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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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OCTOBER 5, 2023
9:00 A.M.

2000 SMITH STREET
NORTH PROVIDENCE, RI

PRESENT:

- G. RICHARD FOSSA, CHAIRMAN
- MAYOR CHARLES LOMBARDI
- MARIA VALLEE
- JAMES FUOROLI
- DR. FRANK PALLOTTA
- JOSEPH GOHO
- LISA CASINELLI
- CHUCK POLLOCK
- MARIO MARTONE
- THOMAS NORATO
- ROBERT O'BRIEN
- MATTHEW MCBURNIE, LEFT FIELD
- CHRIS SPIEGEL, LEFT FIELD
- KOSTA BITSIS, DIMEO CONSTRUCTION
- KRISTIN FARLEY, DIMEO CONSTRUCTION
- ALICIA MCKAY
- NICOLE D'AMBRA

SUSAN V. FITZPATRICK
CERTIFIED COURT REPORTER

1 THE CHAIRMAN: Okay, this meeting will come to
2 order. I am going to turn it over to our friends on my left
3 here and they'll tell you what the meeting is all about. So,
4 let's go.

5 MR. MCBURNIE: So good morning everyone. On
6 today's agenda, we have a current financial status
7 discussion, so an overall update on the financial status that
8 will be provided by Maria. And THEN the other item is
9 review, discuss and act on elementary school design options.
10 So this is continuation of our discussion last week, which we
11 will then look for a motion from this committee to put this
12 in front of the school committee at the October 11 school
13 committee meeting. So for the first item, Maria, do you have
14 any update to provide?

15 MS. VALLEE: Yes. I reached out to our bond
16 counsel and to get a legal opinion whether we can do 2
17 instead of 3, and I have the legal opinion that yes, we can
18 move forward with RIDE's approval, pending RIDE's approval.

19 MR. SPIEGEL: So just to follow up, so we have
20 spoken to RIDE. As you probably are aware, RIDE is in big
21 favor of consolidation as well. It is what they originally
22 wanted, what they originally pushed for for this plan, so we
23 have their support. I spoke with both Mario Carreno and Dr.
24 DaSilva that if this is the way the school building committee
25 recommends the school committee to vote, that is a path

1 forward.

2 MS. VALLEE: The bond language allows us to go
3 from 3 to 2, so.

4 MS. MCKAY: I just, can I ask a question?

5 THE CHAIRMAN: Before we go any further, excuse
6 me one second. Speak up, because the sound in here is not
7 good, so we have no problem, just speak up so we all can
8 hear, and most of all, she could hear it, because it's being
9 recorded.

10 MS. MCKAY: All right, my name is Alicia McKay,
11 M-c-K-a-y. If anyone has a copy of the bond that I could
12 look at, because I know I looked at it on line the way it was
13 described was the elementary schools that the residents voted
14 on.

15 MS. VALLEE: Right, but the language is
16 including but not limited to the construction of 3 elementary
17 schools, the renovation of 2 middle schools and the
18 construction of new administrative offices. So that
19 "including but not limited to" is what, according to our
20 legal opinion, allows us to do 2 instead of 3.

21 MS. MCKAY: All right.

22 MS. D'AMBRA: I have a question.

23 THE CHAIRMAN: Speak up, please.

24 MS. D'AMBRA: Nicole D'Ambra. So we don't, as a
25 community that voted on 3 schools and you guys are changing

1 it to 2, we have no say in another vote to see if want?
2 That.

3 MS. MCKAY: No, because the loophole is in
4 there.

5 MS. D'AMBRA: There's always loopholes.

6 THE CHAIRMAN: By the way, those are not
7 loopholes, but that's the way it was written up. That's not
8 something that we wrote up.

9 MS. MCKAY: Just the, just the, the residents
10 never saw that part.

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

12 MS. MCKAY: Like I looked up what we saw, what
13 we voted on.

14 THE CHAIRMAN: Do not be afraid to ask any
15 questions.

16 MS. MCKAY: Yes, absolutely. I'm not here to
17 argue with you, I'm just trying to --

18 THE CHAIRMAN: No no, I want you to know that
19 this is where we discuss everything, so don't be afraid to
20 ask any questions.

21 MS. VALLEE: I had to forward our attorneys the
22 ballot on what the residents voted on, and the language was
23 there.

24 MS. D'AMBRA: I just didn't read it that way.

25 THE CHAIRMAN: You had something?

1 MS. D'AMBRA: On no, that was it.

2 MR. SPIEGEL: So as the Bill is Rhode Island
3 SB-118, an act authorizing the Town of North Providence to
4 issue not to exceed \$125 million general obligation bonds,
5 notes and other evidences of indebtedness to finance the
6 construction, renovation, rehabilitation, repair,
7 improvements, furnishings and equipping of and/or additions
8 to schools and school facilities in the town, including, but
9 not limited to, the construction of 3 elementary schools,
10 renovation of 2 middle schools and the construction of new
11 administrative offices, subject to approval of state housing
12 aid at a reimbursement rate or state share ratio of not less
13 than 79.8 percent for expenditures eligible for
14 reimbursement. Authorizes, and then in parenthesis it breaks
15 it out, authorizes the Town of North Providence to issue
16 bonds and notes in an amount of not to exceed \$125 million.

17 THE CHAIRMAN: I'd like to make one thing clear,
18 that because, you know, we have got some people here who
19 haven't been at meetings before, and we welcome you to be
20 here because sometimes the best ideas come from like people
21 that live in town and have kids in the school system. But it
22 was always our intention to build 3 schools.

23 MS. MCKAY: Absolutely.

24 THE CHAIRMAN: But, and I'm sure you shop in the
25 market, you see what happens to prices. I can't believe what

1 happened to the pricing in the building material. And that
2 was basically what happened here. They forecast a price, you
3 know, 3 or 4 months ago, whatever it was, and all of a sudden
4 3 months later it's out of sight.

5 MS. MCKAY: Yes, I completely understand.

6 THE CHAIRMAN: Labor costs, material costs, so.

7 MS. MCKAY: I understand the pricing.

8 THE CHAIRMAN: We all wish that there could be 3
9 schools, but.

10 MS. MCKAY: But I'm coming here thinking from
11 the student standpoint.

12 THE CHAIRMAN: Yes, sure.

13 MS. MCKAY: What's best for the students, the
14 staff and the families. Not, I know money, I know the prices
15 went up, but we still have to think about how we're going to
16 staff these schools for special education, how are we going
17 to service all these students, how are we going to do traffic
18 flow, how are we going to -- it's a huge influx, and the
19 needs of that school is going to be so much higher, and we
20 already can't staff our schools as it is. So there're going
21 to be kids with lost services, you guys are going to have
22 like noncompliance in your IEPs, you're going to have to deal
23 with lawsuits. It's just going to be a huge mess combining
24 the schools. I've worked in the schools, I've worked as a
25 parent, I volunteer, I have seen it on all aspects.

1 MR. SPIEGEL: So, Nicole.

2 MS. MCKAY: No, Alicia.

3 MR. SPIEGEL: I'm sorry.

4 MS. MCKAY: That's okay.

5 MR. SPIEGEL: So just to put this in a personal
6 note. I understand where you're coming from, I serve on the
7 special education advisory committee in my town as well. I
8 go to my building committee and I say that you cannot cut
9 special education programs. I understand. As long as I am
10 in a position of leadership from the owner's project
11 management side, special education will always be considered
12 at every single design. Having said that, one of the things
13 that we were worried about when we were talking about the
14 consolidation versus keeping 3 schools open is those types of
15 specialized spaces that we talk about for special education.
16 It's, to be very honest, those spaces are expensive. And
17 often when we look at value engineering, when we're trying to
18 cut a school down and trying to do the most efficient way, it
19 is the items with the largest line item budget that get cut
20 first. I mean we're talking about equity, especially
21 compared to Olney and McGuire. What we're worried about as a
22 design, design firm and builders and owner's project
23 managers, we are worried about if we were to build 3 schools,
24 what efficiencies we'd have to make, how far would we have to
25 cut these building programs. And the spaces that we would

1 start to see lost are the spaces that aren't classrooms,
2 right, there's art and music, there's special education,
3 occupational therapy. Those are the types of spaces that
4 often get reduced as part of a larger plan. So I do under --
5 I'm sorry, superintendent Goho?

