE: And that's the way we have the  
15 budget built.

16          THE CHAIRMAN: And I see where the Mayor is  
17 coming from, we don't want to be like drunken sailors in a  
18 bar, you know, and just start blowing money. But the thing  
19 is that was not the intent of borrowing the 125, it was  
20 because we were going to need it. Hopefully, and no one  
21 knows what the pricing future is for materials and stuff.  
22 Hopefully it will come down a little, but I see by your face  
23 you're not, you're not very happy.

24          MR. ZANIOL: I've got to be honest with you,  
25 this is like I said earlier --

1 THE CHAIRMAN: Even if it stays steady and --

2 MR. ZANIOL: I think with a lot of work -- well,  
3 I am not on the 3 elementary schools, yet. I say yet. You  
4 can keep this under that.

5 THE CHAIRMAN: Yes, no what I'm saying,  
6 listen --

7 MR. ZANIOL: A lot of hard work, but it is the  
8 MEPs that are triggering all this problem, Mayor, with all  
9 the communities. I am in 5 districts, 5 different towns, and  
10 it really is electrical MEPs are just not, the supply and  
11 demand is just, there's so many schools being built, there's  
12 so many things that are needed.

13 THE CHAIRMAN: Sometimes you won't even get the  
14 supply.

15 MR. ZANIOL: We are not making it in this  
16 country.

17 THE CHAIRMAN: That's what I'm saying.

18 MR. ZANIOL: So we are having trouble with  
19 components, not so much the boxes, we can't get what goes in  
20 the boxes.

21 THE CHAIRMAN: Right, that's exactly what --

22 MR. ZANIOL: And that's driving all the numbers  
23 up, you know. In Pawtucket we had the same problem, went up  
24 8 percent on the MEP side, you know, and it's really no fault  
25 of, you know, the team, it's just the way the vendors are

1 taking advantage of this.

2 MR. SPIEGEL: It's a little bit of greed, a  
3 little bit of greed.

4 DR. PALLOTTA: But you may go to 125, if there's  
5 money left over for the other schools, the other 2 middle  
6 schools, don't forget you're going to get 80 percent of that  
7 back. And if you don't use that part of the money that you  
8 have left over to repair a roof at Birchwood --

9 THE CHAIRMAN: That's what we said earlier.

10 DR. PALLOTTA: -- not to go to 125, it would be  
11 foolish because it's going to cost you 20 percent of the  
12 cost.

13 MR. ZANIOL: Right.

14 DR. PALLOTTA: So that's why I think we were, we  
15 went --

16 THE CHAIRMAN: That's why we went to the 125.

17 DR. PALLOTTA: -- to the 125 is because of the  
18 80 percent reimbursement.

19 MR. SPIEGEL: So what you said to me earlier,  
20 Mayor Lombardi, that we're not spending a penny over, I was  
21 -- Randy Rossi told me that exact same thing when I worked in  
22 Smithfield, and we followed their directives to spend all of  
23 that. And we will work with the committee again, just as Dr.  
24 Pallotta said, if the committee decides that these health and  
25 safety projects that we have budgeted here at 10 million move

1 forward, then they move forward. We'll do whatever we're  
2 directed to do.

3 THE CHAIRMAN: Well, the Mayor wasn't here when  
4 we started the meeting, and if you recall I said that if we  
5 get to the end of the project, say we've got \$15 million  
6 left, then we're going to return, we're not going to use it.  
7 And then we know a year later, or he said we need a roof  
8 somewhere, it will be crazy to return that part of the money,  
9 you know, if we know that's going to be the situation.

10 MR. SPIEGEL: Well we, as part of the stage 1 --

11 DR. PALLOTTA: Cost you more money.

12 MR. SPIEGEL: Stage 1 submission that was  
13 previously submitted, in there was a facilities condition  
14 assessment, was developed. So Phil and his team have  
15 identified those 1 year needs, those 2 year needs, those 5  
16 year needs, and they are incorporated as part of this plan.

