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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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SEPTEMBER 28, 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
- RONALD BACCALA
- MARIO MARTONE
- THOMAS NORATO
- ROBERT O'BRIEN
- MATTHEW MCBURNIE, LEFT FIELD
- CHRIS SPIEGEL, LEFT FIELD
- JIM ROGERS, LEFT FIELD
- PHILIP CONTE, STUDIO JAED
- KOSTA BITSIS, DIMEO CONSTRUCTION
- GREG MANCINI, BUILD RI

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

1           THE CHAIRMAN: All right, meeting will come to  
2 order shortly. Listen, we usually meet downstairs, as you  
3 know, the acoustics in here are not that great, so if you  
4 want to move up, move up, if you can't hear like me, I have  
5 to sit on the table here. But in any case, it's very  
6 important information that we are going to hear this morning,  
7 and so I'm going to turn this over to the people that will  
8 present at this meeting. So in any case, but in any case, if  
9 you want to move up if you can't hear, please do so. And if  
10 you are speaking, speak up a little louder than we normally  
11 do.

12           MR. MCBURNIE: Thank you everyone for coming  
13 this morning. So as the Chief said, we have some recent news  
14 to share with you. This is the main point of this is to put  
15 it in front of you, full transparency, of where the project  
16 stands. It's going to focus on the 3 elementary schools, not  
17 so much the high school. As we go through this presentation,  
18 it is meant for back and forth, so if you have any questions  
19 as we are going through it, please don't hesitate, let's get  
20 them out there and answer them in real time as we're going  
21 through it. Just to kind of prep you for it, the costs that  
22 have come in as part of our budgeting exercise for the 3  
23 elementary schools are much higher than originally  
24 anticipated when the project started going. So we are going  
25 to run you through what we see right now as market pricing

1 and the current status for the 3 schools, and then we're  
2 going to go into a couple of options that we can discuss with  
3 you to see what next steps could be.

4           MR. SPIEGEL: Okay, so thank you everyone. As  
5 Matt said, we're here to, in full transparency of the  
6 process, and because we want this group to be able to  
7 understand all the facts. We are going to be asking you to  
8 make a difficult decision down the line. So the agenda for  
9 today is we will review what the program priorities are. So  
10 what were, through all of our discussions and through all of  
11 our visioning and the new stage 2 application, what this  
12 group decided that priorities were for this program. We'll  
13 talk about the current design program, we'll get into an  
14 estimate analysis, we'll talk about options and then we'll  
15 move on to next steps. We are not looking for a motion today  
16 unless it is unanimously agreed by the group that it's the  
17 right thing to do. We want to put this before you so you  
18 guys have time to think about it, and we'd like to reconvene  
19 in about 2 weeks and probably hope, start moving things  
20 forward. In terms of the priorities overview, we wanted to  
21 create 21st century learning environments for all students in  
22 North Providence. We wanted to design all facilities to be  
23 equitable across the district. We wanted to maximize RIDE  
24 reimbursement to mitigate taxpayer burden, and we want to  
25 ensure projects are delivered on time and on budget. This is

1 the original program budget. As can you see here at \$125  
2 million, this represents approximate cost per square foot at  
3 about \$812 dollars per square foot. Eight hundred twelve  
4 dollars per square foot was about \$115 per square foot higher  
5 than the GMP that I signed only 4 months before for an  
6 elementary school.

7 MR. MCBURNIE: So before we get into the next  
8 couple of slides which show the estimate as received to date,  
9 information that informed that estimate was the latest design  
10 package that Studio JAED provided. That went to both Dimeo's  
11 cost estimating team and a third party estimator that was not  
12 connected to Dimeo at all. So that's kind of our check  
13 against Dimeo's numbers, just to make sure that the CM's  
14 numbers are consistent with the market's value. When we went  
15 through that, we went through 2 rounds of reconciliation. So  
16 what that process looks like is we receive the estimates from  
17 both, they're usually off at the bottom line. We go through  
18 very detailed meetings, full day type meetings with both  
19 estimating teams and try to make sure that there aren't any  
20 holes in either number. We went through that process, got to  
21 an agreed upon value for dollars per square foot. And that's  
22 where we stand now. So that's what's going, that's what  
23 you'll see as informing on the next slide.

24 MR. SPIEGEL: So having said that.

25 MR. MCBURNIE: Okay, so why don't you go ahead.

1 MR. SPIEGEL: No, go ahead.

2 MR. MCBURNIE: So just kind of big picture,  
3 Chris just mentioned 812 per square foot was kind of where  
4 the base budget was sitting. After the reconciliation  
5 process, we are now at \$920 per square foot, and that is  
6 shown. So again, the high school is on here, but the high  
7 school is not a part of this discussion. The high school is  
8 doing very well, it's under budget to date. So that's not a  
9 concern.

10 MR. SPIEGEL: So we recently signed a GMP, and  
11 we still have a million dollars in contingency. And with a  
12 GMP, a guaranteed maximum price, puts the risk on the  
13 construction manager to build that project for that price.  
14 This is additional contingency for owner adds, for things  
15 like that as we move along.

16 MR. MCBURNIE: Where we stand with the current  
17 design package, with the 3 schools, we're at about \$148.2  
18 million. That's taking in the most recent market pricing,  
19 and you may -- yes?

20 MR. MARTONE: I'm sorry, go ahead.

21 MR. MCBURNIE: You may ask well how did it, why  
22 are we just hearing this now when a couple weeks ago or a  
23 month ago there were no issues. It's because we did go out  
24 to the street recently with Dimeo and with a third party  
25 estimator and got true market pricing true self pricing. So

1 another thing to note, Dimeo is getting this information from  
2 the subcontractors. Whether it's Dimeo, Gilbane, Shawmut,  
3 it's the same subcontractors. So this is true market pricing  
4 from the people doing the work in the field. Yes?

5 MR. MARTONE: So where is this, is it labor  
6 costs?

7 MR. SPIEGEL: It's labor, it's materials, it's  
8 gas prices, it's transportation. But I think what's really  
9 driving the cost per square foot and these numbers is you  
10 have 3 very small buildings on 3 very difficult sites. It's  
11 incredibly inefficient to build that way.

12 DR. PALLOTTA: So when they bid on the job, they  
13 didn't have that information?

14 MR. MCBURNIE: They had the base budget  
15 information, yes.

16 DR. PALLOTTA: But they bid on it for a certain  
17 price?

18 MR. MCBURNIE: They bid on it for their services  
19 for the project as a whole. They didn't bid on, they didn't  
20 put a full project value. No CM does that, that's not how --

21 MR. ROGERS: It was vis general conditions.

22 MR. MCBURNIE: Via general conditions. So  
23 regardless of what the value of the project comes to, their  
24 bid doesn't increase or decrease, that's locked in.

25 MR. SPIEGEL: So they bid, well, just for the

1 sake of argument, they bid \$2 million. That is for general  
2 conditions and construction management services. If this  
3 project goes up to 160 million, we're still only paying them  
4 \$2 million. And if it does down, we are still only paying  
5 them \$2 million.

6 DR. PALLOTTA: I'm just concerned about somebody  
7 putting in a bid, low balling the bid, and then coming in  
8 with a higher price and using all the reasons why. That's  
9 happened before in the past.

10 MR. MCBURNIE: That would typically happen more  
11 with a general contractor, not with a construction manager.  
12 So a construction manager, the bids that were requested in  
13 the RFP were not this number, this 148 million. It was how  
14 much for your service and how much for your fee. That's how  
15 we're required to bid out an RFP for a CM. And again,  
16 whether it was Dimeo, Shawmut, Gilbane, this number does not  
17 increase their GC's or their fee. So their bid is still the  
18 low bid. It wouldn't, it would not change. I understand  
19 you're questioning the way it appears on paper that they came  
20 in and maybe said yeah, we can do it for \$125 million, but  
21 then they come and say oh, now that we have the job in our  
22 pocket, they don't make any more money on that. So they  
23 don't increase their bid after the fact.

24 MR. SPIEGEL: And their contract is written that  
25 way and the RFP is written that way.

1           MR. MCBURNIE: If you had a general contractor  
2 or GC, absolutely, that's how it would --

3           DR. PALLOTTA: You said the square foot was  
4 what, 900 some odd?

5           MR. MCBURNIE: Nine hundred and twenty dollars.

6           MR. SPIEGEL: For this, yes, to build 3 schools.

7           THE CHAIRMAN: Nine twenty.

8           DR. PALLOTTA: And what was RIDE's number?

9           MR. MCBURNIE: RIDE's numbers aren't accurate to  
10 the market prices. They're at 5, 5 what?

11          MR. SPIEGEL: They're at 549 a square foot.

12          MR. MCBURNIE: There are no projects that are  
13 happening for that price.

14          MR. ROGERS: Those are funding numbers versus  
15 cost numbers.

16          DR. PALLOTTA: So they're going to be inaccurate  
17 with all the bids across the state with all the school  
18 departments that have submitted a number? RIDE's numbers are  
19 not accurate?

20          MR. SPIEGEL: So RIDE's number are accurate to  
21 what they can afford.

22          DR. PALLOTTA: They're dealing with 20, 20  
23 school districts.

24          MR. SPIEGEL: Yes.

25          DR. PALLOTTA: So they're going to have a



1 problem with 20 school districts.

2 MR. SPIEGEL: Oh, these number, this issue that  
3 we're seeing here, oh yeah, it's everywhere, it's in South  
4 Kingstown, in North Kingstown, it's in Pawtucket, it's in  
5 Central Falls.

6 THE CHAIRMAN: What school district backed off  
7 on their project?

8 MR. MCBURNIE: South Kingstown pushed the bond  
9 vote until May.

10 MR. SPIEGEL: Yes, because they needed more  
11 money, so they pushed their money.

12 MR. MANCINI: Because they need more money, not  
13 because they can't afford it.

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

15 MR. GOHO: I mean, I would just say, again, not  
16 knowing the business as in depth as you guys do, when you  
17 have a company that wins the bid and they're the lowest bid  
18 for all the reasons that you mentioned, there's reasons why  
19 they were the lowest bid. But that doesn't necessarily mean  
20 that they're locked into a number. It's not uncommon for in  
21 the end or as you get closer to pricing, that the, they end  
22 up increasing the pricing higher than what they promised or  
23 what we were led to believe. But to do so for that amount  
24 just 3 or 4 months later, to me, whatever the committee  
25 decides, I have total shaken trust in the construction

1 manager after that.

2 MR. MCBURNIE: So this number here was not just  
3 informed by Dimeo. This is why we have the third party  
4 estimator.

5 MR. GOHO: I know that. I'm not saying those  
6 numbers aren't accurate, but that should have been something  
7 that they had, that should have been part of their bid  
8 presentation. Maybe it was and I don't know. And you would  
9 expect them to come in a little bit higher. But that's a  
10 significant amount of money. I have never seen that kind of  
11 increase in just a 3 month period. Now I know we have some  
12 perfect storm, things going on in the state and nation. But  
13 I'm just tell you from my perspective, and again, I  
14 appreciate the data that you're giving to help calm the  
15 situation down and give an us explanation. But to me this  
16 shakes trust in the construction manager.

17 MR. MCBURNIE: So just to inform you that the  
18 RFP was given to all CMs with a specific budget. So they had  
19 to follow that budget. So they didn't come in and say yes,  
20 it can be done for this. They followed what was shown in the  
21 RFP, which was the current budget at the time. Yes?