6 MR. GOHO: No, thank you for adding that. And
7 let me just add, and I don't want this to be misconstrued as,
8 in any way, shape or form in support of the options that are
9 in front of us, because we are very disappointed this is the
10 situation that we're in. But I do want to reassure the
11 residents that the, one of the options of consolidating and
12 building a larger school would absolutely not impact any
13 programs. The only, as you just started to articulate,
14 Chris, the only option that would potentially impact programs
15 would be to value engineer 3 schools down to smaller schools,
16 which at the last meeting we were told probably wouldn't even
17 be able to meet the budget line anyway, the budget number
18 anyway. So Stephen Olney and McGuire, I believe they were
19 built with a capacity of close to 500 students, if not 500
20 students. And those schools, if anything, enhance
21 programming, special ed and regular ed. So this building
22 would house approximately 530 students, so it would be very
23 similar to McGuire and Stephen Olney, and would not impact
24 special education, it would not be a mess, it would not, it
25 would -- it would not impact regular programming. The only

1 option that would would be value engineering 3 schools down 3
2 small, unacceptable schools, which would not be equitable to
3 Stephen Olney and McGuire. And again, I say that not
4 intending to communicate any support at all for where we are.
5 I just wanted to clarify the record.

6 MR. SPIEGEL: And I just want you to know that
7 we hear you. I think that's the most important thing is that
8 you've got an advocate, you know, obviously the
9 superintendent, obviously the Chair.

10 THE CHAIRMAN: Yes, Frank?

11 DR. PALLOTTA: First of all, let me say I'm glad
12 that you're here and to present another perspective on
13 things. I think that's what public meetings are for. But I
14 think the primary objective was to put kids in a new
15 building.

16 MS. MCKAY: Yes.

17 DR. PALLOTTA: And take them out of the old
18 buildings and stop putting money into old buildings.

19 MS. MCKAY: Absolutely.

20 DR. PALLOTTA: That was our primary objective,
21 and I think when we started this process, when we were
22 informed by RIDE that we would get almost 80 percent on the
23 dollar, we started to look at various options. This was one
24 of the options that we talked about , the consolidation. We
25 didn't originally go with the consolidation because we wanted

1 to maintain Centredale. Unfortunately, with other
2 conditions, we've been put in this situation now, conditions
3 beyond our control. But this, this group, this group
4 originally reviewed the possibility of consolidation. We
5 didn't go that route the first time around. So I think you
6 really need to know that, that we were very conscientious
7 about making that decision to have the 3 schools. No
8 programs are going to be affected.

9 MS. MCKAY: Can I just, real fast, so like the
10 OT room, it is amazing at the new schools, but we don't have
11 staff, and it's not utilized. So if we have such big case
12 loads and we don't have the staff to give these kids
13 services, then if we have 500 kids in one school and one OT
14 room, how is a big case load going to be able to manage that.

15 DR. PALLOTTA: We will address those issues,
16 those issues will be addressed. There will be sufficient
17 space to provide services to children. We're not going to
18 violate federal regulations in providing services that
19 children need. But the primary objective right now is to not
20 miss the opportunity to put kids in a new school.

21 MS. MCKAY: And I know, of course, that you only
22 have so much time with the bond to get 80 percent back.

23 MS. D'AMBRA: Has anyone driven up Morgan Ave.
24 to see how terrible that road is? There's a dip around the
25 corner once you pass Avenue Grille's parking lot. How are

1 you going to get buses up and down and around that
2 neighborhood? The traffic's going to be insane.

3 MR. POLLOCK: I can tell you, and I spoke to the
4 superintendent last night, and I don't think anybody
5 disagrees, the Mayor or anybody here, is having a traffic
6 study done to address what the best options are for the
7 traffic going into that neighborhood. We just don't have
8 space, that's the problem with the town, we don't have space.
9 And what we are trying to come up with is a viable option
10 that's going to benefit the children and the families.

11 MR. GOHO: If I could just add, Chuck, I think
12 one of the things that Left Field presented to us on this
13 yesterday, or at the last meeting, was, you know, as far as
14 the roads go and all that, that's obviously a town issue.
15 Currently we do, we are able to get buses to that school.
16 And actually, with Centredale potentially being freed up for
17 a larger field or recreation space, the field that would go
18 in at Greystone would not be quite as expansive as it is now.
19 So that would allow for a larger driving and parking and drop
20 off and pickup areas. So a traffic study would be done to
21 figure out the best way to configure that, and actually it
22 could end up, I think you mentioned this last time,
23 alleviating the current issues because with more pavement on
24 the Greystone property, you would allow more buses and
25 potentially more cars that currently sit on streets in front

1 of houses onto the campus for pickup and drop off. And
2 again, I say this and I keep qualifying it, we're not saying
3 that we are in no way communicating any kind of support for
4 where we are right now. So I want that to be clear I'm not
5 advocating for that, I totally agree with you.

6 MS. MCKAY: I know that everyone keeps talking
7 about Centredale being like a new space for a field, I know
8 that's going to make residents excited. But how can we make
9 that, like we're guaranteed? Like there has been, like I
10 feel like it's talked about, but is it actually going happen.
11 Because these fields are needed, especially for --

12 MS. D'AMBRA: The Jets, the kids that play on
13 it. We have, have you been to like K of C field?

14 MS. MCKAY: My kid broke his kneecap on the
15 field on a hole at Greystone.

16 MS. D'AMBRA: Your kids were cut up by glass
17 yesterday at Greystone.

18 MS. MCKAY: At Greystone. I mean, the amount of
19 times we were in the hospital because of the field's
20 conditions alone is ridiculous. So are we going to, is it
21 going to be guaranteed that Centredale is going to be a
22 field?

23 MR. MCBURNIE: That can be considered as part of
24 the design programming. So as Centredale is shifted over to
25 being inside of the Greystone area, the Centredale field

1 upgrades will then go into the design for Centredale. So you
2 will see that at the next design update, if this is the way
3 that the committee moves forward.

4 MS. MCKAY: You know, so say it goes to the
5 school committee and they go forward with it, can they put in
6 a motion to make sure Centredale turns, is a field, or is
7 that up to the town?

8 MR. SPIEGEL: My reading of it is that they are
9 a town property, it would require the town council to move
10 forward with that, but.

11 MS. MCKAY: Because I absolutely agree with Joe,
12 like if we can, expand the asphalt area into the field, that
13 would, it would allieve (sic) a lot of congestion and safety
14 concerns I have for the students walking into the building,
15 drop off and things like that. But then, that field is in
16 horrible condition. It's like fixing Greystone field, make
17 it into whatever you need to for drop off and pickup, but are
18 we going to have another field that's in good condition or
19 are we not?

20 MR. MCBURNIE: And by nature of the increase of
21 capacity at Greystone and increased traffic flow, that will
22 be needed.