17 THE CHAIRMAN: Well, I think it would be fairly  
18 simple that when we get to the end of this project and we say  
19 we've got anywhere between 10 and 15 million left, that's  
20 when we should be thinking about okay, so now is there  
21 anything else that we might expect to happen within the next  
22 year or so where if it's a million dollar project, it's going  
23 to cost us a million dollars if the town pays for it, but if  
24 we don't return that \$1 million it could cost us 200  
25 thousand. Is that, that's, that will be, make sure we don't

1 give money back to them.

2           MAYOR LOMBARDI: But don't you know right now  
3 what, where there's a possibility of what we are going to  
4 need in 2 or 3 years?

5           MR. MCBURNIE: So what we're --

6           MAYOR LOMBARDI: You did an assessment, correct?

7           MR. SPIEGEL: Yes, so that's where --

8           MAYOR LOMBARDI: So where are we?

9           MR. SPIEGEL: That's where this \$10 million 251  
10 thousand is because the way that the stage 2 was developed  
11 and submitted was these are our priorities, these 4 projects  
12 are our 4 priorities. These are our third level priorities,  
13 and we will address these once these projects, so essentially  
14 what Chief Fossa has been saying is that's how we are going  
15 to be approaching this project. When we are well into  
16 construction on Centredale, Greystone and Whelan, we have got  
17 a guaranteed maximum price, we know exactly how much it's  
18 going to cost, then we can start to take a look at these  
19 other numbers and say is this a project you want to move  
20 forward with or is this something that you want to do  
21 something else.

22           MS. VALLEE: So then --

23           MAYOR LOMBARDI: One minute, Maria. And some  
24 people may not want to hear this, but I'm just, I just want  
25 to make sure that this whole bond is first for schools, not



1 admin. Now, what I'm saying is if this is going to put us  
2 like on the edge, then we may need to have to rethink this  
3 and do the schools first.

4 DR. PALLOTTA: The administration --

5 MAYOR LOMBARDI: I don't know.

6 DR. PALLOTTA: But the administration, Charlie,  
7 is part of the incentives, correct me if I'm wrong, don't you  
8 have to do that administration building to qualify for the  
9 incentive, and the attachment to the high school?

10 MAYOR LOMBARDI: But it doesn't matter when  
11 though, Frank, it could be in the end. All I'm saying is I'm  
12 looking for a little protection here to make sure that we can  
13 get everything done, that's all.

14 MR. ROGERS: We do have a \$10 million buffer,  
15 that's what we're trying to say, we have a \$10 million  
16 buffer, so we have the 3 schools --

17 MAYOR LOMBARDI: That's today.

18 MR. ROGERS: -- we have the auditorium, we have  
19 the admin building and then we have 10 million. And that's  
20 what I'm saying, that \$10 million doesn't toggle. If we need  
21 that 10 million we can draw back on these 4 or 5 projects, if  
22 there's money left, we then use that 10 million or whatever  
23 that number is, 8 or 12, for the middle school projects.

24 MR. MCBURNIE: Was the auditorium or the  
25 addition complete by June of '24 a component for the

1 additional 20 percent bonus?

2 MR. CONTE: No, but the auditorium grant has a  
3 completion date of June of 2024.

4 MR. MCBURNIE: Okay, that's what I thought.

5 MS. CASINELLI: The grant, yes.

6 MR. CONTE: That's the facilities equities  
7 grant, and when that is submitted, that makes it eligible for  
8 the 80 percent, so.

9 MR. SPIEGEL: But as I stated at the beginning  
10 of the meeting, it's our job to work with Phil and to  
11 challenge him and Gordon to find cost savings everywhere we  
12 can, so that our job is to grow this \$10 million number and  
13 allow the district and the town to have more freedom to  
14 decide what they want to do.

15 MR. MARTONE: But in, because we, I was talking  
16 to Maria about this, in my mind it does make sense that if we  
17 were going to cut, and I'm not saying cut out the whole  
18 project, we would cut from the administration building and  
19 not from the elementary schools. It's impossible to do that  
20 if you do the administration building first. But, if I  
21 remember correctly, there's a reason why we are doing the  
22 administration building first, and I can't remember what it  
23 was.