22 MR. BITSIS: My name is Kosta, with a K,  
23 B-i-t-s-i-s, Dimeo Construction. So I just it want to put  
24 you at ease about, as much ease as you can be when you see  
25 numbers like this because we haven't seen them out in the

1 industry. When Dimeo and the other contractors looked at  
2 putting their general conditions, general requirements and  
3 fees together to submit for the award, the RFP comes out and  
4 says, you know, we're going to build 3 schools, 4 schools,  
5 whatever it is, and they want to keep all the CMs at the same  
6 level, right. So they say that the budget is, I'm just going  
7 to pick a number, a hundred million dollars. So then we go  
8 off and we put together what it would cost us to manage the  
9 job with our supers, our project manager, our estimators, MEP  
10 coordinators. And then we look at what it would take for  
11 general requirements, which is what we need to be able to run  
12 the job, the temporary trailers, things of that nature. So  
13 we, all of us, put together numbers to manage the job from a  
14 labor standpoint, our labor, not the subs, and the general  
15 requirements that are needed to build the job. So that's  
16 what we had submitted based on the number that's, that puts  
17 everybody at an even level. So then to go forward with that,  
18 then what happens is drawings get developed, right? We take  
19 those drawings, we do an in-house estimate, and we go out to  
20 the street and we get numbers from various subcontractors.  
21 So that we are getting our estimate and it's broken down into  
22 very detailed information. We get the sub input and we sit  
23 down and we go through it. Then the OPM has gone and they  
24 hired --

25 MR. SPIEGEL: Miyakoda.

1           MR. BITSIS: Miyakoda, Miyakoda, which is a  
2 company that is out there, there's several of them, that you  
3 give them the drawings like we got and they do an estimate on  
4 it. Then we get together, we take our estimate and their  
5 estimate and we do side by side comparisons over a long  
6 period of time, right? We go back and forth between them and  
7 if there is some discrepancies, we say all right, well this  
8 is what I had, you know, 800 tons of steel, you had 400 tons.  
9 Then we go back and look at the estimate and we say oh,  
10 you're right, it's 600 tons, it's not 4, it's not 8, it's  
11 600. And then we put together a number. And as a CM, we  
12 also put the contingencies in there, and that's how we  
13 develop the number. If this was a lump sum bid, because I  
14 saw a little bit of, you know, asking as to how that works  
15 with the CM at risk versus a lump sum bid. A lump sum bid is  
16 the subs, you take it, you give it to the subs, you give a  
17 price, they put a price together and it's, and that's why you  
18 see a lot of changes. It's strictly plans and  
19 specifications. They go through the plans, they go through  
20 the specifications. If it's not in there, it's not in the  
21 price. So in a CM assignment, we go through and we work  
22 together with the architect and the OPM and we try and fill  
23 the gaps that -- because you can't put everything on at once.  
24 But in that lump sum arena, it's plans and specs, period.

25           MR. GOHO: The only thing I would counter with,

1 and again, it was a far smaller project, but we are seeing  
2 the opposite with the current project. We're seeing under  
3 budget, we're not seeing escalation of per square footage  
4 prices to that extent after the fact.

5 MR. BITSIS: Well, these numbers, when you're in  
6 this SD estimate, you're not going to get the hard bid  
7 numbers from the subs at this point, right? Because there  
8 the project is still getting developed. So they're looking  
9 at it and saying well, I've got to put X, Y and Z for this  
10 because there's still 2 more iterations of drawings to go,  
11 SD, DD and CDs. So these are budgets. Then once we have,  
12 once we have the CDs and your other 2 estimates, you  
13 reconcile, that's what the market is bearing. Then you go  
14 out with the final set of documents that have everything and  
15 now the subs are in a competitive mode because now I'm  
16 bidding against this guy and that guy. Now I'm giving you  
17 our numbers. You don't go out to all of the subs to get  
18 numbers for an SD estimate. So it's a, it's a process that  
19 you have to go through. We did it, we just finished Garden  
20 City, the ribbon cutting is tonight. I was on that job. It  
21 was the same situation, numbers, you're trying to get the  
22 numbers in line. We finished this job with they did not have  
23 to go back to the town for additional money. So it's a, it's  
24 a different process than maybe what you're used to, but  
25 that's the CM at risk process.

1           MR. MCBURNIE: And I can explain a bit on where  
2 we are with the high school. So Shawmut's numbers and where  
3 the GMP has landed is under what the budget was at the time  
4 of creating it. But just like Kosta says, there are  
5 contingencies within the number of the dollars per square  
6 feet because there are unknowns still at this time. As you  
7 get closer to construction documents and you uncover those  
8 unknowns, that number does tend to come down a bit, and then  
9 the competition drives that number even further. So as  
10 Shawmut is going through and they're bidding out to the  
11 subcontractors, performing scope reviews and then getting a  
12 best and final from their subs, that's dropping that number,  
13 you know, so slightly with each sub. And that's why we,  
14 where we stand now for the GMP, after they have gotten sub  
15 input of real I'm going to hire you type numbers, that's why  
16 we're lower on that. So this number, this 920, has  
17 contingencies in it that will go away once we know more  
18 information as design develops.

19           MR. ROGERS: But to clarify for you one more  
20 time, this is the first time that Dimeo has provided a price  
21 for this project, the full project. Before it was just their  
22 services. This is the first time they have ever produced a  
23 price based on said documents. And that price was verified  
24 by a third party estimator who looked at that same set of  
25 documents and came within 3 percent.

1           MR. GOHO: We had multiple entities sit in front  
2 of when we were trying to determine what the bond should be,  
3 and it came to 125 million. And the thought was that that  
4 was slightly higher than what we would need, because I  
5 remember the discussion was let's add to it, bring to it 125  
6 so we have enough room and that will allow you a contingency  
7 for the high school and the middle schools. So there's  
8 multiple entities that gave us wrong information or didn't  
9 anticipate the market or assured us that the project could be  
10 done with that number. And I think everybody in this room  
11 knows that, so.

12           MR. SPIEGEL: So I think what you alluded to  
13 earlier about this perfect storm, so right now you've got  
14 RIDE bonus points set to sunset in June. So everybody,  
15 school districts need to have their projects on board with  
16 the contractor on board by June. Otherwise, they will give  
17 up whatever bonus points they have. You have ESSER money  
18 which was given to every single school district to do their  
19 construction projects. That all expires at the end of the  
20 summer as well and has to be in a contract by the end of the  
21 summer as well, and then you've got just this general  
22 craziness of the construction market right now where we have  
23 seen 11 percent increase just in the last --

24           MR. MANCINI: Three 3 years.

25           MR. SPIEGEL: Three years, an 11 percent

1 increase. So I mean we're, it's, it's a very difficult  
2 market.

3 DR. PALLOTTA: In terms of process, construction  
4 industry, and I'm not familiar with it. I respect everything  
5 that you said. Why doesn't that, why don't you explain that  
6 to the people who are making the decisions to borrow the  
7 money up front in the beginning so they understand that and  
8 they know that so they put out a more realistic number. To  
9 come back in 3 months with an extra \$20 million is just a  
10 little unfair.

11 MR. MCBURNIE: Did you have, did you have a --

12 DR. PALLOTTA: What's the amount of the  
13 contingency fund?

14 MR. MCBURNIE: The contingency right now is  
15 at --

16 DR. PALLOTTA: Is it still 10 million, or now  
17 it's gone up?

18 MR. SPIEGEL: This one, no. This, in order to,  
19 we can -- maybe it's best if I go to the next slide.

20 MR. MCBURNIE: But with this right here we have  
21 9.7 million contingency that includes --

22 DR. PALLOTTA: Is that going to go up now?

23 MR. SPIEGEL: No, contingency always goes down.

24 MR. MCBURNIE: No, the contingency goes down.  
25 If there's a change in the design, that contingency moves up,



1 so that value goes down.

2 DR. PALLOTTA: So the 20 million is actual costs  
3 for the project?

4 MR. MCBURNIE: Yes, yes, this slide right here  
5 is costs, not funding. So funding was the 125 million. The  
6 costs were \$148 million. And it's just, it's the right thing  
7 to do to consider the contingency as being expended. So I'm  
8 showing it as a cost here.

9 DR. PALLOTTA: You said the project right now is  
10 148, right?

11 MR. MCBURNIE: Yes, 148.

12 DR. PALLOTTA: Of the 148, 9 point something is  
13 the contingency, right?

14 MR. MCBURNIE: Yes.

15 DR. PALLOTTA: So the rest is all additional  
16 costs?

17 MR. MCBURNIE: Yes.

18 DR. PALLOTTA: No extra money was put in  
19 contingency out of the extra 20 million?

20 MR. MCBURNIE: No, no.

21 MR. SPIEGEL: So may this will --

22 MR. MCBURNIE: But to your original question,  
23 when you went through that process of coming up with the 125,  
24 did you have a CM on it, did you have a Dimeo or a Shawmut or  
25 a Gilbane at the table?

1           MR. GOHO: No, we didn't have a construction  
2 manager on board there, but we were told, and I remember  
3 sitting in those meetings and I don't want to point names,  
4 but we can get this project at this number. And we actually  
5 at the time, it was 4 months ago, it was being said that the  
6 construction prices were stabilizing and if anything we might  
7 start to see something go down, but certainly stable where  
8 they are now.

9           MR. SPIEGEL: So I mean --

10          MR. GOHO: So now to hear that construction  
11 prices are escalating, that's not what we were told  
12 approximately 3 months ago. And I'm not blaming anybody, it  
13 is the market at this point.

14          MR. MCBURNIE: I can tell you I probably said  
15 that type of thing, that yes, the market is at a high level,  
16 it's not continuing to go up, but it's not dropping. But  
17 that was with the most up-to-date information at the time.

18          MR. SPIEGEL: But Matt, I think what you're  
19 talking about though is when you decided to go out for 125  
20 million, which was --

21          MR. GOHO: No, I'm talking about when the bond  
22 was passed and we had one of our first building committee  
23 meetings and the OPM was brought on board, those were the  
24 things we were told. And I know that was in conjunction with  
25 Phil's, Studio JAED, that that's what we're seeing at that

1 time.

2 MR. MCBURNIE: Yes, exactly. But it happened in  
3 South Kingstown as well, their estimate came in very high.  
4 So it's not just this one case.

5 MR. BITSIS: Johnston, Johnston is, I'm sorry,  
6 Johnston schools are having the same problem, they had to  
7 stop construction. They're over budget and a few other  
8 issues. But it's --

9 THE CHAIRMAN: Councillor?

10 MR. BITSIS: None of us like being in the  
11 situation that we're in, but we all watch the news and stuff.  
12 And, you know, every time the gas price goes up, all the  
13 petroleum based products that come out of it, all the  
14 petroleum based products go up, it means all the plastics  
15 that we use, all the rubber roofs that we use, all those  
16 numbers go up.

17 MR. SPIEGEL: Asphalt.

18 MR. BITSIS: Asphalt, yes.

19 MR. GOHO: And as I said, we're not seeing those  
20 trends and it's a far smaller project, again, but we are not  
21 seeing those trends in the current project that's under way.  
22 So that's the question.

23 MR. MCBURNIE: Right, right. It's a bit of  
24 apples and oranges.

25 MR. GOHO: Definitely.

1           MR. MCBURNIE: Because it's so further developed  
2 and it's so much smaller.

3           MR. MARTONE: Yes, so you still would have to go  
4 out, these are estimates, you still would have to go out to  
5 bid on them?

6           MR. SPIEGEL: So yes, there's a lot of  
7 assumptions in those numbers. That is, as we were talking  
8 about, that is a schematic design. So Phil has not developed  
9 any single line items, they have not developed every little  
10 piece of specification. We haven't even really chosen  
11 finishes, how much masonry, what types of windows and things  
12 like that. However, Kosta and his team go out to the subs  
13 and they take a look at the drawings and say with this basic  
14 plan, with the assumptions that we have to make, it's \$920 a  
15 square feet. That number will almost certainly come down  
16 once the drawings get further developed, we go through a  
17 value engineering exercise with them, which is when the  
18 construction manager basically says hey, you've got a 4  
19 percent pitch in the roof here, you can do it cheaper with 3  
20 percent. And that, they will give us real time information  
21 about how we can save money. That's how this cost comes  
22 down. As I, like I said, there's lot of assumptions right  
23 now that we have to make about the building because the  
24 drawings aren't where they should be because we can't delay  
25 our schedule by going a hundred percent down the road with

1 this project and it be way more than we can afford and then  
2 we have to stop and go back and have to redesign the entire  
3 building. It makes much more fiscal and schedule sense for  
4 us to come to you now and say we've got an SD, this is what  
5 we're seeing, we need to make some decisions. And that's why  
6 we're here today is to give you all this information so you  
7 guys can make decisions at a later date.