23 MS. MCKAY: Yes.

24 MR. MCBURNIE: So a field upgrade will have to
25 happen at Centredale.

1 MS. MCKAY: Okay.

2 MR. SPIEGEL: So this in front of you
3 (indicating) is, it's very preliminary. This shows you with
4 increased traffic what we would (computer screen shut off) of
5 course, right. So what it would do is it shows you how we
6 get cars off the street. If you see here, you can see you've
7 got line ups, you've got buses, you get everything off the
8 street, all of your parking off the street to alleviate the
9 traffic on Morgan and to alleviate --

10 MS. MCKAY: So they're going to be on opposite
11 sides.

12 MR. SPIEGEL: The bus drop off, this is
13 completely preliminary.

14 MS. MCKAY: Yeah, oh, okay.

15 MR. SPIEGEL: So this is still schematic design.
16 We are planning on, I mean, the architect will get a traffic
17 study, so they will have to use the traffic input into this.
18 But this is just a very rough about how you could get the
19 amount of cars that you need to get off the street to
20 alleviate the congestion. Because we have all been there, I
21 know Dimeo has seen drop off and pickup as part of their bid
22 process. They went and visited all 3 sites and we know it's
23 an issue, and this program, it tends to alleviate that issue.
24 So it's just a very preliminary, I don't want you to say oh,
25 it's going to be separated, things like that. We still need

1 to explore. But what we're trying to show you is that we
2 have got plenty of space on the site and we can still keep
3 the play space.

4 MS. MCKAY: Okay. And that's why I came to this
5 meeting to understand all the schematics of this.

6 MR. MCBURNIE: Another key point in this is
7 going from the 3 to 2, superintendent Goho mentioned it, but
8 if we were to go bare bones on the 3 schools, there's a
9 possibility, not exactly a possibility, to get into the
10 original budget. But an important thing to consider here is
11 going 3 to 2 between Centredale and Greystone still allows
12 Whelan to be upgraded to the level of finish that you are
13 expecting now after having voted on the bond.

14 MS. MCKAY: Is it, so --

15 MS. D'AMBRA: So even if it goes up again in 3
16 months from now, all 3 or all 2 schools would be able to be
17 completed?

18 MR. MCBURNIE: Do you mean by up again, the
19 construction costs?

20 MS. D'AMBRA: Yes.

21 MR. MCBURNIE: So at this stage of the design,
22 the schematic design, this construction cost is the highest
23 that we would expect it to be, because the design is not
24 fully developed. As the design becomes more fully developed,
25 those costs tend to come down slightly because certain

1 contingencies or fail safes that are baked into those numbers
2 come out because the information is now on paper. So the
3 subcontractors that bid on the work, the market pricing that
4 bids on the work now has a full large kind of picture.

5 MR. SPIEGEL: Competition. Right now, I mean
6 I'll defer to our construction manager, but when we go out
7 and we get these real numbers, they talk to some of their
8 trusted subcontractors, they say this is the price that we
9 would, you know, use now. They only think they're getting 1
10 or 2 numbers off the record. When we actually bid out every
11 portion of work, we're going to have much more contractors
12 coming in and they're going to bid it and it's going to get
13 much more competitive. We've also built in an escalation
14 factor into our current numbers, just in case, we've also
15 built in contingencies, again, just in case. We, I'll defer
16 to our construction managers, but we believe that the price
17 that we are showing you contains enough fail safes that even
18 if we were to see another rise in construction costs that we
19 will be able to complete the program at 2 schools. That
20 said, even with 3 schools, we're, in order to do 3 schools,
21 we may not even be able to do it at the current budget. But
22 if prices continue to rise, there's absolutely no way we
23 could do it.

24 MR. MCBURNIE: And just to clarify, the built-in
25 values, that is typical of a construction project at this

1 time. We're not padding numbers just to show the budget as
2 being high. That is the typical process for this.

3 MS. MCKAY: So then, like a concern that I know
4 that a couple of residents had brought to me was they're
5 putting all of this time and energy into Centredale and
6 Greystone, is Whelan going to be left hanging?

7 MR. MCBURNIE: No.

8 MS. MCKAY: Okay.

9 MR. MCBURNIE: Not at all.

10 MS. MCKAY: And I just want to voice that for
11 them to let them know in the meeting they said it's not going
12 to be left hanging. Because we already had 2 schools merge
13 into Whelan, and it's at capacity.

14 MR. MCBURNIE: And that's what I wanted to
15 clarify with my statement, consolidating the 2, Centredale
16 and Greystone, allows for Whelan to still have a front focus,
17 it doesn't get left behind. Because if we were keep the 3,
18 all 3 would be bare bones and not what you're looking for.

19 MS. MCKAY: Thank you for explaining that.

20 MR. BITSIS: And I can speak to the costing and
21 stuff. At the beginning stages --

22 THE CHAIRMAN: Would you, could you identify
23 yourself, please?

24 MR. BITSIS: Yes, it's Kosta Bitsis, Dimeo
25 Construction. At the beginning stages of the project like

1 this, there's 2 paths that run down. One catches up and
2 that's the CM. Originally they come up and they look at a
3 job and they say we have got to bond so much money to do so
4 much work. And then they go out to construction managers,
5 which I believe there were 6 or 7.

6 MR. SPIEGEL: Seven.

7 MR. BITSIS: Seven construction managers, and we
8 are asked to price up our general conditions and general
9 requirements as to what it costs us to manage the job, not
10 the cost of the work, just to manage the job. Then in this
11 case, an addendum, addendum 3 comes out because questions
12 were asked well, what's the budget. So the budget came out
13 for the 3 schools at 80 million. So we, we projected our
14 management fees at 80 million. Then as the architects
15 continue with the development of the drawings, they're going
16 to go through 3 iterations, they go through schematic design,
17 SD, design development, DD, and then construction documents,
18 CDs. At each level of those documents that come, just like
19 the SDs, we don't, we don't pay attention to anything but
20 what's on those, those drawings, so that we're giving you the
21 number that the market is bearing today.

22 MS. MCKAY: Okay.

23 MR. BITSIS: So when we got those drawings,
24 Kristin Farley, our estimator, she went through and she
25 developed an estimate based on what the quantifiable, what is

1 quantifiable on these SD drawings, which there isn't a lot of
2 the quantities on drawings that you do on SDs because they're
3 more conceptualized. So those quantities are based on square
4 foot numbers, average square foot numbers. So we do that,
5 and we also went out to the marketplace with selected
6 critical subs and asked them to look at it as well, and then
7 they give us numbers. And when we are gathering all those
8 numbers and we come up with a value, we also put in a design
9 and estimating contingency to make sure that as the drawings
10 get developed, there might be things nobody knew about that
11 get added. We also put in a construction contingency, which
12 is during construction, if there were things that were added
13 that we didn't realize. And then there's also an escalation,
14 because right now there seems to be a lot of escalation in
15 the marketplace, like who is paying the same thing for
16 electric and gas and propane.

17 MS. MCKAY: Yes.

18 MR. BITSIS: Forget a year ago, 3 months ago, 6
19 months ago. So we put an escalation in there to protect the
20 estimate from further development of the numbers. So he's
21 correct in saying that we have, you know, we put together a
22 number and we, and it's, we don't put a number just to, okay,
23 let's put the number in, we get the job, let's go and then it
24 goes up. That's not what we do. We have to put the numbers
25 on the drawings that we have at the time with contingencies

1 for future, for further development. And that's where we
2 are. So as far as the cost of the job, I would agree with
3 him that, you know, based on no scope, like the job, the
4 scope of the job, the things that were identified on the job,
5 they should all still be there. I shouldn't even say should,
6 they will be there unless there's a reason that they're taken
7 out.

8 MS. MCKAY: Okay. And I just have one more
9 question. I know I'm talking a lot, but --

10 THE CHAIRMAN: No, that's okay, that's what
11 you're here for.

12 MS. MCKAY: In the August school committee
13 meeting, the developer, I think it was the developer, came
14 and he said that he did not want any schools to be more one
15 story because of the cost of elevators and the cost of the
16 maintenance of the elevator. Now I'm guessing that that's no
17 comparison to another school.