24 THE CHAIRMAN: We need it for parking.

25 MS. VALLEE: For the parking.

1           MAYOR LOMBARDI: Yes, so it was for the business  
2 district.

3           MR. MARTONE: All right.

4           THE CHAIRMAN: Yes, so we could have parking.

5           MR. MCBURNIE: But also, that grant goes away  
6 after June of '24. So if you don't do the auditorium first,  
7 then you're 3 and a half million more out of pocket.

8           MAYOR LOMBARDI: I don't think, and again, I  
9 don't think the auditorium is the issue. The auditorium is  
10 there whether we put an addition on the school for admin or  
11 not, and it needs revamping. And while I'm on that, do we  
12 have to replace all those chairs? The furniture? Why?

13           MR. CONTE: Well, we don't have to do anything.  
14 We can certainly revisit if we need to. We certainly want to  
15 work on the arrangement a little bit for some accessibility  
16 issues. You know, if the direction is to look at the quality  
17 of the chairs further, then we will do so.

18           MAYOR LOMBARDI: Well, again, don't you think we  
19 should have did that by now. Are we getting any additional  
20 seating, and I think I asked that question, they said no.

21           MR. CONTE: I would probably say no, you're not  
22 getting additional seating.

23           MAYOR LOMBARDI: So before we entered into a  
24 contract to revamp the auditorium, and by the way, it needs  
25 to be done, my question is do we need, and maybe we pick up a

1 hundred grand, a hundred fifty thousand, I don't know. But  
2 tell me why the seats have to be replaced. They look pretty.  
3 No doubt about that. But I was there the other night and I  
4 think they look fine the way they are. And I think once we  
5 fix the ceiling and the walls and everything, it's going to  
6 make the seats look better.

7 MR. SPIEGEL: One thing we'll have to also  
8 investigate is that because we do, we are required to move  
9 seats to meet current ADA codes, these are older, and when  
10 you remove them and you take them out and you put them back  
11 down, sometimes these types of things don't go back down in  
12 the same condition that you had when you pulled them up, so.

13 MAYOR LOMBARDI: Just a suggestion.

14 THE CHAIRMAN: Well, I have an opinion on the  
15 auditorium. If we're going to do the auditorium, I think we  
16 should do the complete auditorium.

17 DR. PALLOTTA: I mean, just to add to that --

18 THE CHAIRMAN: That's mine. I mean I don't want  
19 to buy a car with the old seats in it, you know what I mean,  
20 a brand new car with old seats in it. I think for the  
21 appearance and the life expectancy of it, where 3 years from  
22 now we're going to change the seats if someone says oh, it  
23 looks terrible with the old seats, would you have to  
24 reupholster the old seats?

25 MR. SPIEGEL: This is a --

1 THE CHAIRMAN: That's what I'm saying. You're  
2 going to have all new walls and light and lighting and  
3 everything, and the old seats, if you leave them there the  
4 way they are. Now you're going to have to redo the old  
5 seats, reupholster them, now what's that going to cost as  
6 opposed to putting in new seats.

7 MR. FUOROLI: They've got to come out anyway.

8 THE CHAIRMAN: So just my own personal opinion,  
9 if we're spending that kind of money in it, I would put the  
10 new seats in.

11 MR. ROGERS: And the seats are going to be one  
12 of the first things we have to order. They're also a long  
13 lead.

14 DR. PALLOTTA: I respect the fact that you're  
15 trying to save money. But you made a good point, 5 years  
16 down the road you're going to need new seats or 10 years down  
17 the road. Don't forget about the 80 percent.

18 THE CHAIRMAN: That's what I'm saying.

19 DR. PALLOTTA: Don't forget about that, that's  
20 the critical piece here. You replace them now with an 80  
21 percent reimbursement or 5 years from now get zero  
22 reimbursement, costs the town X amount of dollars to replace  
23 the seats. You've got to keep that in mind.