8 MR. MARTONE: Do you have a breakdown of the  
9 increase material wise versus labor wise, for the 124 million  
10 number that we had to work with?

11 MR. MCBURNIE: We could get that for you.

12 MR. MARTONE: I'd just be curious to know, you  
13 know, if one is much bigger than, you know, versus the other.

14 MR. SPIEGEL: Superintendent?

15 MR. O'BRIEN: Yes.

16 MR. SPIEGEL: Other superintendent?

17 MR. O'BRIEN: So this is approximately a 19  
18 percent increase over the 125 million, and I agree with what  
19 you're saying because that seems pretty high, I mean even  
20 construction materials, labor. So I think that breakdown  
21 will be important.

22 MR. SPIEGEL: So you're right, it is very high.  
23 But I think part of that is what we will explain in some of  
24 the next slides is that this current program of 3 very small  
25 schools is an incredibly inefficient and very expensive

1 program to build because now you've got 3 sites, 3 site  
2 works, you're buying different materials in different places,  
3 you have to have 3 supervisions on 3 sites. It's a very  
4 expensive way to build a project. And when you'll see, when  
5 we develop some options for you guys to look at, this cost  
6 per, this cost per square foot comes down significantly when  
7 you start to realize the inefficiencies and delve some  
8 efficiencies back in the program.

9 MR. MCBURNIE: But we'll stay on this high  
10 value. So if you go now to the next slides. So what we want  
11 to do is we want to show you to kind of understand where we  
12 are with the budget and cost. And we went through some  
13 exercises to look at possible options. So we didn't want to  
14 just come to you with a problem and say we don't know what to  
15 do.

16 MR. SPIEGEL: We come with solutions.

17 MR. MCBURNIE: We want to show you some solution  
18 or some possible solutions.

19 MR. SPIEGEL: So option 1 would be increase  
20 program funding. So this is to keep the current design with  
21 everything that guys you want, the 3 school option. It would  
22 be, the advantages to this option would be equitable with  
23 Olney and McGuire. The current designs will remain in place  
24 with minimal changes, there's no sacrificing of programatic  
25 elements of the project. There's no sacrifice of community

1 or extra-curricular spaces if you enlarge the budget, there's  
2 no schedule for it. The disadvantages, of course, it's a  
3 deficit of 24 million, it's an unknown funding source, are we  
4 going to be, are we are going to do surplus funding,  
5 alternative funding mechanisms? And then alternative funding  
6 mechanisms may also require a separate voter referendum.  
7 These, I don't want to underestimate the complications of  
8 this task if we were to publicly fund this project with  
9 additional money. It's whether or not RIDE would be able to,  
10 be willing to look at our project and say we'd be able to  
11 reimburse you I think is an incredibly long shot on an  
12 additional 25 million. Typically you would have to submit  
13 under stage 1 and stage 2, and we need this project done  
14 under contract by June 30 in order to get our bonus points.  
15 That would be very difficult.

16 MR. MARTONE: With all the problems that  
17 everybody is having, I mean RIDE is aware of these problems.

18 MR. SPIEGEL: Oh, yeah.

19 MR. MARTONE: Have they said anything like, like  
20 part of the issue is RIDE is constraining everybody on time,  
21 so everybody is fighting for the same labor, same materials.  
22 Have they said anything with regards to like, hey, we're  
23 screwing everybody here?

24 MR. SPIEGEL: So when we talked to RIDE about  
25 that, their blanket answer is you should contact your

1 representative at the state house.

2 MR. MARTONE: Okay. Well, and I don't know if  
3 you guys know this, but is the deadline set by RIDE because  
4 of the money, and maybe Joe or Frank, you guys know, are the  
5 deadlines set because of federal money that they're getting,  
6 or is it their own arbitrary deadline?

7 MR. SPIEGEL: So it's a little bit of both, but  
8 they want to spend this money, this is an entitlement. If  
9 entitlement's aren't spent, it could be reabsorbed somewhere  
10 else. So this is a true entitlement. If you apply and you  
11 meet all of it, they will give you the money. You know, with  
12 that said, there's probably political forces that really want  
13 to move these projects forward. So giving us a deadline of  
14 June 30th means that districts can't spend a lot of time  
15 going through their, you know what I mean, they can't take  
16 too much time.

17 MR. BACCALA: The wheels keep moving.

18 MR. SPIEGEL: The wheels keep moving, yes, to  
19 keep the projects moving forward, to keep spending the money,  
20 to make sure that it goes to schools so that it doesn't get  
21 absorbed into something else.

22 MR. BACCALA: Other projects.

23 MR. MANCINI: I can answer your question. The  
24 governor's budget, they extended the deadline from December  
25 of this past year to June 30 of 2024 for this money. As



1 Chris indicated, you have to have a contract or construction  
2 manager by that time. I don't know of any federal money. I  
3 think this is all state money from the \$500 million that the  
4 voters approved the last 2 elections for school construction.  
5 That's my understanding, so. So it's not an arbitrary  
6 deadline by RIDE, it's a statutory deadline decided by the  
7 General Assembly.

8 MR. MARTONE: Okay.

9 DR. PALLOTTA: I don't, I don't dispute anything  
10 that you're saying. But, and for the record what bothers me  
11 the most is that the additional cost dominoes to the extent  
12 that if a town or a city cannot afford the additional money,  
13 that backs up to what we eventually told the people in the  
14 beginning what they were getting. They're not going to get  
15 that now.

16 MR. MCBURNIE: It changes what they voted on.

17 DR. PALLOTTA: Because it drastically changes.  
18 So there's a whole trust factor here. Even if we have to go  
19 back to the taxpayers for another \$20 million, there's a  
20 trust factor. And we have to alter, we have to alter the  
21 plans such where it's going to impact a portion of the  
22 community. And, which I think is a little unfair to the  
23 taxpayers. I just think all of this really should have been  
24 explained to any local municipality, what you're explaining  
25 to us now. It's just difficult to swallow a \$20 million

1 increase over a 3 month period. And I'm not questioning how  
2 you, how you get there, I get that. But there's also the  
3 other side, you know, and the other side is the taxpayers  
4 wanting to fund the program to get the new schools. And then  
5 we have got RIDE on the other hand telling us different  
6 numbers, and your number is conflicting. So it, personally,  
7 it puts me in, it puts us in a position, at least me in a  
8 position, where, you know, we're looking at either decreasing  
9 what we originally told the taxpayers, because that's how we  
10 went out to the bond. We told the taxpayers they're going to  
11 get 3 new schools and an administration building. I am  
12 leaning towards the fact that some of these options we are  
13 going to have to go back to them and say sorry, that's not  
14 going to happen.

15 MR. SPIEGEL: Well, so you're right, so let's  
16 get to the options and then, you know, we can discuss. But  
17 I, I mean it is a difficult pill to swallow, you're not  
18 wrong. You're in a difficult position because when the bond  
19 legislation was put out a year and a half ago, things were  
20 markedly different in the industry than they are now. And  
21 trying to play catch up to this point is, like we said, it's  
22 a difficult conversation to have.

23 MR. MCBURNIE: So this is one of the potential  
24 solutions. Yes, Maria?

25 MS. VALLEE: I have a question. The \$24 million

1 deficit, if the committee decides to go out and get the  
2 additional 24, does that also include the health and safety  
3 for the 2 middle schools, or no?

4 MR. MCBURNIE: No, that would take the funding  
5 from those schools.

6 MS. VALLEE: What was the budget for the 2  
7 middle schools?

8 MR. SPIEGEL: Roughly 10 million.

9 MS. VALLEE: Ten million. So we're really under  
10 budget for 34 million?

11 MR. SPIEGEL: If you, yes, if you want to put it  
12 that way.

13 MR. MCBURNIE: So this is one option, increase  
14 the program funding and everything stays the way that it kind  
15 of has been, but then your project in total is up at the 148  
16 million mark.

17 MR. MARTONE: So this is something, I'm sorry, I  
18 don't mean to interrupt, I want to make sure I understand  
19 what Maria just asked. So the 148 is also taking out 10  
20 million that was going to the middle schools?

21 MR. MCBURNIE: Right, the 148 is the 3  
22 elementary schools and the high school addition and the  
23 auditorium.

24 MR. MARTONE: And that --

25 MR. MCBURNIE: No middle school upgrades, no

1 health and safety upgrades. You're still getting health and  
2 safety upgrades with the schools.

3 MR. SPIEGEL: You still get the bonus points.

4 MR. MCBURNIE: Right, so that's not a question.  
5 But if you had a skylight in one of the middle schools you  
6 wanted to fix, that's gone.

7 MR. MARTONE: Right. But the 124 original  
8 number had that in it?

9 MR. MCBURNIE: Yes.

10 MR. MARTONE: Okay.

11 MR. MCBURNIE: So we're, as Maria put it, she's  
12 right, 34 million over because we took that to fund it.

13 MR. SPIEGEL: So option 2 would be program  
14 reduction. So in terms of program reduction, the 3 schools  
15 would remain in place, additional funding may be found, you  
16 know, within the current budget. Disadvantages is you're  
17 going to see reduction of your programming spaces, including  
18 specialized spaces. So that means there will not be separate  
19 gymnasiums, that means that your classrooms will be smaller,  
20 that means that you're going to have to find efficiencies  
21 with some of the specialized spaces that we were. The most  
22 important thing to notice about this, they will absolutely  
23 not be equitable with what you built at Olney and McGuire.  
24 And just so everyone knows in this group, Olney and McGuire  
25 were built at \$523 a square foot.

1 MR. MCBURNIE: In 2019.

2 MR. SPIEGEL: In 2019. And about a 3 month  
3 schedule delay as Phil and his team really go in and, is that  
4 appropriate, Phil, about 3 months?

5 MR. CONTE: Yes.

6 MR. SPIEGEL: For Phil and his team to try to  
7 shave every possibly square inch off the building. Site  
8 work, including community spaces, will be limited. As Kosta  
9 said, petroleum products are high, this might be a situation  
10 where you have to have less teacher parking and people need  
11 to park on the street, just in order to make this project  
12 work. And it eliminates that health and safety project  
13 contingency that we just talking about, the contingency that  
14 we just talked about. This is a very difficult option to  
15 achieve at \$125 million. And I think what, we go back to  
16 program priorities, what we have heard time and time again is  
17 that every single student should have access to the same  
18 quality facility. With this option, you will most certainly  
19 not be giving the kids that go to Greystone the same facility  
20 that they would have at Olney. It's just, the budget will  
21 not allow. The only thing that this thing, this option  
22 really allows you to do is keep 3 schools instead of less  
23 schools. And then -- sorry, go ahead.