18 MR. SPIEGEL: Yeah.

19 MS. MCKAY: So, yeah.

20 MR. SPIEGEL: Sorry. Excuse me, I didn't mean
21 to be to flippant about it.

22 MS. MCKAY: No, I'm assuming that's not -- so
23 that's completely off the table?

24 MR. MCBURNIE: When you compare the site work
25 required for an additional school.

1 MS. MCKAY: Compared to an elevator.

2 MR. MCBURNIE: To the cost of an elevator, it's

3 --

4 MR. BITSIS: Yes, and then more foundations.

5 MR. SPIEGEL: Yes, and Centredale was the most
6 expensive site, so we're talking about a million dollar
7 elevator, potentially, and \$7 million worth of site work.

8 MS. MCKAY: Right. And now one more question.
9 They did say in the meeting that they weren't going to do any
10 basements because that would save on costs. Now that we're
11 going to combine the 2 schools, would you have a basement?

12 MR. SPIEGEL: We still would try not to have a
13 basement.

14 MS. MCKAY: Okay.

15 MR. SPIEGEL: Because we would need an elevator
16 pit, so that would be below ground, would need some
17 excavation. But in order to keep the project on track, we do
18 not want to go deep into the ground, we do not want to hit
19 ledge, we don't want to uncover any unsuitable soils, you
20 know. A lot of this area is filled with, it's urban fill,
21 it's been redeveloped many many times.

22 MS. MCKAY: Yes, and there's all swamp around
23 it.

24 MR. SPIEGEL: Exactly. So in order to keep the
25 project on budget, we are challenging the designers to make

1 sure that we have very little underground, only what's needed
2 for footings or foundations or for elevator pits and things
3 like that. And honestly, it's, basement space is, in my
4 opinion it's wasted space.

5 MS. MCKAY: It is.

6 MR. SPIEGEL: You don't want any educational
7 programs down there, you don't want kids down there.

8 MS. MCKAY: It's just storage.

9 MR. SPIEGEL: And you know what happens with
10 those spaces, they put programs down there that aren't, you
11 know, needed much or --

12 MR. BITSIS: Or it becomes a place to store
13 stuff.

14 MR. SPIEGEL: Exactly.

15 MS. MCKAY: That's exactly what they do.

16 MR. SPIEGEL: And RIDE does not, and RIDE
17 reviews these drawings and RIDE will see if we have too much
18 storage, and they'll say we are not paying for that. So we
19 also need to, we don't want to have multiple rounds of
20 reviews with RIDE. We want to have a great plan that we know
21 hits all their boxes so when they review it, it's not going
22 to be a 2 month fight with them, with Dr. DaSilva, about with
23 this and get rid of this and get rid of this and get rid of
24 this.

25 MS. MCKAY: Right, and you are under that time

1 line to get the 80 percent.

2 MR. SPIEGEL: Yes, so we're actually, we have
3 currently met our time line for 80 percent.

4 MS. MCKAY: We have?

5 MR. SPIEGEL: We have. As of bringing Dimeo on
6 board, we have met our time line for 80 percent. So we are
7 good there, the 79.8 percent, I believe is what the bond
8 calls for, but I saw Maria give me a side eye there, so.

9 MS. MCKAY: She's like not exactly!

10 MR. SPIEGEL: So yes, we have met that time
11 line. So we are good there. But what we're more worried
12 about in dragging our feet is prices continuing to escalate,
13 right, because we're not seeing the volatility in the market
14 that we have seen in terms of steel is up here one day and
15 then down here and then up even higher. But we are still
16 seeing an increase, and it's not, it's not going away. I
17 would like to say that inflation is being cut, but I think
18 the most recent report still had it as 6.5 percent that came
19 out of the feds.

20 MS. MCKAY: And I think it's important to the
21 residents that the projects kind of start soon because, I
22 mean, I'm in the town, I hear chatter at football, I'm at
23 football, I'm at this sport, I'm in the school, and they're
24 like why haven't they started, they started the high school
25 already, you know, is it all about the admin building. Even

1 though that they said that would be 2020 -- 2014 and 2016.

2 MS. D'AMBRA: I know it's a process, but to the
3 community it looks like the administration is getting their
4 new place --

5 MS. MCKAY: That's what it looks like.

6 MS. D'AMBRA: -- and now the kids are getting
7 the shaft.

8 MS. MCKAY: And I know in the development it
9 said July 2014 for admin building and 2016 for the elementary
10 schools, but still it just puts a bad taste and trust wise.

11 THE CHAIRMAN: 2026.

12 MR. SPIEGEL: 2026.

13 MS. MCKAY: 2026, did I say 2016?

14 MR. SPIEGEL: Yes. It's okay though.

15 MS. MCKAY: I'm dyslexic.

16 MR. BITSIS: We're really behind schedule!

17 MS. MCKAY: Yeah you are!

18 MR. MARTONE: We would have had the money for
19 schools in 2016.

20 MS. MCKAY: So 2014 and 2016, but I know that we
21 were at the football field at the high school and parents are
22 just nonstop talking, can you believe this, that
23 administration is going to get it before the kids. And it's
24 so --

25 MR. SPIEGEL: So sure, I can address that.

1 MS. MCKAY: I think that starting sooner is
2 going to be better.

3 MR. POLLOCK: Yes, but they're also doing the
4 auditorium at the same time as part of that project, the
5 library is part of that project, so it's not just the admin
6 building.

7 MR. SPIEGEL: Well, and also just to, what
8 parents I think need to hear is that for the administration
9 building, we had to talk to a few people in order to get the
10 design up and running. For your schools, we went and talked
11 to every single teacher that wanted to talk to us, every
12 single educator, all the administrators. And administration
13 space, it's pretty easy to design, right, it's some offices
14 and things like that. When we're building schools for 300 to
15 500 students, there's just much more to consider.

16 MS. MCKAY: And you want to get that right.

17 MR. SPIEGEL: And we want to get it right.

18 MS. MCKAY: Yes.

19 MR. SPIEGEL: Because what we don't want to do
20 is come back to you in 2 years and say hey, we need to put a
21 modular classroom on your building because we didn't have the
22 space or something like that. That's, that's out of the
23 question.

24 MR. BITSIS: And questions like that most
25 undoubtedly get taken care of by educating the people out in

1 the, the citizens, right.

2 MS. MCKAY: Yes.

3 MR. BITSIS: To explain to them here's where we
4 are, here's one of our steps of X amount of steps that we're
5 doing to give the kids a better school.

6 MS. MCKAY: Yes.

7 MR. BITSIS: And we're going through the process
8 and we are sticking to the process to make sure that it's a
9 guarantee that they're going to get a better school. And as
10 long as they get updates and stuff, they'll calm down.

11 MS. MCKAY: And that's part of the reason I
12 came. I'm hearing all this and I wanted to get the facts to
13 bring to the parents and like this is what's actually
14 happening.

15 MR. BITSIS: Exactly.

16 MS. MCKAY: Don't think that they're short
17 sighting you, and whatever.

18 MR. SPIEGEL: And another thing just to tie into
19 that --

20 MS. MCKAY: Yes.

21 MR. SPIEGEL: There's a funding requirement
22 that's tied into the auditorium. That work needs to be
23 complete or substantially complete by June 30 or we will lose
24 that funding. It makes more fiscal sense to combine 2
25 projects at the high school into one.

1 MS. MCKAY: Right.

2 MR. SPIEGEL: So you get one mobilization, it's
3 one, you know, so that, those projects need to go ahead. If
4 we lose that June 30 funding, then we're in, then we're in
5 real trouble in terms of --

6 MS. MCKAY: Well, that's important to know
7 because I don't think many people know that.

8 MR. SPIEGEL: Yes, so I mean it, we've discussed
9 it, I'm sure it gets lost in the papers, right, you know what
10 I mean, it's not --

11 MS. MCKAY: Yeah, that's all gossip.

12 MR. SPIEGEL: It's not exactly like a splashy
13 headline. But, you know the reason we combined these 2
14 projects is because we wanted to save the town money, it's a
15 lot cheaper to do it that way and because if it's not
16 substantially completed by June 30, you guys are paying for a
17 \$4 million auditorium out of the bond, and that would suck
18 money away from your schools.