24 MR. O'BRIEN: So that money is coming out of a  
25 grant, not coming out of the bond. How does that work, I

1 mean if it's coming out of a grant --

2 DR. PALLOTTA: I think he said we --

3 MR. O'BRIEN: Will RIDE look at that as being  
4 reimbursable under the bond even though that money is going  
5 to be, it's not actually coming out of the bond?

6 MR. SPIEGEL: So the way the grants work is you  
7 have to have an approval already in place to use them.  
8 They're not like a grant like we're thinking about grants in  
9 terms of we gave you a grant to do a new playground, you go  
10 out and install your new playground. It's a grant that  
11 allows us to stick a project in under a current approval. So  
12 you have an approval for 125 million, so 3 million of that  
13 will be grant funded, the other 122 million -- but at the  
14 same reimbursement rates. So it's part of your overall  
15 approval that you get the MOA with RIDE that says you are  
16 doing this work at this reimbursement rate during this time  
17 period.

18 MR. O'BRIEN: So it does, and I understand what  
19 you're saying, Charlie, too about saving money, but you have  
20 an opportunity that you're getting a grant that's paying for  
21 that and it's not really coming from the tax, you know,  
22 you're going to get reimbursement on that even though it's  
23 not money that --

24 MAYOR LOMBARDI: How much is that project, how  
25 much is the auditorium project total?

1 MR. CONTE: About 3.5 million.

2 MAYOR LOMBARDI: And what did we get for the  
3 grant?

4 MR. MCBURNIE: That's what we're, that's the  
5 target we're getting the grant for.

6 MAYOR LOMBARDI: So we are predicting it's not  
7 going to cost any more than the 3.5?

8 MR. CONTE: No, no, we have to be under that.

9 MR. ZANIOL: No, we're going to be under that.  
10 That's the goal is to be under. You don't want to go over  
11 that. It doesn't make sense to go over that.

12 MAYOR LOMBARDI: And that includes the new  
13 seating?

14 MR. MCBURNIE: Correct.

15 MS. VALLEE: I just want to make that sure when  
16 we get reimbursed the 80 percent, its's going to be on what  
17 we borrow, not on what we spent. Because I have to submit  
18 the grant, the amortization schedule of the bond. That's how  
19 they know when my aid begins and when it stops. So if we are  
20 only going to borrow 121.5, less the 3 and a half million  
21 because it's a grant, we are only going to get reimbursed the  
22 80 percent on the 121.5, not the 125.

23 MR. SPIEGEL: Correct.

24 MS. VALLEE: So then the town is going to borrow  
25 only 121.5, not 125.

1           MR. O'BRIEN: Right, so to your point, Charlie,  
2 you will get at least the 3.5 million taken off of that 125.

3           MS. VALLEE: But to follow on the Mayor's  
4 suggestion, you could move forward with the auditorium if we  
5 just --

6           DR. PALLOTTA: What was the vote, what was the  
7 vote on the town council, an amount not to exceed 125?

8           MS. VALLEE: Not to exceed 125, right.

9           DR. PALLOTTA: So you're going to borrow --

10          MS. VALLEE: So we can't borrow --

11          DR. PALLOTTA: So you're going to borrow 121?

12          MS. VALLEE: Well based on what they said here,  
13 they said the 3 and a half is included in the 125, so really  
14 the town doesn't have to borrow 125, we can only borrow  
15 121.5.

16          MR. SPIEGEL: The way these grants work is that  
17 if you have approval in place, which is your ability to go  
18 out and borrow money, then basically what they're saying is  
19 we're going to give you this so you don't have to borrow the  
20 full amount.

21          MS. VALLEE: Right.

22          DR. PALLOTTA: But your bottom line was 125 on  
23 this.

24          MR. SPIEGEL: Correct.

25          MS. VALLEE: Right.



1           MR. MCBURNIE: Which includes 3.5 from the  
2 grant.

3           MR. SPIEGEL: We thought that we, I think, it  
4 wasn't a reach to make an assumption that you guys wanted to  
5 spend 125, not 128.5. So we said we're going to make this  
6 work so that you have to borrow less, less money was the  
7 goal.