24 MR. MARTONE: Can you have a school without a  
25 gym, is that allowed?

1 MR. SPIEGEL: Yes.

2 MR. MCBURNIE: Well, it would be a shared space,  
3 it would be a gym, cafeteria and auditorium.

4 MR. BACCALA: Like it used to be.

5 MR. SPIEGEL: Cafe, I think they call them  
6 cafetoriums.

7 MS. CASINELLI: Gymacafetorium.

8 MR. SPIEGEL: Something like that.

9 MR. BACCALA: Like when we were growing up,  
10 that's how it was.

11 MR. SPIEGEL: Yes. But I think it's, from a  
12 operational standpoint, is about equity. Again, it's really  
13 about equity, and they will not be equitable. So then our  
14 third option, which superintendent Pallotta, Dr. Pallotta,  
15 has referenced already, consolidation, consolidate from 3  
16 into 2 schools. So the advantages will be it aligns with  
17 your current budget, there will be no additional funding  
18 required above the \$125 million. All the elementary schools  
19 will now be equitable across the board. Significant  
20 reduction, and we'll get into this in a second, in the cost  
21 per square foot due to the efficiency of the structure. The  
22 Centredale building, and we can get into reasons why we  
23 selected Centredale, it's not set in stone by any means. But  
24 the Centredale building and site can be repurposed to suit  
25 the town needs. Minimal schedule delay, and a decrease in

1 optional costs. So when you have got 2 buildings instead of  
2 3, you're going to see a slight reduction in your operating  
3 budget, whether that be maintenance or just general upkeep of  
4 the buildings and electricity, heating, power, all of that  
5 sort of thing. Disadvantages, is it will eliminate a school.  
6 Now we, for the sake of this argument, we talked about  
7 Centredale. Traffic increase will require mitigation to  
8 happen on site. We have already actually looked, Phil  
9 actually sent me a preliminary sketch of what that could look  
10 like, it is achievable, to keep the cars off the road. And  
11 it will be a shift, as we talked about, Dr. Pallotta, it will  
12 be a shift in public expectations. So having said that, we'd  
13 like to just show you the budget that was developed based on  
14 Dimeo taking a look at the numbers, going out to real people  
15 on the street with the 2 school options. So these are real  
16 numbers.

17 MR. MCBURNIE: Right, so to explain kind of how  
18 we came to these numbers or how we came to these numbers or  
19 how Dimeo came to these numbers, Studio JAED provided sort of  
20 a rough draft of what it would look like if Greystone were to  
21 go to a 2 level school and consolidate, take the kids from  
22 Centredale into Greystone. And so what we have now is  
23 Greystone at 66,000 square feet versus --

24 MR. POLLOCK: Could you zoom in on that?

25 MR. SPIEGEL: Sure.

1           MR. MCBURNIE: So Greystone is going from, I'm  
2 going to keep going, say what I was going to say, 66,000  
3 square feet. That's up from, I think, 35,000 in the previous  
4 scheme. And the key thing here is instead of the \$920 per  
5 square foot, we're now at \$765 per square foot. Now that may  
6 seem like this is, this doesn't make any sense, why are you  
7 jumping down \$200 per square feet, per square foot, when  
8 you're increasing the building. It's really because that  
9 size of a building, that small size that it was, sort of  
10 skews that number a little bit when you get to a 2 story  
11 building versus a one story building, there are those  
12 efficiencies. So it's still the same amount of site work,  
13 it's not an additional site. Going up with a building is  
14 much different than expanding its footprint. So there is  
15 substantial savings in that dollars per square foot. And  
16 this is, this 765 is typical with what's being seen for  
17 projects of that size.

18           MR. SPIEGEL: But it's 200, but notice we are  
19 talking about efficiency, and it's \$200 less than we have  
20 here per square foot. Now, we also went a little bit higher  
21 because it is by far the most difficult site in the 3 that  
22 we're working with. But you can see what happens when you  
23 start to reduce site work, reduce your supervision, numbers  
24 get smaller.

25           DR. PALLOTTA: The cafetorium space, is that



1 space based on the size of the gym or the cafeteria?

2 MR. SPIEGEL: Phil, please?

3 MR. MCBURNIE: You mean in the 3 schools if they  
4 were to go to one single use?

5 DR. PALLOTTA: Yes. The size of that space,  
6 does that get reduced?

7 MR. SPIEGEL: So I'm going to go out on a limb,  
8 and Phil, correct me if I'm wrong, but it will probably be as  
9 small as it can be in order to fit however many waves of  
10 lunch students you have. If you have 2 waves it will be  
11 smaller than --

12 DR. PALLOTTA: So it won't be sufficient for a  
13 gymnasium?

14 MR. SPIEGEL: Well, you're not playing any  
15 basketball there, no.

16 MR. MCBURNIE: So --

17 MR. NORATO: I have a question.

18 MR. MCBURNIE: Yes.

19 MR. NORATO: You know, let's go back to the  
20 original bond, okay. The original bond was 125 million for 3  
21 schools. Went to the taxpayers, went to the people to go out  
22 and approve the bond for 3 schools. Now we're going to come  
23 back to them and say we're going to consolidate down to 2  
24 schools. You're going to have taxpayers, you know, students  
25 that go to Centredale, Greystone, whatever, their children

1 are going to have to be bused, they're going to have to be  
2 moving around. You may get some, you know, families who are  
3 not going to be happy with this new structure.

4 MR. SPIEGEL: You're right.

5 MR. NORATO: Now, when you do that new  
6 structure, does this have to go back out to approval from the  
7 bond again or families go out and vote on it, I don't want a  
8 new school, whatever.

9 MR. SPIEGEL: I understand your question and we  
10 have got, we have bond counsel, North Providence bond  
11 counsel, looking into it, to make sure that if this option is  
12 decided the way to the path forward, then we are not  
13 presented with any legal challenges. Now on the other end,  
14 are we talking about people's expectations and people being  
15 disappointed? You're absolutely right, you know, people will  
16 be disappointed.

17 MR. NORATO: But people voted for a \$125 million  
18 bond that was put out. Okay, and the original I think was  
19 123 and we threw in another couple million, okay, for 3  
20 schools, 3 locations. We've had flyers going all around the  
21 town. Everybody was all gung ho with this, no taxpayer  
22 increases, whatever, and people were all gung ho, families,  
23 parents, et cetera, children. Now we're going to put them  
24 into consolidation because of the money that, I don't want to  
25 get into say false representation or whatever, but this whole

1 bond was in for \$125 million. Now we're coming up with, like  
2 Maria said, basically a \$34 million increase, not 24, because  
3 it was \$10 million in there for the 2 middle schools.

4 MR. MCBURNIE: Correct.

5 MR. NORATO: We probably might have never  
6 decided, and no disrespect to the superintendent's building  
7 and moving the administration over to the high school, maybe  
8 that wouldn't even have been considered if you knew that  
9 these 3 elementary schools were going to go into 2. Because  
10 there is an existing building that we have, and technically  
11 we didn't have to spend X amount of dollars at the high  
12 school to transfer them.

13 MR. BACCALA: I just want to ask the school  
14 department, my feeling is that to me looks like a very viable  
15 solution, okay, moving Centredale into Greystone, you know.  
16 Now, from an administrative situation with the school, what  
17 is the problem with, with that? And I know some families  
18 might say well yeah, I'm down the street, I can bring my kid  
19 there, I'm going to have to put them on a bus now or drive  
20 them to Greystone. It's got to be what, a half a mile? So  
21 I'm just saying one or the other, but administratively, what  
22 does that, what does that ripple effect do to the --

23 MR. GOHO: So I would say 2 things. First to  
24 Mr. Norato's point about the admiration building, and again,  
25 we had an existing building. But people can't forget that

1 there's a 5 percent bonus on these projects because of the  
2 newer and fewer in that building being built.

3 MR. BACCALA: As far as I'm concerned, we're  
4 past that.

5 MR. GOHO: Oh, no, I know.

6 MR. BACCALA: We're moving on and we still need  
7 that for the community anyway.

8 MR. GOHO: I know. What I'm saying is people  
9 are going to ask why wasn't that considered.

10 MR. BACCALA: Right.

11 MR. GOHO: And when you're talking about, I  
12 don't know, 10 to 12 million, we're short 38, and then you  
13 add the 5 percent that we would not have gotten, so we would  
14 have been short more than that. So 38 minus 12 and minus the  
15 5 percent, so that's the first thing. We talked about this  
16 originally as an option. And there are a lot of efficiencies  
17 that could be realized by this. I think, again, this is a  
18 decision of the community and this, this entity. So I don't  
19 want to speak to whether it's the best option or not, but I  
20 can tell you from an efficiency perspective, it has  
21 advantages and I do not think it significantly overall  
22 changes the goals of the project, which is to make sure that  
23 we get every student in a brand new elementary school with  
24 all of the things that we promised, which would be a full  
25 size gym, a separate cafeteria and the spaces that they need

1 with 21st century. And you are doing so in a location that's  
2 still central to both of those.

3 MR. BACCALA: Because I have to look at it too  
4 from a constituent standpoint and a parent of 5 children who  
5 are young enough now to be there. I'd still rather have them  
6 in a brand new school and a brand new facility a half mile  
7 way than have to go to the taxpayers and say we are going to  
8 increase this another 25 million because we want another  
9 small school on the site, when we can repurpose that site for  
10 something else.

11 MR. GOHO: Well, not only that, so the reason  
12 why we deviated from that was because we talked about, well,  
13 ideally we could do 3 schools.

14 MR. BACCALA: That went out the window.

15 MR. GOHO: And the budget at this number would  
16 be able to support that, so let's go for that. That's why we  
17 did it.

18 MR. BACCALA: I'd like to just say that at least  
19 we have, thank God we have this option to do it, because  
20 right now we'd really be in a pickle if we had schools that 5  
21 miles, maybe 3 or 4 miles from each other.

22 MR. POLLOCK: So as far as this option right  
23 here, we lean towards this option, would it be unrealistic to  
24 have some type of public forum to at least let the parents,  
25 the schools that's going to be effected, kind of explain to

1 them why this is going and why we are moving in this  
2 direction as opposed to everything staying put.

3 MR. BACCALA: I think once we make a decision,  
4 we have got to tell everybody why we are making this  
5 decision. I don't think we can sit here and wait and see  
6 opinions. We don't have the time frame.

7 MR. POLLOCK: Well, I mean no, we're not making  
8 a decision today, you said.

9 MR. SPIEGEL: Well, what we don't have time for  
10 is to reassess the whole program from the very beginning,  
11 because that will cost this project money.

12 MR. POLLOCK: Right.

13 MR. SPIEGEL: Because an escalation will  
14 continue to go up, we will be spending more money. We are  
15 not in jeopardy of losing the bonus points if we spend a  
16 couple months, but this isn't a situation that that's what  
17 you want to do.

18 MR. POLLOCK: I'm not talking months, I'm  
19 talking before we meet again, say next week, we do a public  
20 forum, just something to at least inform them what's going  
21 on.

22 MR. MARTONE: We have got a town council meeting  
23 next week, we can see if we can get it on -- oh, it's on the  
24 agenda anyway, isn't it?

25 MR. BACCALA: Well this is on every month, we

1 put it on every month just to make sure so we can discuss it  
2 if we had to.

3 MR. POLLOCK: It was just a thought.

4 MR. BACCALA: So you can say right now, get it  
5 out it out to the whole public to come to the council meeting  
6 Tuesday night, this is on the agenda, saying there what we  
7 put on the agenda, here's what we have encountered, here's  
8 what we have to discuss, here's what we are looking toward  
9 doing. And even at that, if there's anybody that comes up  
10 and says no, we don't want it, what do we do at that point?

11 MR. SPIEGEL: So I agree with you for  
12 informational purpose, I'll have to refer to the  
13 superintendent.

14 DR. PALLOTTA: Look, you have to start with the  
15 premise that we cannot keep the old buildings. We cannot  
16 keep putting money into a black hole. You have got to start  
17 with that premise. Based on what we're provided with at this  
18 point in terms of dollars and options, does it make sense to  
19 have fewer and newer. Yes, it does. Talking about a mile,  
20 parents, that's not a big issue. Parents in the town are  
21 used to the neighborhood schools. Well the neighborhood  
22 schools are a thing of the past, as we go forward. And I  
23 think you can see that, you know, throughout the state,  
24 throughout the country. So you are saying to us that we  
25 consolidate Centredale into Greystone, it's going to be that

1 number and it's not going to go beyond that number.

2 MR. MCBURNIE: So let me run you through this  
3 cost scenario.

4 MR. BACCALA: I would actually think there'd be  
5 a savings, but that's only me.

6 MR. MCBURNIE: So what we have here, we are at  
7 125 million and we made it that bottom line. But let me kind  
8 of walk you back through it. We plug this 765 into this size  
9 for Greystone, everything adjusted based on that. Whelan we  
10 have the same as the slide before because that one didn't  
11 change. High school addition, auditorium, this is real  
12 numbers from Shawmut and based on the GMP.