19 DR. PALLOTTA: You know what's important, I
20 think the website that was set up?

21 MR. MCBURNIE: Yes.

22 DR. PALLOTTA: You need to go on that website
23 and explain that to the public.

24 MR. SPIEGEL: So maybe, would you -- I think it
25 would be helpful for us, we have a frequently asked questions

1 on the website. Maybe, I would like to give you my card, if
2 you could maybe tell me some of the questions that you're
3 hearing from the parents and things like that, and I can
4 write an answer on the frequently asked questions page,
5 specifically addressing those questions. If someone asked
6 why is the high school project going first, I would type out
7 a much more succinct answer than I have given you, but
8 because it's tied to funding and it's cheaper and things like
9 that.

10 MS. MCKAY: And I would love to share that link
11 on our school website, because I actually have never seen the
12 website.

13 MR. SPIEGEL: The website is live, so we'll give
14 you the website.

15 MS. MCKAY: I've never seen it.

16 MR. BITSIS: The Garden City website was updated
17 a lot and was used and it really, it ceased the frustrations
18 of the people.

19 MS. MCKAY: Yes, I think that's exactly what
20 they need to see.

21 MR. BITSIS: Because they got an access, they
22 can see that, yes, you know.

23 MAYOR LOMBARDI: Too many unknowns.

24 MS. MCKAY: Yes, definitely communication.

25 MR. BITSIS: Ignorance breeds fear, if you don't

1 know what's going on, you fear, so.

2 MR. GOHO: Is there an e-mail link on that so if
3 someone has a question it goes directly to you?

4 MR. MCBURNIE: Yes. We can share the exact
5 link, but it's --

6 MAYOR LOMBARDI: So Chris, if I may. You guys
7 are from Whelan?

8 MS. D'AMBRA: Yes.

9 MAYOR LOMBARDI: Basically.

10 MS. MCKAY: Basically.

11 MAYOR LOMBARDI: So one of the first major
12 concerns was to make sure that everything that was needed
13 would be addressed at Whelan because of the recent closure of
14 Marieville.

15 MS. MCKAY: Yes, a little bit of a mess.

16 MAYOR LOMBARDI: Okay? So, I think it's been
17 going okay. That is to let you know. So when it came to us
18 that some of these 3 schools, not some of them, all 3 of them
19 have to be downsized a little, if we didn't think about
20 consolidating Centredale and Greystone, then see, I thought
21 that was an issue and I think I can speak for most people on
22 this committee, because then Whelan or Greystone wouldn't
23 have gotten, or no, Whelan, Centredale and Greystone wouldn't
24 have gotten done the way we had previously planned for that
25 to happen. Now, I want to just address a couple of things.

1 I want you to understand, safety is going to be our main
2 concern here.

3 MS. MCKAY: Okay.

4 MAYOR LOMBARDI: Okay, with the education. And
5 recreation will either be second or third. First we need to
6 address the safety.

7 MS. MCKAY: Absolutely.

8 MAYOR LOMBARDI: You're talking about busing,
9 that's all going to be studied. If in fact the buses need to
10 go to Greystone via Locust or one of those streets prior to,
11 then that's what's going to happen because we are going to
12 address the safety. We will have a staff, the police
13 department will be actively involved here. And as far as the
14 education at that facility, I can only guarantee you this, I
15 believe we provide first notch education. It can only get
16 better. And you also made a statement that, you know, for
17 teachers and administrators, okay? Me personally, I am not a
18 educator, I will leave that up to the school department, the
19 Chairman, and the superintendent, who I have a great deal of
20 respect for. So I want to just let you know where we're
21 going and how we're going to go there. The other thing is
22 you mentioned about recreation. We start ed maybe a year and
23 a half ago, 2 years ago, with the high school field and the
24 baseball field, we are updating now the tennis courts in
25 Olney.

1 MS. MCKAY: Yes, Olney Park.

2 MAYOR LOMBARDI: We just started construction on
3 the Pate facility down across the street from, on Ivan Street
4 there, Washington Street, 3 and a half acres, going to be a
5 new recreational facility. We will be starting probably
6 within --

7 MR. FUOROLI: I'm meeting them today.

8 MAYOR LOMBARDI: At Coletti's, and that's going
9 to be another full --

10 MS. D'AMBRA: Yeah, I'm not excited about that.

11 MAYOR LOMBARDI: Well, there's a lot of things
12 I'm not excited about.

13 MS. MCKAY: You can't make everyone happy.

14 MAYOR LOMBARDI: We can't make you excited all
15 the time. So, that being the case, we're going to have
16 another 4 and a half acres of recreation at that site. These
17 things take a little time. You get a grant, just because you
18 have been awarded a grant doesn't mean that you can start
19 tomorrow. It's a process, and this fellow from Dimeo is
20 nodding. We have to go answer all the questions, whether
21 it's DEM, infrastructure. And listen, I come from business,
22 I want to get things done yesterday. So this is not easy for
23 me. This is very frustrating, and that's why we're getting
24 into some of the trouble we're getting into, because just do
25 it. This is a process. So I can only guarantee you that in

1 the end, and I'll be on record today, you will be very very
2 happy and satisfied with this project. And by the way, let
3 me preface my remarks by telling you that you're welcome here
4 any, at any meeting to ask these questions. So that you can
5 bring back to your committee an answer, any of the questions
6 that they may have.

7 MS. MCKAY: Right.

8 MAYOR LOMBARDI: You can call our office, I
9 think I can speak for the superintendent's office, you could
10 call their office, if you have a question. And we'll be
11 meeting periodically, and you could come here. But I want
12 you to know this wasn't easy for us, and to go out, by the
13 way, and re-bond for another 34 million, we're on a time
14 frame here. We couldn't afford to lose any more time.

15 MS. MCKAY: No, I agree with that, absolutely.

16 MAYOR LOMBARDI: And by the way, the other thing
17 is this, as far as I'm concerned, you said the people went to
18 support a \$125 million bond for 3 schools and admin or
19 whatever, the admin building.

20 MS. MCKAY: Yes.

21 MAYOR LOMBARDI: The other side of the coin is
22 the people went to support the \$125 million bond, and the way
23 I look at it, because of the flexibility that we have, we're
24 going to get it done, for that money. We're not going to ask
25 them for another penny. Because please believe me, look, my

1 children went to school, your kids are going here, but
2 there's a lot of people out there that you don't know, don't
3 have kids in the school system. You know what they're
4 saying? We don't care.

5 MS. MCKAY: Oh, of course.

6 MAYOR LOMBARDI: So just to let you know, these
7 are the things that we're trying to, how can I say.

8 MS. MCKAY: Balance out.

9 MAYOR LOMBARDI: Yes, and --

10 MS. MCKAY: I know you get it from all the
11 sides.

12 MAYOR LOMBARDI: Right, and by the way, that's
13 why I said to you, you're welcome here any time, we need to
14 hear that. But, and you need to hear why we're here and why
15 we're thinking about, and there will be a final decision
16 today, to do and to make sure that we provide the best
17 possible education that we can. I don't know what else, and
18 I'll answer any questions that you, you may have.

19 THE CHAIRMAN: Well, I think the main thing is
20 that when you leave here, and I want you to leave here
21 without saying oh, they didn't let me ask this question or I
22 wasn't able to ask that question. Please feel free to ask
23 any question you want, and you are invited here at any time
24 we have a meeting. So you know that. Everyone, and I think
25 I speak for everyone here, that we would prefer to have the 3

1 schools built the way we planned, and quality schools though,
2 not to cut the expenses and make it like a low quality
3 school. And when we first heard about this, I'm saying wow,
4 what, do we cut out one of the schools? Who is going to want
5 to answer for that school that we say okay, we're not going
6 to do Centredale, we're going to remodel it a little. I
7 wouldn't want to be in that position.