8           MR. MARTONE: That 3.5, is that only allowed to  
9 be used for the auditorium?

10          MR. SPIEGEL: Yes, it's a very specific scope.  
11 You have to apply to get it, there's all sorts of things you  
12 have to go through, and that's where these deadlines come in.  
13 And basically what they do is a lot of towns, I think there's  
14 12 towns, can submit grants, and RIDE basically ranks them  
15 and says okay, East Providence, you're getting this, North  
16 Providence, you're getting that, and Pawtucket that.

17          MR. MCBURNIE: And you can see here too that the  
18 combination of these 2 columns with the auditorium and  
19 auditorium demolition is under the 3.5.

20          MR. BACCALA: Yes, got it.

21          MR. MARTONE: If we come in at 3.2, the 300  
22 can't be used for something else?

23          MR. SPIEGEL: I've seen, so I have seen -- I'm  
24 not going to make any promises because RIDE kind of does  
25 things the way that RIDE does things, it's different from

1 Massachusetts which is so regulated. I have seen some  
2 districts say okay, figure out somewhere else to use that 300  
3 thousand, we don't want to give it back, right, and then some  
4 districts say we're not going to bother because it's too much  
5 work and yada yada yada yada. RIDE, once the money is  
6 appropriated, RIDE doesn't want to take it back.

7 MR. ZANIOL: There's different vehicles to fill  
8 gaps, and this could be a vehicle to use to fill gaps  
9 somewhere else. They are not opposed, I just sat in a  
10 meeting 2 weeks ago because we had a little shortfall in  
11 Pawtucket, and they're not opposed to using other grant  
12 monies or other funding sources to fill gaps in budgets  
13 because they know what's going on. So to answer your  
14 question, you probably can use it somewhere else.

15 MR. SPIEGEL: Yeah, there are --

16 MR. ZANIOL: But you have to just go sit in  
17 front of them and say oh, I got this money, we want to do  
18 this, and they will say okay as long as it's for the school.

19 MR. SPIEGEL: And RIDE does MOA adjustments all  
20 the time. So what's going to come out of this meeting in May  
21 with the council is you're going to get an MOA, it's going to  
22 say this much for this school, this much for this school,  
23 this much for this school, this much for this. And as real  
24 prices come in once you get the design documents, that's  
25 going to change. And what you do is you go to RIDE and you

1 say we need to amend the memorandum agreement to reflect the  
2 real pricing of these projects, and that's a very simple  
3 thing. I've seen some MOAs get amended 5, 6, 7 times just  
4 because things change. And RIDE works with you to make sure  
5 you keep addressing your priorities.

6 MR. MCBURNIE: Mayor, did you have any other  
7 questions?

8 MAYOR LOMBARDI: No no, I'm all set.

9 MR. MCBURNIE: Can you pull up the PLA?

10 MR. SPIEGEL: Sure.

11 MR. COSTA: Before we do the PLA, I just spoke  
12 to Charlie Ruggiero, I ran everything by him, what was  
13 explained. The contract will be completed by tomorrow.

14 MR. ZANIOL: Great.

15 MR. COSTA: The issue regarding the 75 thousand,  
16 I gave the example that you're willing to utilize the funds  
17 you already secured for the design build. He said if the  
18 town were going out for RFP, then the finance director would  
19 have to, per charter, draw up a letter saying those funds are  
20 available, which they're not. But in this case because  
21 you're going to procure the items, it doesn't apply. So we  
22 can't issue you a PO for 75 thousand because those funds are  
23 not readily available. However, you can utilize --

24 MR. ZANIOL: I can utilize the funds whatever I  
25 want. Perfect.

1 MR. COSTA: Yes, because we're not -- yes,  
2 essentially, essentially. And that wasn't even the question.

3 MR. ZANIOL: I get it, I thought that too  
4 because I mean, really, I'm the one taking the risk.

5 MR. SPIEGEL: I was going to say that earlier,  
6 all the risk is on Gordon.

7 MAYOR LOMBARDI: By the way, you're going to get  
8 your money.

9 MR. ZANIOL: I know, I would never suggest it if  
10 I felt otherwise.

11 MR. COSTA: No, but this whole project, you'll  
12 be securing all those materials.

13 MR. ZANIOL: Yeah, once we get the GMP it's  
14 going to be covered anyway.

15 THE CHAIRMAN: Well I don't like the way you  
16 smiled when you said it!

17 MR. ZANIOL: Just to give you an example, the  
18 seats, Charlie, are about \$150 thousand.

19 MAYOR LOMBARDI: I thought about, I was close,  
20 125.

21 MR. ZANIOL: We just bought seats in another  
22 auditorium, so it's not breaking the bank.

23 (OFF THE RECORD CONVERSATION)