13 MR. SPIEGEL: Which is hard numbers.

14 MR. MCBURNIE: So we get to our contingency, we  
15 now have 7 million in contingency. Now again, that's because  
16 the overall cost is lower and it's a percentage of the  
17 overall construction costs. But we still have 4.7 million  
18 for middle school upgrades, with this 125, so.

19 MR. SPIEGEL: And Kosta, what's the construction  
20 contingency SD estimate, what do you guys usually put in?

21 MR. BITSIS: Hold on a second.

22 THE CHAIRMAN: So while he's doing that, let me  
23 ask a question. Based on the conversation, the short  
24 conversations we had, we are faced with a lesser of the 2  
25 evils right now, right? It looks like the 3 schools are out.



1 I don't think anyone wants to go to 150. Mayor, that will be  
2 on --

3 MAYOR LOMBARDI: You can finish.

4 THE CHAIRMAN: Let me ask the question to the  
5 school committee chairman and the superintendent of schools.  
6 What kind of an impact would this have on your program if we  
7 combine those 2 schools?

8 MR. GOHO: I think nothing. I think there's a  
9 lot of efficiencies that could be realized. I think, you  
10 know, the goals of the program as they outlined them will  
11 still be maintained and we would still keeping that promise  
12 to the community.

13 THE CHAIRMAN: Everybody is in a new school.

14 MR. GOHO: Yes, I mean there definitely will be  
15 some angst and maybe some people upset that we didn't  
16 maintain the concept of the 3. But when they realize that  
17 that is the only way we can go forward with new, there may  
18 still be some lingering angst. But once we get to a brand  
19 new school that their kids are moving in, I think that will  
20 dissipate quickly once they move, they get to a new school.  
21 But in terms of our educational program, nothing.

22 THE CHAIRMAN: What do you think the major  
23 problem will be if we combine these 2 schools, if there's an  
24 issue?

25 MR. GOHO: Just the political piece of people

1 saying we were told there would be 3 schools.

2 THE CHAIRMAN: Yes, and --

3 MR. SPIEGEL: So just to add to what the  
4 superintendent was saying, where the real, in my opinion and  
5 I'm not an educator, but where the real detriment to  
6 educational programming would be, would be if you went back  
7 to option 2 and you kept 3 schools, but you significantly  
8 shrunk them.

9 MR. GOHO: And that's a good point because we  
10 are going to deal with upset people now. But if a school  
11 they move into 3 or 4 years from now is pretty much the  
12 facility that they had, only newer and brighter and painted  
13 differently, but if they have to move into a small gym that's  
14 tripled with a cafeteria and a gym, they're going to say this  
15 is what we paid for? At least if they move into a big  
16 beautiful school that has everything that was promised, they  
17 can say at least we paid for what we were told we are going  
18 to get. That's just my opinion in the communities where I  
19 have seen this happen when I have been on these projects.

20 DR. PALLOTTA: Fiscally you're going to have  
21 money for the middle schools?

22 MR. MCBURNIE: Yes.

23 DR. PALLOTTA: And then eventually if we don't  
24 have the money for the middle schools, we're going to have to  
25 go to the town and ask them for the money for the middle

1 schools, and at that point the costs are going to be even  
2 higher.

3 MR. SPIEGEL: And your bonus points with RIDE  
4 will be gone.

5 MR. MCBURNIE: Right.

6 DR. PALLOTTA: Right?

7 MR. MCBURNIE: If you go with the other option.

8 MR. GOHO: I mean I'll just stay from my  
9 experience, the biggest problem that municipalities have is  
10 when the end project is not what people anticipated or were  
11 disappointed about the result of the project. When you look  
12 at the building, you say this is what we got? Why didn't we  
13 spend more money to do this, this and this, or why didn't we  
14 find a way to do this, this and this? I did this in Lincoln,  
15 and the high school there is nice, but people are not  
16 satisfied with the end result.

17 MR. MCBURNIE: Mr. Mayor?

18 MAYOR LOMBARDI: Bob can say something before  
19 me.

20 MR. O'BRIEN: I've just got a question on the  
21 cost per square foot of Whelan. What is that number, I can't  
22 see it.

23 MR. MCBURNIE: 965.

24 MR. SPIEGEL: 965, 200 more.

25 MR. O'BRIEN: I thought you said earlier it was

1 920 --

2 MR. MCBURNIE: That was the average of 3  
3 schools.

4 MR. SPIEGEL: So average of Centredale, Whelan  
5 and Greystone, if you were to average the cost per square  
6 foot for each.

7 MR. O'BRIEN: Because that's a big increase over  
8 the 800.

9 MR. SPIEGEL: It is, it went from 7 -- it's \$200  
10 more than the 760. Part of that like we said is because  
11 Whelan is a very difficult site.

12 MR. GOHO: And I think the other piece with  
13 this, the Centredale people will realize the whole area or  
14 facility for potential recreational use.

15 MR. MCBURNIE: Yes.

16 MR. GOHO: So it may not have a new school, but  
17 now they have something that they don't have, which is a  
18 field and recreational uses.

19 MR. BITSIS: Open space.

20 MR. GOHO: Right in the middle of their  
21 neighborhood.

22 MR. SPIEGEL: Yes, event fields, even swing  
23 space for future projects, it could be turned into a revenue  
24 generator. I'm not sure how you generate revenue out of it.

25 MR. MCBURNIE: Mr. Mayor?

1           MAYOR LOMBARDI: Yes, so listen, the bottom line  
2 is we're not going to the people for another dime. This  
3 project started at 80 million, then it went to 100 million.  
4 Then we said well, let's just make it 125 just to cover in  
5 case there's an issue. I have always felt that whatever, any  
6 type of service, consolidation is our salvation, okay? So I  
7 want to make it clear, and I will say this publicly, I am  
8 opposed to going out for one more penny. This will be a  
9 beautiful facility, and I think that in the end when we  
10 explain this to the people and tell them what we are faced  
11 with and it's another, going to be another 34 million, I just  
12 don't think it's going to fly. I mean yes, we're going to  
13 get some issues, oh, you know, maybe from that immediate  
14 area, some traffic or maybe from that immediate area, I don't  
15 know, why is it coming here. I don't know. Then we have the  
16 advantage that you just mentioned with Centredale after,  
17 that's another story. But the thing is, and someone  
18 mentioned it before and we talked about it yesterday, that if  
19 we knew, then maybe we could have used part of Centredale for  
20 maybe an updating for admin and not have to get into any  
21 construction at the high school. We're there, that's okay.  
22 But at this point in time, I think that we can prove to the  
23 people that we are doing our due diligence and protecting  
24 them and spending their taxpayer dollars wisely. And I just  
25 hope that everybody, you know, all agree to that. But

1 listen, at the end of the day, my name is going on the tax  
2 bill.

3 MR. BACCALA: I don't see any problem with  
4 selling that to the constituents at all.

5 MAYOR LOMBARDI: Neither do I.

6 MR. SPIEGEL: So Maria, you had your hand up for  
7 a while.

8 MS. VALLEE: I have a question. The new  
9 consolidated building, how many students will fit in that  
10 school?

11 MR. SPIEGEL: We are designing to it 580.

12 MR. CONTE: It was 550 to 575.

13 MR. FUOROLI: Right now there's 543.

14 MR. GOHO: Between the 2?

15 MR. FUOROLI: Yes, as of today, this morning.

16 MS. VALLEE: So what's the increase every year  
17 for the elementary schools for both of them?

18 MR. SPIEGEL: Well, we'd have to look at your  
19 demographic report. Your demographic report says you're  
20 going down.

21 MAYOR LOMBARDI: I think there's 40 additional  
22 children this year.

23 MR. GOHO: Yes, the demographic report from last  
24 year said that over the next 10 years we are going up or down  
25 plus or minus one percent over the next 10 years, so stable

1 for 10 years, 30, 35 kids.

2 MS. VALLEE: So my suggestion would be we look  
3 at that before we approve something because you want to build  
4 a building that's going to be --

5 MAYOR LOMBARDI: You don't want to make it  
6 inadequate.

7 MS. VALLEE: And have an increase of the  
8 students is increasing at a higher rate, and at some point  
9 you're not going to be able to --

10 MR. MCBURNIE: Overcrowded.

11 MS. VALLEE: It's going to be overcrowded.

12 MR. SPIEGEL: Yes, we don't want to end up in a  
13 situation where you build a new building and all of a sudden  
14 now you've got to put trailers, right. So the current  
15 design, Phil again is the architect, so tell me, so the  
16 current design has 2 additional flexible spaces that can be  
17 used as classrooms, correct?

18 MR. CONTE: Yes.

19 MR. SPIEGEL: That is built into the program.  
20 Our issue with that with building bigger is RIDE won't fund  
21 it. RIDE will only fund based on your demographic reporting.  
22 So if we were to build the school for 650, RIDE would say,  
23 because they base it on cost per square foot as well as each  
24 student. So RIDE would say sorry, but you only have 525 kids  
25 in your demographic report. You may get 535 in 5 years,

1 we're not letting you build a 600 person school.

2 MR. GOHO: I think the Mayor has said repeatedly  
3 there is no more room in the town for building.

4 MR. MCBURNIE: There isn't.

5 MR. GOHO: So we're not going to see an influx  
6 of a significant amount of enrollment. You know, you may  
7 have multi family units where currently they have 2 kids and  
8 you may have a family who is in there with 4 kids. You may  
9 see that, but with that, that's built into the demographic  
10 study for the next 10 years and it's plus or minus one  
11 percent.

12 MR. SPIEGEL: It is, it's built into the  
13 demographic study as well, and also you don't get all those  
14 kids at the elementary school, you don't get them all at  
15 Centredale, all at Greystone.

16 MR. GOHO: Correct.

17 MR. SPIEGEL: But, you know, also having said  
18 that, we do want to make sure we keep these flexible spaces  
19 because if you build new schools, people will move to North  
20 Providence that have young families. That is what people do,  
21 they want to move to a place with new schools, they don't  
22 want to move to a place that's got schools that are falling  
23 apart, to be honest.

24 DR. PALLOTTA: We have experience. When we  
25 closed Marieville, not a lot of rumbling because the kids



1 were going into a new school.

2 THE CHAIRMAN: Right.

3 DR. PALLOTTA: It's the way you present it to  
4 the people.

5 MR. MCBURNIE: How you tell the story.

6 THE CHAIRMAN: One more statement I'd like to  
7 make for the sake of everyone on the committee. This is  
8 something that took all of us by surprise, by the way. And  
9 we discussed this yesterday because we were having a meeting  
10 today, basically. And I assumed you had some kind of a rough  
11 draft of what you're going to do in this 2 story building?

12 MR. MCBURNIE: Yes, we do.

13 THE CHAIRMAN: Do you have that for them today,  
14 because --

15 MR. SPIEGEL: We can, I can pull it up, sure. I  
16 mean it's basically the same layout.

17 THE CHAIRMAN: Well, let it come to your  
18 presentation, you don't have to do it now. I just wanted to  
19 make everyone aware this was a surprise to us.

20 MR. MCBURNIE: So that building that --

21 THE CHAIRMAN: And we decided that we would love  
22 to discuss it with all the committee at the same time.

23 MR. SPIEGEL: So I think in 2 weeks when we come  
24 back to --

25 THE CHAIRMAN: So are we coming in 2 weeks?

1           MR. MCBURNIE: So in 2 weeks we can come back,  
2 yes, after, when we do ask for a motion, prior to that  
3 motion, I have already spoken with Phil, we will have an  
4 updated floor plan as well as renderings on what a 2 story  
5 building would look like, and we can present that to you  
6 then. But for the sake of this group's conversation now, the  
7 building you saw at Greystone a month ago, it's the same  
8 building, just one floor higher. It's really, because that's  
9 the most efficient and cost effective way to build it.

10           MR. MCBURNIE: And also to clarify, it's a 3  
11 class school, so we have 3 classrooms per grade, I think  
12 there are 4 pre-K classrooms, and there are still 2  
13 additional swing space classrooms if you needed them.