8 MS. MCKAY: Right.

9 THE CHAIRMAN: But then this other option came
10 up where we were able to combine them, like we did down the
11 street. And that seems to have worked out pretty well, as
12 far as --

13 MS. D'AMBRA: Do you know that Whelan is the
14 lowest income school in the district now?

15 THE CHAIRMAN: Excuse me?

16 MS. D'AMBRA: Do you know that Whelan is the
17 lower income district, school in the district now?

18 THE CHAIRMAN: Okay.

19 MS. D'AMBRA: Since the merger.

20 THE CHAIRMAN: Yes. Like I said, but the school
21 itself is a quality school though, I mean the building
22 itself, I think. Unless there's some comment you would like
23 to make about it.

24 MS. D'AMBRA: No.

25 THE CHAIRMAN: Don't hesitate. If you want to

1 do it, you've got the school committee, you've got the people
2 here.

3 MS. D'AMBRA: Whelan needs to be updated, Whelan
4 needs a lot of changes.

5 MAYOR LOMBARDI: You're going to get a new
6 school.

7 MS. D'AMBRA: I'm just worried that the money is
8 going to run out while Greystone and Centredale are being
9 combined.

10 THE CHAIRMAN: No.

11 MR. SPIEGEL: We're building them at the same
12 time.

13 MR. POLLOCK: We're building at the same time,
14 Nicole.

15 MS. D'AMBRA: Oh, that I didn't know, I'm sorry.

16 MR. POLLOCK: That's been public right from the
17 beginning that these, these buildings -- I'm sorry, I don't
18 mean to interrupt.

19 MAYOR LOMBARDI: No.

20 MR. POLLOCK: Were going to be built at the same
21 time. That helps costs. And if I'm incorrect, please jump
22 in, but that helps costs. So these are going to be built at
23 the same time. So it's not like they're going to concentrate
24 on this one school and these other 2, if you remember the
25 time frames that they gave with the projected finish dates

1 are all the same time. So these schools are all on projected
2 to be done, constructed simultaneously and finished, you
3 know, pretty close to the same time. That helps with the
4 costs. But there was never, it's not going to be well, we're
5 going to work on one school and then, you know, we'll see
6 what's left with the other schools. It's all going to be
7 done at the same time.

8 MR. MCBURNIE: And one other --

9 MAYOR LOMBARDI: Can I answer that question?
10 Just one second, I don't want to lose my train of thought.
11 You just made a statement that you wanted to make sure that
12 they weren't shortened up, that being Whelan. Did you just
13 say that?

14 MS. D'AMBRA: Correct, I said that.

15 MAYOR LOMBARDI: So let me answer that. Had we
16 continued to build 3 schools, I can guarantee you that would
17 have got shortened up.

18 THE CHAIRMAN: Yes, that's what would have
19 happened. That's why we're going the route we're going.

20 MR. MCBURNIE: All 3 would have been shortened
21 up. And also, just so that you're aware, in the budget right
22 now with 3 to 2, Whelan is still being carried at the higher
23 dollars per square foot that we are getting from the
24 marketplace. So we didn't, we didn't redo the budget where
25 they lowered dollars per square foot to Whelan to capture it.

1 We are carrying that at the high dollars per square foot so
2 that it gets the quality build that you are expecting.

3 MR. SPIEGEL: So that's, I think we --

4 DR. PALLOTTA: Let's not forget the fact that
5 this total project, we don't have to relocate kids out of
6 town to another building space.

7 MS. MCKAY: Well, that is true.

8 DR. PALLOTTA: Kids are staying in the school.
9 Remember that.

10 MS. MCKAY: And that saves money in itself.

11 DR. PALLOTTA: It does.

12 MAYOR LOMBARDI: It saves you, just one second,
13 just one second. It saves you a lot of aggravation.

14 MS. MCKAY: Yes.

15 MAYOR LOMBARDI: I don't mean to point to you by
16 the way.

17 MS. MCKAY: Oh, that's fine.

18 THE CHAIRMAN: So I'm confident when this is
19 over, the Town of North Providence is going to have the best
20 school system in the state, and maybe in New England, really.
21 I mean I have no kids in the school anymore.

22 MR. POLLOCK: I hope not!

23 THE CHAIRMAN: But in any case, I think when
24 this is over, you could compare us with any community. Look
25 at Providence, I mean, and look at some of the other towns.

1 They might have some better recreation areas or something,
2 and even that we're pretty far ahead of game. But I think
3 we're going to have one of the best school systems,
4 buildings. As far as the end of the education and stuff,
5 that will be up to the people who are sitting here right now.
6 And I think we're doing pretty well in that area also. But
7 rather than go with 2 schools and cut one out, we'll have to,
8 you know, this is the plan we had to go with, because what
9 happened with the price of materials and stuff, we have no
10 control over. I mean I'm sure you go shopping and every once
11 in a while you've got to shop where you're paying \$5 a dozen,
12 for a dozen of them.

13 MS. D'AMBRA: At the market, I get it.

14 THE CHAIRMAN: That's what I'm saying, so.

15 MS. MCKAY: I just want to tell you guys I
16 appreciate you guys explaining this, because the way the
17 Breeze and newspaper explained it was totally different.

18 THE CHAIRMAN: Well, like I said --

19 MS. MCKAY: And that's why I was like I need to
20 come to this meeting to understand what's actually happening.
21 And I, I completely appreciate everyone explaining it.

22 THE CHAIRMAN: I'm not a construction guy,
23 right, but I know that like 2 years ago you could buy a sheet
24 of plywood for \$12. Now what does a sheet of plywood cost?

25 MAYOR LOMBARDI: Tell them about the eggs, Dick.

1 THE CHAIRMAN: I told them about the eggs. See,
2 the Mayor --

3 MS. MCKAY: What about a chicken.

4 THE CHAIRMAN: You have got to understand the
5 Mayor has never been in a supermarket in this his life! So
6 he didn't know eggs, \$5 was expensive. Until I told him.
7 But he says I don't care how much eggs cost. I said Mayor,
8 you'll care if it cost a dollar and a quarter and now it's
9 \$5.

10 MS. D'AMBRA: They're a dollar four at Aldi's.

11 THE CHAIRMAN: Hey, I love you being on my side
12 on this, by the way.

13 MR. GOHO: I did receive one inquiry yesterday,
14 and I think it's important to put the information that I gave
15 to the resident yesterday on the record because I think
16 probably other residents probably feel the same or are
17 wondering about the same. So the question was now that
18 Centredale is on the option, on the table for demolition to
19 combine into Greystone, in order to save money, there might
20 be some sentiment within the Centredale community to say all
21 right, well maybe we, let's remodel Centredale rather than
22 demolish it. So what I explained to the resident is RIDE
23 assesses buildings, and you can speak to this much more
24 technically than I can, on an index that considers the age of
25 the school and the --

1 MR. SPIEGEL: The facility's condition.

2 MR. GOHO: The condition of the school, right.
3 And like the old Marieville School, Centredale has reached
4 that level in the index where it is no longer reimbursable.
5 So any money that's put into Centredale, RIDE potentially
6 would not reimburse because of that index that has been
7 reached.

8 MS. MCKAY: No, I think Centredale needs to be
9 leveled.

10 MR. GOHO: That's number one. The other
11 question that came was, and you know, you mentioned it, about
12 the admin building, if we were to keep all those 3 schools
13 and not do the admin building, because that was the another
14 thing, you know, we discussed this at the last meeting, you
15 know, halt the admin building but do the 3 schools, that
16 would account for potentially some of the deficit that we are
17 looking at. But what I explained to the resident is we
18 receive a 5 percent bonus of approximately \$6.25 million into
19 this project. It's called the newer and fewer bonus. So by
20 closing down the current building, we have \$6.25 million that
21 we would lose if we didn't do what we're doing here. So the
22 resident was like all right, that's good information, I
23 didn't know.