24 MR. MCBURNIE: ALL RIGHT, so to the last item on  
25 the agenda, at our last meeting we talked about the project

1 labor agreement and having an attorney go out and complete a  
2 feasibility study. This is a Rhode Island legal requirement  
3 if you're going to do a project labor agreement, you need a  
4 financial feasibility study completed by an attorney. At  
5 last meeting, Left Field, we said that we would proceed with  
6 this and we would omit the administrative fee for our  
7 services, but we will contract with the vendor or the  
8 attorney. So at the time we had received 2, 2 numbers. We  
9 received one from Conley Law and one from Pannone. At the  
10 time Conley had provided a scoping document which you see  
11 here on the screen. After last meeting I asked for Pannone  
12 to provide the same, listing the scope, their value and the  
13 overall, what the work will be that will go into it and what  
14 their deliverable will be. This is what I received from  
15 Pannone, which was basically a statement saying they would do  
16 the service, and the amount. So Pannone is at \$10 thousand  
17 and Conley is at \$12 thousand. And as you can see, there's a  
18 level of effort in the Conley quote really describing what  
19 will be done, what the deliverable is. That level of effort  
20 is not necessarily in the Pannone quote. I have not worked  
21 with Pannone, I do not know if that can -- if that means what  
22 they're going to deliver is of the same quality. I have  
23 heard good things about Conley and I know that Conley has  
24 done this process extensively. I'm sure Pannone has as well,  
25 but I just want to put this forward to the committee and have

1 a vote on which to proceed with.

2 MR. SPIEGEL: In terms of the difference in  
3 price on a very large project of \$114 million project, it's  
4 obviously, its negligible. However, we wanted to bring this  
5 to you after there was not a unanimous vote at the last  
6 meeting to make sure that we understood we are performing  
7 well.

8 THE CHAIRMAN: Well, I said, I said this at the  
9 last meeting, I as the Chair of this thing, I won't be voting  
10 on this because Gary Pannone, who is Pannone, his father was  
11 my boss for 37 years at Coke Cola. So I won't be voting on  
12 this.

13 DR. PALLOTTA: So you did an RFP for that, how  
14 did you, how did you advertise that?

15 MR. MCBURNIE: So similar to the way we  
16 completed the third party estimate, this is a sub consultant  
17 to Left Field. So as part of our agreement with the town,  
18 Left Field being your owner's project manager, we can go out  
19 for certain services to directly contract with them.

20 MR. SPIEGEL: There is no, the legal  
21 requirements that surround a lot of these --

22 DR. PALLOTTA: So in your opinion, what you were  
23 asking for, Pannone doesn't meet that requirement?

24 MR. MCBURNIE: Correct. I was asking for a  
25 scoping document similar to this where it lists out the scope

1 and what the amount is going to provide. He kind of got  
2 around the area but didn't list the detail that Conley  
3 provided.

4 DR. PALLOTTA: I just consciously want to know  
5 if I am going to spend an extra \$2 thousand, based on what  
6 you required, they didn't meet your requirement.