14           DR. PALLOTTA: So you're basically taking the 30  
15 or \$35 million that it was going to cost for Centredale, and  
16 the 3 schools were in the 30 to \$35 million range?

17           MR. SPIEGEL: Yes.

18           DR. PALLOTTA: Each of the schools, so you're  
19 taking that number.

20           MR. SPIEGEL: Cutting it.

21           DR. PALLOTTA: Transferring it to Greystone.

22           MR. SPIEGEL: But not all of it, remember,  
23 because we don't need our third site now, we're not doing  
24 third site work, we're not --

25           THE CHAIRMAN: They don't need the 35 now,

1 because there's no foundations.

2 DR. PALLOTTA: Yes, they can apply it.

3 MR. MCBURNIE: Right, instead of building --

4 DR. PALLOTTA: You can apply the money to the  
5 middle schools?

6 MR. MCBURNIE: Yes, there's \$4.7 million for  
7 that. But instead of building 2 buildings on 2 separate  
8 sites, if that costs 70 million to build one building on one  
9 site, but bigger, that only costs 53 million. So there's  
10 your savings. That's why you're in budget on this one, even  
11 though you are increasing the size of that building. There  
12 are efficiencies with that type of project where you see that  
13 savings of the 24 million that we were showing as the overage  
14 before.

15 MR. MARTONE: So this cost analysis, what does  
16 that factor in for Centredale, knocking the building down?

17 MR. MCBURNIE: This factors in some money for  
18 what is partially been submitted already. So Phil's team has  
19 done some designs for Centredale. They may have to do more  
20 if it's chosen to do something over there. There's some  
21 other money in --

22 MR. SPIEGEL: As part of this project, we have  
23 to do environmental engineering, that is a federal  
24 requirement to go check, make sure there's no mercury in the  
25 soil or some other stuff like that. That is already under

1 way, almost completed. So we have to prepare that report  
2 because --and that actually helps the community out no matter  
3 what because if you guys do want to do something with that  
4 site, now you have already done your environmental  
5 engineering report, you don't have to go back out and do  
6 that.

7 MR. MCBURNIE: And that's --

8 MR. POLLOCK: And that's Centredale, that's  
9 being done, that's already been done, right?

10 MR. SPIEGEL: Environmental has already been  
11 done.

12 MR. MCBURNIE: Yes. Now, on Centredale though,  
13 this doesn't include demo. So this is not, these numbers  
14 don't include demolishing an existing building. So if you go  
15 with this theme and walk away, that building is still sitting  
16 there. You can repurpose it, you can renovate it for a  
17 different project, you can use the fields.

18 MR. SPIEGEL: Community center.

19 MR. MCBURNIE: You have options for it later.  
20 But this doesn't include demolishing the building.

21 MR. ROGERS: No money in the budget.

22 MR. MCBURNIE: No money in the budget, no. But  
23 to your question, right now we have about 3.1 million under  
24 the Centredale or in the Centredale budget that won't all go  
25 there if it's abandoned. That may shift over to Greystone or

1 Whelan for services for Phil's team to come in and upgrade  
2 the Greystone design or maybe some of these, like materials  
3 testing, we move that into Centredale because you may want --

4 MR. SPIEGEL: Unless you want us to do a full  
5 materials report of the Centredale School so you can decide  
6 what you want to do with it. We could keep that money in  
7 there, RIDE would still reimburse it and we could get a full  
8 hazardous materials report so you can take a look at it and  
9 say hey, is this something that we want to demolish or.

10 MR. MCBURNIE: In a perfect world, some of that  
11 money goes into the contingency for the budget overall.

12 MR. SPIEGEL: So geo-technical, I can say pretty  
13 safely right now geo-technical will go back into the project,  
14 things like that, because we haven't done a geo-tech or  
15 anything like that.

16 MR. MARTONE: And sorry, one more question. The  
17 numbers for Greystone, that was not the building that was  
18 originally contemplated that was sent out to the cost  
19 estimator, right?

20 MR. MCBURNIE: No, this has been updated.

21 MR. SPIEGEL: With Dimeo's numbers.

22 MR. MCBURNIE: With Dimeo's numbers.

23 MR. MARTONE: These are not going to go  
24 appreciably higher?

25 MR. MCBURNIE: No.

1 MR. SPIEGEL: No. So that's what I wanted to  
2 ask. So Kosta, what is your construction contingency at SD?

3 MR. BITSIS: Construction contingency at SD is 2  
4 percent.

5 MR. SPIEGEL: Okay.

6 MR. BITSIS: And at the design and estimating  
7 contingency is at 8 percent.

8 MR. SPIEGEL: So you've got a 10 percent, this  
9 number is built in with a 10 percent contingency, plus your 7  
10 million, plus your 4 million, so it's 21, roughly.

11 MR. BITSIS: And just so everybody understands  
12 it, the reason we have these contingencies right now is the  
13 architect is in the process of doing their job to design the  
14 building. Right now we have floor plans, there's no MEP  
15 drawings, mechanical, electrical, plumbing or construction  
16 drawings. Those are the things that will be coming. So when  
17 we are pricing them up, we talk to the structural  
18 engineering, what pounds per square foot should we use for  
19 steel, oh, we figure about this. So there are, so the  
20 numbers are somewhat escalated because you don't know what  
21 you're going to end up with on the final design. So you make  
22 sure that you cover the job so that you don't have that, we  
23 don't tell you a number this month and another number the  
24 next month. They're conceptualized estimates right now based  
25 on conceptualized drawings. So as the drawings get

1 developed, the numbers, typically as the drawings get  
2 developed, the numbers come down because now you're not  
3 dealing with we don't know what's there.

4 MR. SPIEGEL: And our goal is to be as  
5 aggressive as possible.

6 MR. BITSIS: Absolutely.

7 MR. SPIEGEL: With Kosta and with Phil, no  
8 offense to the both of you, I like you both. But we're going  
9 to as aggressive as possible to increase that health and  
10 safety project contingency up and up and up.

11 MR. ROGERS: And within the numbers is an  
12 escalation to cover further increases in construction costs.

13 MR. SPIEGEL: Yes, we have built-in escalation.

14 MR. GOHO: Question. Has thought been given to  
15 going forward with this project in any form, be it with the 3  
16 schools or with the current 2, with no construction manager,  
17 number 1? And then are the costs being driven by labor  
18 because of any agreement that we entered into regarding the  
19 labor that we would hire?

20 MR. SPIEGEL: So we have not -- so right now we  
21 are not in a project labor agreement as of yet.

22 MR. GOHO: So that's not impacting it.

23 MR. SPIEGEL: We have hired a lawyer. I'm  
24 assuming Kosta's engineering numbers are probably running  
25 this as a PLA job. So these numbers are at a PLA job. If we

1 were to bid this out as design bid build traditionally, I  
2 would be very concerned that you would not be -- Phil, I  
3 don't even know if you could have construction level drawings  
4 ready by June to get that bid out. Because if we were to bid  
5 out 70 percent or 60 percent construction document set, just  
6 like what you were talking about, Dr. Pallotta, people would  
7 low bid the heck of out of so that they can coming and change  
8 order you on the back end and make their money. That's how  
9 general contractors make their money. They low bid it and  
10 then they look at everything in the drawings that they can  
11 try to charge you with, and then they hit you with change  
12 orders.

13 MR. GOHO: In my conversations with RIDE and my  
14 experience with RIDE, with construction projects oftentimes  
15 there's a reduction of 10 to 12 percent in the costs by going  
16 with no construction manager. And I'm just putting on it the  
17 table to make sure that we can say we vetted it.

18 MR. MCBURNIE: If you have the drawings up to  
19 construction level now, you would see a savings. But I don't  
20 think it meets your \$24 million overage. So you'd still, you  
21 are still in a problem where you either need to go for  
22 additional plumbing or you change the program to --

23 MR. GOHO: What about going out to bid for a new  
24 construction manager?

25 MR. MCBURNIE: You would get the same



1 information that you are getting from Dimeo.

2 MR. SPIEGEL: And you might end up paying more  
3 general conditions, that's where we saw the numbers from, 8  
4 million was the low, 11 and a half was the high, and 2 people  
5 came in at 11 and a half. And that reflects their labor and  
6 everything else.

7 MR. ROGERS: If we didn't have a construction  
8 manager, we had a GC, we wouldn't know we had this problem  
9 until we went to bid a year from now.

10 MR. MCBURNIE: And the drawings.

11 MR. ROGERS: So that would be --

12 MR. GOHO: But the bids could be coming in  
13 lower.

14 MR. ROGERS: Possibly, but not 24 million lower.

15 MR. GOHO: But they would be lower.

16 MR. ROGERS: Possibly. But my point is we'd  
17 still have a 10, 15, \$24 million issue a year from now.

18 MR. GOHO: But that's a lot different than the  
19 38 million now.

20 MR. ROGERS: But potentially, my point is I'm  
21 not saying it will be lower or not. The point I'm trying to  
22 make now is we have input into the cost now that we wouldn't  
23 have a year from now.

24 MR. GOHO: It depends how you're viewing it, it  
25 depends how you're viewing it. I mean no disrespect.

1           MR. MCBURNIE: If I put this out to a GC now,  
2 send it to a GC, you might be at 170 million, cause they're  
3 going to cover themselves, they're not -- they need to make  
4 money off of it.

5           MR. GOHO: Or we could be another 132 million.

6           MR. SPIEGEL: So Phil, just to put insight in  
7 this conversation, could you have 2 buildings at 60 percent  
8 or enough to bid out a budget?

9           MR. CONTE: No, not at this time.

10          MR. GOHO: Okay, so at least we put the issue in  
11 the public domain.

12          MR. SPIEGEL: No, the right thing to do is  
13 discuss it. The right thing to do is discuss it.

14          MR. GOHO: Yes.

15          MR. SPIEGEL: And I, listen, I have done the  
16 general contractor projects. I did the Smithfield projects,  
17 that was 2 schools under -- 3 schools under a general  
18 contractor. They were much smaller than this, but the level  
19 of service that you've come to expect for this district in  
20 terms of communicating with the public, safety, not being  
21 subject to change orders and things like that, you will not  
22 get that with a general contractor.

23          MR. GOHO: Well, I'm talking about the political  
24 piece because when we go out with this, this move, if we  
25 decide to do it, we are going to have to tell the truth that

1 the construction manager price came in higher than  
2 anticipated. So the natural response from some people is  
3 going to be get another construction manager. So that's why  
4 I wanted to put that out there so we can say we discussed  
5 that, we looked into that, so that no elected official in  
6 this room can be accused of not doing their due diligence or  
7 having a relationship with the construction manager that  
8 people would assume that we know, we're sticking with this  
9 construction manager because of whatever they want to create  
10 in their minds, we had that discussion and then you will be  
11 able to articulate as you just did why you can't do that.

12 MR. MCBURNIE: Yes.

13 MR. MARTONE: But I want to just ask a question  
14 because I want to make sure I understand. The construction  
15 manager, and again, I just want to, I'm not sure I grasp it.  
16 The construction manager when they bid to be construction  
17 manager, they, I thought you said earlier they did not say as  
18 part of their bid I can do this job or I can oversee this job  
19 for 125 million?

20 MR. MCBURNIE: No, they're given a budget to  
21 follow, which was 125 million at the time. And they based  
22 their oversight and general conditions and they base a fee on  
23 that 125 million. So they then go out to the street and get  
24 subcontractor pricing, and that informs what's known as the  
25 trade costs, separate from the CM. So the trade costs are

1 going to be the same, whether it's this CM or that CM. Where  
2 you hire a CM, it's on their oversight and their bid.