24 MR. SPIEGEL: So the plans are predicated on
25 maximizing taxpayer burden, or maximizing the amount of money

1 that's put upon us by the taxpayers. So we look for all of
2 these bonus points, we schedule the work to take advantage of
3 the bonus points and when they are expiring and things like
4 that. So yes, the superintendent is correct. And also just
5 in terms of, just as a blanket statement about renovations,
6 you're not saving a lot of money with renovations, especially
7 with a school like that.

8 MS. MCKAY: No.

9 MR. SPIEGEL: It would be, you would have to
10 move the kids out for 2 years or we would have to do I the
11 work in the summers.

12 MS. MCKAY: I think every resident knows
13 Centredale is not worth saving. I mean --

14 MR. GOHO: The resident who called me didn't
15 have children, but he did just say all right, well now that,
16 if we have to choose between demolition in Centredale or
17 remodeling, there might be some sentiment in the community to
18 rebuild Centredale. And that's when I explained the index
19 would not allow it, RIDE would not reimburse us for that
20 money.

21 MR. SPIEGEL: So as an asset, depending on what
22 the town wants to do with the property, they might consider,
23 you know, a community center or something. You know, there's
24 nothing on the table, nothing has been discussed. But you
25 have options.

1 MR. POLLOCK: So I just want to mention one
2 thing when you talk about open space. And Jimmy might be
3 able to, I think you and I talked briefly about this, is some
4 of us hear from the families, and especially someone that
5 goes to all of the events, the Jets are concerned that once
6 construction starts at Greystone that they won't have a place
7 to practice. But, Centredale, the field itself, is it big
8 enough to accommodate them for their practices?

9 MR. GOHO: That's not something Jimmy and I can
10 answer, we'd have to defer. But my answer would be yes,
11 that's what we've been told.

12 MR. POLLOCK: Right.

13 MR. GOHO: But they can get into the specifics
14 about that, yes.

15 MR. SPIEGEL: When we get -- so we're jumping a
16 little bit ahead.

17 MR. POLLOCK: And I'm not meaning to jump ahead,
18 I'm sorry. It's just reading the comments that are out
19 there, like alleviate some of the comments and concerns and
20 questions.

21 MR. SPIEGEL: So we have hired Dimeo. Dimeo,
22 one of our selection criteria when we were choosing a
23 construction manager was the quality of the logistics plan.
24 Which is how are they going to build safely, how are they
25 going to keep the school running operations smoothly. Dimeo

1 provided a very well thought through logistics plans. We
2 still don't have the final building design or even the final
3 building location, honestly, yet on the site. So I think
4 when we maybe get about 6 months down the road and we are in
5 a construction development or set of documents; as Kosta just
6 mentioned, there's 3 sets of documents to review, that would
7 probably be a better time to have discussion and say okay,
8 how we can make sure that the extracurricular activities that
9 are obviously so important to the community members, how can
10 we make sure that we are maintaining them or if we can't
11 maintain them because of construction, where can we find a
12 place for those to take place.

13 MR. MCBURNIE: That concern would have been
14 there regardless of any change to the program.

15 MR. POLLOCK: No, and I understand that. It's
16 just that's what we hear and that's what we see.

17 MR. MCBURNIE: But that --

18 MR. POLLOCK: At least it will calm the comments
19 and the questions down for a while just knowing that it's --

20 MS. MCKAY: Well, a new field would be better
21 because Greystone is just -- not to, I mean it's an old
22 field.

23 MR. POLLOCK: No, I know.

24 MS. MCKAY: Like I said, my son was full of
25 glass last night, he broke his kneecap, he's gotten very hurt

1 in the field just from holes, not from tackling, just from
2 running laps around the field and falling in holes.

3 MS. D'AMBRA: Her son is not the only one either
4 though.

5 MS. MCKAY: So that's another concern, so I
6 just, I know I'm jumping ahead, we're worried about the
7 schools. But I also just want a safe place for the kids to
8 do recreation.

9 MR. MCBURNIE: But the field is absolutely a
10 part of the school project.

11 THE CHAIRMAN: But when it comes to the field,
12 your son recently got hurt?

13 MS. MCKAY: Yeah.

14 MS. D'AMBRA: Greystone field is a mess.

15 THE CHAIRMAN: Please, well, what I'm saying is
16 please, let us know, let the school department know, let us
17 know through the Mayor's office. We're willing --

18 MS. MCKAY: My son was on crutches 8 weeks.

19 THE CHAIRMAN: Oh, no no, I'm saying we will
20 address it, I mean filling a hole in, I mean, you know.

21 MAYOR LOMBARDI: What we are faced with, and we
22 tried to address it a couple of weeks ago, we are as far away
23 as the phone. You see, all I do to use this is for a phone.
24 You can't even text me. See, so all that chirping that goes
25 on on Facebook or Backbook or Sidebook, I don't know what you

1 want to call it, okay. All that chirping that goes on is not
2 good.

3 MS. MCKAY: No.

4 MAYOR LOMBARDI: It's not good for the town.

5 And by the way, I have zero respect for that. I want you to
6 know that, zero respect.

7 MS. MCKAY: It just gets everyone riled up.

8 MAYOR LOMBARDI: We had an issue with -- no, let
9 me get this off my chest now. We had an issue at Greystone
10 School to try to continue to move this project forward. Jump
11 in whenever you have to. All of a sudden we get a call,
12 right, and it goes on Facebook, they're digging, no one asked
13 us. Let me remind everybody, we own the property. Not any
14 one else. And this might not be the right political
15 statement for me to make, but I really don't know care.

16 MS. MCKAY: Yeah, I know exactly what you're
17 talking about.

18 MAYOR LOMBARDI: So here is the bottom line. We
19 get a call they're digging a hole. Okay, so there was a
20 mistake. Sorry. Dick goes up there, he goes what are they
21 complaining about, they're digging a hole at the end of the
22 field, they could have 2 football practices over here. So
23 the point I'm trying to make is there was no need for that.
24 Call us. Say hey look, what's going on, how long is this
25 going to go on, when will they fill this hole. We can answer

1 those questions.

2 MS. MCKAY: Absolutely.

3 MAYOR LOMBARDI: So that's all we're asking for
4 is a little cooperation.

5 MS. MCKAY: I know exactly what you're talking
6 about and who said it and that I --

7 MAYOR LOMBARDI: And by the way, let me make it
8 perfectly clear that you can't do this. We can get it done,
9 we're all in this together.

10 MS. MCKAY: And we need to work as a team.

11 MAYOR LOMBARDI: No kidding.

12 MS. MCKAY: We need to stop attacking each other
13 and --

14 MR. POLLOCK: I agree with you, Mayor, and
15 that's why I'm trying to curtail what comments may be coming
16 forward, so.

17 MS. MCKAY: And that's why I wanted to clarify
18 so when I see this stuff I can say no, that's not actually
19 what's happening. We need to get the facts straight.

20 DR. PALLOTTA: I want to reiterate my statement
21 about the website. The website is --

22 MAYOR LOMBARDI: You're right, Frank.

23 DR. PALLOTTA: It's not social media, it's not
24 the Breeze. It's the website that will have the truth.

25 THE CHAIRMAN: Yes.

1 MR. SPIEGEL: With the Mayor's permission, I'd
2 like to, or with this committee's permission --

3 MAYOR LOMBARDI: The committee.

4 MR. SPIEGEL: We would like to perhaps reach out
5 to the Breeze, give them the website address, give them the
6 website e-mail so that everybody can log onto it. We will
7 have a frequently asked questions. We have already developed
8 it, the website is live.