7 MR. MCBURNIE: I can't say that officially  
8 because he did say that he would complete a feasibility  
9 study.

10 MR. BACCALA: Can I just say something? I'm not  
11 a construction guy either, but I am a business man. And if  
12 I'm looking for somebody to give me a quote on something,  
13 then tell me what you're going to do for work, what you're --  
14 even with the 12 thousand versus the 10 thousand, I'm looking  
15 at that at face value saying well this guy actually did his  
16 homework, he's telling me what I'm getting. That, some of  
17 that might not be in there, so you might end up --

18 MR. ZANIOL: Paying more.

19 MR. BACCALA: Paying more, and not having --  
20 that's just my, that's my gut feeling.

21 DR. PALLOTTA: That's why I'm asking the  
22 question.

23 MR. SPIEGEL: It's not to the level of that.

24 MR. ZANIOL: I'll throw this in because I just  
25 did one and we had Conley, and they were very, very good.

1 That's all I can say just from experience. We just signed it  
2 actually. It's going in front of the council on Tuesday, and  
3 Conley is very, very efficient, very right, he hones right in  
4 on it. All I can tell you is it worked really well, for the  
5 trades, for Shawmut and for the city.

6 THE CHAIRMAN: So let me ask a question. When  
7 you requested these bids, right, did you state what you  
8 expected to get in that?

9 MR. MCBURNIE: Yes.

10 MR. SPIEGEL: We sent the same thing.

11 THE CHAIRMAN: And itemize that?

12 MR. MCBURNIE: I sent the same request to both.

13 THE CHAIRMAN: Okay.

14 MR. COSTA: From a purchasing aspect, Pannone  
15 would be disqualified.

16 THE CHAIRMAN: That's fair, that's fair.

17 MR. COSTA: Because they didn't describe what  
18 you requested, and you did it in writing obviously, so.

19 THE CHAIRMAN: No, that's fair.

20 MR. MARTONE: Matt, I thought on the second page  
21 I saw something about if they had additional hours or  
22 something like that, so is this not a flat fee?

23 MR. MCBURNIE: No, this is if we want to extend  
24 their services after the fact. So they kind of went above  
25 and beyond too and gave us, okay, if you need our services



1 beyond the feasibility study, here is our hourly rates.

2 MR. SPIEGEL: I mean, 3 rounds of negotiations,  
3 4 public meetings, that's, that will cover it, the scope. We  
4 don't expect them to be -- how many rounds did you go on the  
5 other one?

6 MR. BACCALA: This one had a secretary just  
7 write something up. This guy actually went through it.  
8 Sorry, that's my opinion.

9 MR. SPIEGEL: I think also them having just  
10 completed one, they probably know how long it's going to  
11 take.

12 THE CHAIRMAN: I don't think that's a big deal,  
13 let's have a vote on it.

14 MR. O'BRIEN: I'd make a motion that we go with  
15 Conley Law.

16 THE CHAIRMAN: Second?

17 MR. FUOROLI: I'll second it.

18 MR. BACCALA: I'll second it.

19 THE CHAIRMAN: All in favor? All opposed? And  
20 just put me down as no vote.

21 (CHAIRMAN FOSSA ABSTAINED)

22 MR. MCBURNIE: Now I just want to ask a  
23 question. So this, Left Field is going to contract with  
24 Conley. Does there also need to be a motion for Left Field  
25 to submit for an additional PO for the amount of \$12 thousand

1 to do that?

2 MR. ROGERS: So it's an amendment to our, to our  
3 contract.

4 THE CHAIRMAN: Should we just do it for  
5 protection?

6 MS. VALLEE: They have to because the PO is only  
7 for a certain amount. I was just waiting for Al's answer  
8 because he's --

9 THE CHAIRMAN: Yes.

10 MS. VALLEE: He's purchasing, I don't want to --

11 THE CHAIRMAN: So okay, another motion?

12 MR. BACCALA: I'll make it.

13 THE CHAIRMAN: A motion by Councilman Baccala.  
14 Second?

15 MR. O'BRIEN: Second.

16 THE CHAIRMAN: All in favor? All opposed? The  
17 ayes have it.

18 MR. MCBURNIE: Thank you very much.

19 THE CHAIRMAN: And I'm not involved.

20 MR. SPIEGEL: So that concludes all of our  
21 agenda items for today. We are all incredibly excited about  
22 these projects. Just I don't know if you can tell we're  
23 really itching to get started.

24 MR. BACCALA: I'd being excited too with 125  
25 million!



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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 May, 2023.

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

My Commission expires 07/19/26

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