3 MR. SPIEGEL: And the CM also, this group or the  
4 subcommittee of this group reviews every single trade cost  
5 because we bid out every single trade possible. With the  
6 general contractor, you're hiring a general contractor. Who  
7 they get to do the job is their business, it's not -- we  
8 don't get to choose. We don't get to say this person was \$40  
9 lower or \$4,000 lower so we are going to choose them. And we  
10 have to remember, general contractors make their money by  
11 marking up their sub's work. So if you charge 10 thousand,  
12 the general contractor is going to say I'm marking this up 5  
13 percent, just like they would at your house, they mark up 5  
14 percent. He does not, construction managers do not make  
15 their money that way, they do not mark up work. So with a  
16 construction manager the subcommittee has the opportunity to  
17 review every single trade discipline. So we'll we will get 3  
18 or 4 steel bids, we will get 3 or 4 masonry bids, and then  
19 the subcommittee will select what's called a recommendation  
20 to approve, an RTA. So there's actually another layer of,  
21 layer of oversight on the trade costs. And how that kind of  
22 helps you is, honestly I've seen in other districts where the  
23 low bid as a roofer, maybe that roofer performed terribly for  
24 North Providence, you guys don't want them getting the work.  
25 So with a general contractor, that same roofer, maybe he did

1 a terrible job and change ordered you. With a general  
2 contractor, you have absolutely no say over that.

3 MR. BITSIS: You don't get the savings either at  
4 the end of the job. On a construction manager, we're, I want  
5 to further answer your question, we bid the job along with  
6 the other construction managers. So we look at it and say  
7 hey, it's a hundred million dollar job, it's going to be 20  
8 something months. So we say okay, we need a project manager,  
9 just like if you were going to build your house, you'd say  
10 well, I'm going to need somebody to manage it. So that's  
11 that, that's having the people out in the field making sure  
12 the job runs safely, making sure the quality is there and  
13 making sure that the values are all correct. That's what we  
14 bid on. Then we give you a fee, which is our profit to do  
15 the job. Then there's the contingencies. Then once the  
16 drawings are completed, we put it out on the street, we get a  
17 minimum of 3 bids, we get competitive numbers. And as I said  
18 before, as the drawings develop, there's more information so  
19 you're not guessing as much, right? You're not doing  
20 estimates based on square footage, you are doing actual take  
21 off, the numbers, the drawings get better, the numbers tend  
22 to come down. At the end of the job, whatever savings are  
23 left go back to the city. Or what we would be doing is  
24 monitoring those savings along the way, so if the city wanted  
25 to add something to the job, the money is there, they could

1 use that. We did that at Garden City, we finished the job  
2 without them going back to the city and saying we need more  
3 money. They got everything they wanted within the job.

4 MR. SPIEGEL: Yes, general contractor will not  
5 give you a dime back.

6 MR. MCBURNIE: That's their profit on it.

7 MR. MARTONE: You were talking about change  
8 orders, how does having a CM affect a building to have  
9 changes?

10 MR. MCBURNIE: So you see what they put in their  
11 change orders. So if they, you make some change, instead of  
12 MC cable in the wall you go with bridge conduit. They show  
13 us their material breakdown, their labor breakdown. We as a  
14 group, mainly Left Field will bring it to you, the committee,  
15 we look it at and review it, check that they're not inflating  
16 anything, and then you see what they're making on it. With a  
17 general contractor, you made that change, they say oh, okay,  
18 it's going to be whatever.

19 MR. BITSIS: Lump sum.

20 MR. ROGERS: And with a CM, you only have  
21 tentative drawings, so it's not drawing to spec, it's not  
22 final. Lump sum it's drawing to spec, it's either on the  
23 drawings or it's not. With the CM, you own the specs, so  
24 there's lot you can shove back to the CM and say that they  
25 own it. And you can't with a general contractor.

1           MR. MCBURNIE: With a CM, if there's a light on  
2 the wall, they know you need a power to the light. With a  
3 GC, you have a light on the wall, they carry the light and  
4 then come to you for a change order saying you didn't have  
5 the wiring on it.

6           MR. BITSIS: No circuit for it, there's no  
7 breaker for it.

8           MR. SPIEGEL: So we keep calling this a CM, but  
9 the actual formal contract is CMAR.

10          MR. ROGERS: At risk.

11          MR. SPIEGEL: Which stands for at risk. So they  
12 give us a price, we sign the GMP, unless it's an owner add or  
13 something crazy, they're, it's their risk in making that  
14 project. With a general contractor, if there is something or  
15 they didn't catch it or something like that, it is now our  
16 risk.

17          MR. MCBURNIE: The main kind of point to make  
18 whether you have CM or GC, you still have a problem and where  
19 we stand right now with the problem. So it's not, going to  
20 GC doesn't fix the problem.

21          MS. VALLEE: Two questions. One, if the GM  
22 gives you a price.

23          THE CHAIRMAN: Can you speak up a little, Maria?

24          MS. VALLEE: The GM, if they give you a  
25 price.

1 MR. MCBURNIE: The CM.

2 MS. VALLEE: The CM, if they give you a price  
3 and it comes in lower, what happens with that surplus?

4 MR. MCBURNIE: That goes into contingency and  
5 eventually it's a savings back to the town.

6 MS. VALLEE: It comes back to the town.

7 MR. MCBURNIE: Yes.

8 MS. VALLEE: The other question that, the  
9 original question that I had was did we look into, because I  
10 agree with superintendent Goho, we should try to check  
11 everything before we decide to do 2 schools only. Did we try  
12 maybe separating it into 3 projects so maybe a smaller  
13 company can come in and do the job that Dimeo would do? Did  
14 we try that?

15 MR. SPIEGEL: We can take a look at that, of  
16 course. My gut reaction is it will not save you any money  
17 and be bigger headaches.

18 MS. VALLEE: Because my concern is we are  
19 looking at the enrollment, the current enrollment right now  
20 for both schools, it's --

21 MR. FUOROLI: It's 543.

22 MS. VALLEE: It's 543 students. The max for the  
23 new building combined would be, what is it?

24 MR. MCBURNIE: It's 558.

25 MS. VALLEE: So if it is what superintendent



1 Goho said a one percent increase average per year, then we  
2 are looking that in less than 3 years, we're at the limit.

3 MR. POLLOCK: It's a one percent either way.

4 MR. GOHO: It's a one percent either way, and  
5 then he mentioned 2 potential flexible space classrooms,  
6 which if it does increase above that one percent, those 2  
7 classrooms would accommodate it.

8 MR. SPIEGEL: But back to the first point you  
9 made though, in order to bid them out as 3 smaller jobs, you  
10 would still need Phil to have drawings.

11 MS. VALLEE: Okay.

12 MR. SPIEGEL: So it would be difficult to  
13 achieve.

14 MS. VALLEE: I'm just asking.

15 MR. SPIEGEL: Absolutely.

16 DR. PALLOTTA: I wouldn't be too concerned about  
17 the one percent because we're not at maximum capacity in the  
18 other schools, the other elementary schools. So that's also  
19 available.

20 MR. BITSIS: In the aggregate you're okay?

21 DR. PALLOTTA: Yes. In terms of time line --  
22 are you done, Maria?

23 MS. VALLEE: I am.

24 DR. PALLOTTA: In terms of a time line and  
25 process, just a suggestion, I think we should have a special

1 school committee meeting, you guys come in and you explain  
2 all of this. The general public will be invited to that and  
3 that will be a public forum that Mr. Pollock spoke about,  
4 give the people an opportunity to vent or whatever. But the  
5 explanation has to be a fiscal explanation as to why we are  
6 doing what we are doing. And so we would at least offer the  
7 public that forum to formalize the school committee meeting,  
8 and then the school committee will take a vote on that and  
9 then come back to the building committee and go forward.

10 MR. POLLOCK: Would we -- sorry.

11 DR. PALLOTTA: But my time line question,  
12 relative to RIDE as you said in the beginning with some time  
13 lines, what are we looking at to have the special meeting to  
14 meet the time line?

15 MR. SPIEGEL: So we've got him on board already,  
16 so right now you have secured your bonus points as long as  
17 the design, which Phil and his team will do, meets those in  
18 bonus points requirement. So we are okay with bonus points.  
19 Where we get nervous with bonus points is if we were to take  
20 the project off the table and rebid it and some of the other  
21 things we're talking about. In terms of really what's  
22 weighing on us is we would love if you guys would just tell  
23 us right now, go ahead, consolidate, then we can cut Phil  
24 loose and we can make up time. That would be ideal for us.  
25 But we know that's not the reality, you guys need to discuss

1 it and think about it. It's a huge decision. So 2 weeks we  
2 think so Phil can get his renderings, get the drawings up to  
3 speed in terms of what we actually present, 2 weeks for us  
4 would probably be a sweet spot to present.

5 DR. PALLOTTA: And can you have the drawings?

6 MR. ROGERS: To present or for approval?

7 MR. SPIEGEL: To present, I think school  
8 committee is going to make their recommendation, they're  
9 going to kick it back down to SBC, SBC gives approval.

10 MR. GOHO: Because it's only my opinion, I don't  
11 think it is big decision at this point. I think it's going  
12 to be obvious we don't have any options, we don't have any  
13 choices, this is the best choice. But we just have to figure  
14 our messaging.

15 MR. SPIEGEL: How to tell the story.

16 MR. POLLOCK: So we do the presentation, comes  
17 to us, we vote. Would council have to do a special election  
18 just to expedite this on their end or just --

19 MR. SPIEGEL: So we don't, no, town council,  
20 really the choices have been made by the school building. We  
21 need a letter of support. So if you guys have to do a motion  
22 to write a letter of support saying the town council supports  
23 the recommendation by the school committee, we don't need a  
24 formal --

25 MR. POLLOCK: No, I'm just asking.

1 MR. SPIEGEL: No, I get it.

2 MR. POLLOCK: That's all I'm asking.

3 MR. MARTONE: Yes, that's fine, there won't be  
4 an issue because we meet once a month, so realistically if we  
5 get back in 2 weeks, we meet the first Tuesday of every  
6 month, so we wouldn't be able to vote on it --

7 MR. SPIEGEL: Well make sure it's --

8 MR. MARTONE: -- until November.

9 MR. SPIEGEL: All right, that's good.

10 MR. GOHO: The other question I have, and I know  
11 you didn't get into the depth of the design, but one of the  
12 complications that potentially came out when we talked about  
13 consolidation initially was the congestion of traffic.

14 MR. SPIEGEL: Sure.

15 MR. GOHO: Parking and traffic in the Greystone  
16 neighborhood. But if what you're saying is accurate that we  
17 would not necessarily have to put a field back at the  
18 Greystone site as large as the one that's currently there --

19 MR. SPIEGEL: Well, we --

20 MR. GOHO: Because that could be transferred to  
21 Centredale.

22 MR. MCBURNIE: Correct.

23 MR. GOHO: So that's going to allow you to  
24 absorb more parking and have the faculty parking and buses on  
25 the actual campus as opposed to the streets.

1           MR. MCBURNIE: Yes, you can use the Centredale  
2 field for the public field that you currently use at  
3 Greystone. Do you use the Greystone field for any of the  
4 students during the day?

5           MR. GOHO: I would venture to say they probably  
6 do.

7           MR. MCBURNIE: So they may need a smaller field  
8 than what they were going to get, and the larger field is  
9 really at Centredale.

10          MR. GOHO: The other field would be, right,  
11 because that would be the other question, having a larger  
12 school on the Greystone site, would you still have room not  
13 only for traffic off the streets and parking for faculty, but  
14 playground areas, some sort of field area, recess area?

15          MR. SPIEGEL: So here is Phil's concept drawing,  
16 it's not fully fleshed out, but here's the concept drawing of  
17 what parking mitigation or traffic mitigation parking would  
18 look like in a 2 story school. So as you can see here, you  
19 push this out, you push this out and then this is the size of  
20 a large field, that field just sets back. This is your  
21 setback right here, you can build all the way up to that  
22 line. So you've got enough space for a field.