9 MR. MCBURNIE: It is live.

10 MR. SPIEGEL: The website is live.

11 MR. GOHO: Chris, if you can give that to us, we
12 will send it out to all families.

13 MS. MCKAY: Oh, I was going to ask that.

14 MR. SPIEGEL: And then some of the questions we
15 talked about today, I'll make sure I add them into the
16 frequently asked questions page, because this is good
17 feedback. So I've got to be honest, I'm not on Facebook, I
18 think it's toxic, so I'm even on it.

19 MAYOR LOMBARDI: Good man.

20 MR. SPIEGEL: So I don't hear a lot of this
21 chatter. It gets brought to me by members of the committee
22 and things like that. So there is a website e-mail, you can
23 just reach out to the e-mail, submit a question and we will
24 provide you a fact-based answer about what's actually going
25 on.

1 MAYOR LOMBARDI: We will also pass that on to
2 our IT department, Ralph, so that he can pass that
3 information through and, you know, have the ability, like we
4 do with a snow storm, send out a blast, no school. But we
5 have the ability to notify the parents, okay. So if it
6 becomes an emergency issue, you will be notified.

7 MS. MCKAY: Right.

8 MAYOR LOMBARDI: We will take care of that. As
9 I stated a few minutes ago, safety is our number one concern.

10 MS. MCKAY: Yes.

11 THE CHAIRMAN: Off the record for one second.

12 (OFF THE RECORD COMMENTS)

13 THE CHAIRMAN: By the way, before you leave
14 here, I want you to feel comfortable that you asked any
15 question you've got. Maybe you didn't get it answered or
16 maybe you didn't hear what you want to hear, but at least I
17 want you to feel that hey, we went there, they let us ask any
18 question we wanted to; and if you leave here without doing
19 that, then it's on you, not on us.

20 MS. MCKAY: I feel like my concerns have been
21 clarified and that I'm able to share them with other
22 community members.

23 THE CHAIRMAN: That will be fine.

24 MS. MCKAY: So have been asking and messaging.

25 THE CHAIRMAN: And some of your feelings were

1 our feelings, but we can't control the price.

2 MS. MCKAY: Exactly. So I know, I mean it's not
3 a perfect world, we can't make everyone happy, of course.
4 But knowing that, what the ideas are going to combining the 2
5 schools and that the other schools aren't going to, like
6 Whelan being left hanging and that there is going to be
7 better fields, these are the things that are coming up and
8 you guys clarified these things for me. And that's all I
9 wanted, and I appreciate it.

10 THE CHAIRMAN: That's on us.

11 MS. MCKAY: I appreciate it.

12 DR. PALLOTTA: So Chris, can you write a summary
13 of the 3 to 2 on the website?

14 MR. SPIEGEL: Yes, I will. We'll have a tab
15 that will say why consolidation, and we'll list everything.

16 DR. PALLOTTA: Instead of the Breeze explaining
17 it.

18 MR. MCBURNIE: Sure.

19 MS. MCKAY: Yeah, I think that's what got
20 everybody --

21 MS. D'AMBRA: That's what got everyone riled up.

22 MAYOR LOMBARDI: As far as Whelan, and I think I
23 can speak for these guys, it hasn't been the easiest facility
24 to address to keep the school in operation so there's no
25 swing space, and also to build a new facility. On the right

1 side, the way that property goes up.

2 MR. MCKAY: It slopes, yes.

3 MAYOR LOMBARDI: It hasn't been easy. But
4 again, to let you know, it's been a top priority to make sure
5 that everything that's needed there will be addressed and
6 completed.

7 MR. SPIEGEL: So if there are no further
8 questions from members of the public or members of the
9 committee, I would recommend a motion be made to advance the
10 consolidation option as presented to the school building
11 committee to the school committee for their approval.

12 MR. O'BRIEN: So moved.

13 DR. PALLOTTA: And there's enough money to
14 support the middle schools.

15 MR. MCBURNIE: Yes.

16 MR. SPIEGEL: Yes.

17 DR. PALLOTTA: In the \$125 million.

18 MS. MCKAY: Thank you, I forgot to mention that.

19 My middle --

20 MR. MCBURNIE: So consolidating from --

21 THE CHAIRMAN: One at a time.

22 MR. MCBURNIE: You go ahead.

23 MS. MCKAY: My middle school soon actually asked
24 me, he goes they were supposed to update the middle school,
25 when are they doing that. So I forgot to mention that.

1 MR. MCBURNIE: So consolidating from 3 to 2
2 still allows for \$4.6 million worth of health and safety
3 upgrades which would be going towards the middle school or
4 other projects that are --

5 MS. MCKAY: And is there a timeline for the
6 middle school?

7 MR. SPIEGEL: The middle school, so we need to
8 get the budget, the GMP signed with the contractors so we
9 know how much we're paying, exactly how much we're paying for
10 this project. But the goal is is that any cost savings from
11 any of the projects get put in that health and safety
12 projects contingency. It's a 4.6 with the current program
13 that we are asking you to vote on today, but we are a million
14 dollars under budget for the high school right now, there's,
15 we will see what we can do with value engineering to make
16 sure Kosta's and Dimeo's numbers get down, we can pull back.
17 So that we hope to raise as opposed to lowering the health
18 and safety projects. And in other projects at the high
19 school, skylights, things like that.

20 MR. MCBURNIE: To answer your question though,
21 it will follow the construction of the elementary schools.
22 So once we --

23 MS. MCKAY: Okay, and in conjunction, it will be
24 all at the same time.

25 MR. MCBURNIE: Yes.

1 MS. MCKAY: Okay, thank you.

2 MR. MCBURNIE: Yes, for the health of the
3 project budget, it would not be wise to allocate those funds
4 to the middle schools prior to locking in a number for the
5 elementary school.

6 MS. MCKAY: Makes sense. Perfect, thank you so
7 much.

8 THE CHAIRMAN: Any other questions? You made a
9 motion, but I don't know if Sue got it all. Did you get the
10 motion?

11 THE REPORTER: I got the motion.

12 THE CHAIRMAN: All right, can I have a second on
13 the motion?

14 MR. MARTONE: Second.

15 THE CHAIRMAN: Second by Mr. Martone. All in
16 favor?

17 (ALL WERE IN FAVOR)

18 THE CHAIRMAN: All opposed? The ayes have it.
19 Motion to adjourn?

20 MR. POLLOCK: Just so you know, so this is going
21 to the school committee next week. It will be heard at the
22 school committee meeting.

23 MS. MCKAY: Next week?

24 MR. MCBURNIE: October 11, yes.

25 MR. SPIEGEL: And we plan on having some updated

1 traffic plans, maybe even a rendering if possible. We're
2 trying to get as much more information, it's a quick
3 turnaround, but we're trying to get some more information as
4 well.

5 MS. MCKAY: All right. I watch them all on
6 line, I don't go in person.

7 MR. POLLOCK: I just want you to know.

8 THE CHAIRMAN: Do you have any more questions?
9 Motion to adjourn?

10 MR. POLLOCK: So moved.

11 DR. PALLOTTA: Second.

12 THE CHAIRMAN: Second, Frank Pallotta. All in
13 favor?

14 (ALL WERE IN FAVOR)

15 THE CHAIRMAN: All opposed? The ayes on it.
16 Welcome again and come back again.

17 (ADJOURNED AT 10:03 A.M.)

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C E R T I F I C A T E

I, Susan V. Fitzpatrick, a Notary Public in and for the State of Rhode Island, hereby certify that the foregoing are a true and accurate record of my stenographic notes that were reduced to print through computer-aided transcription.

In witness whereof, I hereunto set my hand this 18th day of October, 2023.

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

My Commission expires 07/19/26

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