23          MR. MCBURNIE: And there would still be  
24 playground area? Okay.

25          THE CHAIRMAN: Can I have a minute as the

1 Chairman, please. If I hear one more person say I've got one  
2 more question! Frank ran out of his questions, so. No, I  
3 just want to get something on the record because this took  
4 everybody by surprise, as you know. I almost fell off the  
5 chair when I heard it. So as someone who has been around a  
6 while, like 50 years, on the council, on the school  
7 committee, on the zoning board, Mayor, chief of staff, a 3  
8 month favor I promised 17 years ago, so do I get the feeling  
9 here that we have 2 choices, going from 3 schools to 2  
10 schools, period, and eliminating one school and using that  
11 school, then you better put your combat outfits on because  
12 they'll come to your house, okay? But do I get the  
13 impression that the combination of 2 schools at Greystone  
14 seems to be what we are, where we're going?

15 DR. PALLOTTA: Yes.

16 THE CHAIRMAN: Is that something we are  
17 considering?

18 MR. FUOROLI: I think so.

19 THE CHAIRMAN: And we're all, if we're  
20 eliminating one of the schools, Jimmy, I'll come work with  
21 you if you do that.

22 MR. FUOROLI: Yes.

23 THE CHAIRMAN: So I just wanted to get that on  
24 the record. So it looks like we're heading that way and I  
25 thought yesterday when we -- we just got wind of this a day

1 or 2 ago, and I couldn't believe it. So we've got some kind  
2 of a plan for the new --

3 MR. MCBURNIE: Yes, yes. So Studio JAED has put  
4 sort of a --

5 THE CHAIRMAN: -- construction? I know it's not  
6 something that could be final, so.

7 MR. MCBURNIE: No, but it's something that can  
8 bring their design up to --

9 THE CHAIRMAN: Well, I only, so could they get  
10 something, some type of --

11 MR. MCBURNIE: Yes, if we were to go to the  
12 school committee meeting, we can, in 2 weeks, would that be  
13 enough time to?

14 MR. SPIEGEL: Yes, we'll have renderings, 2, 1  
15 or 2, yes, we'll have renderings, we'll have a site plan,  
16 we'll have, this will be fleshed out so you guys can see how  
17 many cars you can get off the street, you know, bus plan will  
18 be set up. We will work with Jimmy to figure out exactly how  
19 many buses it will be.

20 MR. MCBURNIE: Right.

21 MR. SPIEGEL: You know, we'll be able to have a  
22 lot more information. But like I said, we're up against the  
23 schedule at this point.

24 THE CHAIRMAN: I just wanted to get that clear.  
25 If anyone has a question about it, ask it now. By the way,

1 we lost a few members already. But I still wanted to get it  
2 on the record.

3 MR. MCBURNIE: So is there, when is the next  
4 school committee meeting?

5 MR. GOHO: The 25th of October, so we have open  
6 Wednesdays on the 11th and the 18th.

7 MR. POLLOCK: We just had it last night.

8 MR. SPIEGEL: So 11, we want sooner.

9 MR. MCBURNIE: Yes.

10 MR. SPIEGEL: If we can do the 11th.

11 DR. PALLOTTA: The 11th?

12 MR. MCBURNIE: Yes, and then we can hold an SBC  
13 meeting the 19th? I'm sorry, not the 19th.

14 MR. SPIEGEL: Thursday.

15 MR. MCBURNIE: The 12th, the next day.

16 MR. SPIEGEL: Yea.

17 DR. PALLOTTA: Would Mario from RIDE be an asset  
18 to that meeting, if the parents had questions?

19 MR. MCBURNIE: So we did have to talk to Mario  
20 as part of this to make sure that this would fly. This will  
21 fly with your current funding mechanisms as long as the bond  
22 language is correct. And Mario and RIDE are very, very  
23 supportive of consolidation. That's a big push that they're  
24 making and you, Mario would be a great person to have speak,  
25 yes.



1 DR. PALLOTTA: Yes, he might quell the parents  
2 who have concerns initially.

3 MR. SPIEGEL: I understand.

4 MR. MCBURNIE: Okay, so.

5 DR. PALLOTTA: You can take care of that, Chris?

6 MR. SPIEGEL: I will.

7 DR. PALLOTTA: Invite him?

8 MR. SPIEGEL: Yes, I'll reach out to Mario. And  
9 look, you know, from a parent perspective, I understand it.  
10 You know, I'm a parent, I've got a son in second grade and  
11 I've got a daughter in pre-school. And the town that I live  
12 in, they are going through this exact same exercise. I can  
13 empathize with these parents. My son's school is probably  
14 going to be the one that's closed, but I understand. I want  
15 my kid to have a new school, not a school where he has to do  
16 occupational therapy in literally a boiler room. Because  
17 that's where my son's doing occupational therapy now.

18 MR. MCBURNIE: Are there any other questions,  
19 though, from this group, because that was in total the main  
20 message for today.

21 (BRIEF PAUSE)

22 MR. MCBURNIE: If there are no further  
23 questions, we will look to get on the schedule for the 11th  
24 for the school committee, special meeting, and then the 12th  
25 for an SBC meeting.

1 THE CHAIRMAN: If there's no other question,  
2 motion to adjourn.

3 DR. PALLOTTA: I'll move.

4 MR. POLLOCK: Second.

5 MR. GOHO: So I just have a question. So that  
6 special meeting would be just, what are we telling the  
7 public, that this is what we are doing? So do we have  
8 precede that.

9 THE CHAIRMAN: That's why I asked the question.

10 MR. GOHO: Or do we vote? So like the entities  
11 that have to vote on this addition, should that happen before  
12 the special meeting or after the special meeting?

13 MR. SPIEGEL: We might, if possible, if we  
14 could, if this group could find an availability for the day  
15 before or the day of the school committee meeting so that the  
16 SBC can make a recommendation to the school committee, that  
17 might be the more, the better way to do this process.

18 MR. MCBURNIE: Can you do it right now, because  
19 it is on the agenda.

20 MR. SPIEGEL: It was, it was on the agenda, yes,  
21 but we don't have all the people here now, there may be a  
22 quorum issue.

23 DR. PALLOTTA: So you're making a recommendation  
24 for option number 2?

25 MR. SPIEGEL: The recommended motion would be to

1 recommend option number 3, consolidation, from 2 schools --  
2 from 3 schools into 2 to the school committee for their  
3 review.

4 DR. PALLOTTA: And having money available for  
5 the middle schools.

6 MR. GOHO: And the high school.

7 DR. PALLOTTA: And the high school. That's all  
8 in the motion?

9 MR. MCBURNIE: Yes.

10 MR. GOHO: The health and safety projects.

11 MR. SPIEGEL: Yes.

12 DR. PALLOTTA: And the health and safety  
13 projects. That's your recommendation?

14 MR. SPIEGEL: That is Left Field's  
15 recommendation.

16 MR. ROGERS: So should we have one more SBC  
17 meeting before the school committee?

18 MR. SPIEGEL: They're, they're able to make a  
19 motion now.

20 MR. ROGERS: Oh, great. Do we have a quorum?

21 DR. PALLOTTA: I'd like to move that  
22 recommendation.

23 THE CHAIRMAN: Do we have a quorum?

24 MR. FUOROLI: No, we don't have a quorum.

25 THE CHAIRMAN: That's what I'm saying, we don't

1 have a quorum.

2 (OFF THE RECORD COMMENTS)

3 MR. MCBURNIE: Do we just call to have another  
4 SBC meeting?

5 MR. SPIEGEL: Just call to have an SBC meeting  
6 the day of the school committee meeting.

7 THE CHAIRMAN: You know what, maybe we should  
8 just call a brief meeting of the voting members for a 20  
9 minute meeting to take a vote on it.

10 MR. GOHO: Yes, I think that would be better  
11 because --

12 THE CHAIRMAN: I don't want to have any legal  
13 issue.

14 MR. GOHO: I don't want us to be accused of  
15 making a rushed decision. And then if we vote on it and  
16 there are 2 more weeks before the school committee meeting,  
17 this is North Providence, so most of this information will be  
18 up and down Mineral Spring Avenue by lunch time.

19 THE CHAIRMAN: We'll call a meeting of the  
20 voting members only and it will be a brief, we could do it  
21 early during the day or later in the night.

22 MR. GOHO: I think people need to have received  
23 the information and make an informed decision that they've  
24 reflected on it for a week or two.

25 MR. MCBURNIE: So do we want to do, do we want

1 to do the 11th, the same day? Do we want to do it next week  
2 or the following week?

3 THE CHAIRMAN: Well, I don't know, when would  
4 you like to do it?

5 MR. SPIEGEL: The 11th.

6 MR. GOHO: The 11th is when we're going to have  
7 the special meeting.

8 MR. MCBURNIE: Yes.

9 MR. SPIEGEL: So let's do it the 11th too  
10 because Phil needs some time to get his stuff.

11 THE CHAIRMAN: Is that, the 11th, is that the  
12 date you guys are going to make the presentation?

13 MR. MCBURNIE: For school committee, yes.

14 MR. POLLOCK: Mr. Chairman, so if we are meeting  
15 on the 11th, just say 6 o'clock or 6:30 for our special  
16 meeting.

17 THE CHAIRMAN: Yes.

18 MR. POLLOCK: Chance of meeting an hour, a half  
19 hour before, voting members, in the conference room at the  
20 high school?

21 MR. GOHO: Or we can do a morning meeting like  
22 we normally do.

23 DR. PALLOTTA: That way the building committee  
24 meeting can also be at that public meeting.

25 MR. GOHO: Yes, so we can do it right before it.

1 MR. MCBURNIE: Okay, so right before the school  
2 committee?

3 THE CHAIRMAN: The day of, so you want to do it  
4 the day of?

5 DR. PALLOTTA: Well, that way the building  
6 committee will be at that meeting.

7 THE CHAIRMAN: In the morning?

8 MR. MCBURNIE: No no no, we'll do it at night.

9 DR. PALLOTTA: No, before 6 o'clock.

10 THE CHAIRMAN: So you're going to ask everyone  
11 on that committee to be at the school committee meeting?

12 DR. PALLOTTA: Well, that's going to --

13 MR. SPIEGEL: You could do a joint meeting.

14 (OFF THE RECORD COMMENTS)

15 MR. POLLOCK: At least our meeting is down in  
16 the conference room. We can meet in the conference room, if  
17 they don't want to stay.

18 THE CHAIRMAN: Listen, that's okay with me, as  
19 of now. I don't know what the other members are going to  
20 say.

21 MR. MCBURNIE: Okay.

22 THE CHAIRMAN: Let me do this, we have a couple  
23 of days. Let me make contact, I'm assuming everybody who is  
24 a voting member is okay with that here, okay? I'll get the  
25 list of all the other -- see, it's a little confusing because

1 we have got people sitting here that are not voting members.  
2 So I look out sometimes, there's 22 people here, and but only  
3 14 vote.

4 MR. GOHO: So let me also say this, okay. So we  
5 schedule the meeting for October 11, way ahead of time. But  
6 we have the building committee meeting the day of, people are  
7 going to say you already had that decision made, that was --

8 THE CHAIRMAN: Well, that's why I said --

9 MR. GOHO: That was a kangaroo court. I think  
10 we need to have a building committee meeting like next week  
11 to vote on this.

12 MR. MCBURNIE: Okay, yes.

13 MR. GOHO: And then post the meeting. Because I  
14 think people are going to say that was a done deal.

15 MR. MCBURNIE: Yes.

16 THE CHAIRMAN: It's going to be a quick meeting  
17 because number one --

18 MR. MCBURNIE: So how about SBE meeting on the  
19 5th, that's a week from today, 9 a.m.

20 DR. PALLOTTA: Next Thursday.

21 MR. MCBURNIE: It will be 20 minutes.

22 THE CHAIRMAN: That will be here?

23 MR. MCBURNIE: Yes.

24 MR. POLLOCK: Downstairs?

25 MR. MCBURNIE: Yes.

1 THE CHAIRMAN: Yes, we can do it downstairs.

2 MR. MCBURNIE: Yes, downstairs is fine.

3 THE CHAIRMAN: What did you say, what was the  
4 date?

5 MR. MCBURNIE: 10-5.

6 MR. FUOROLI: At 9.

7 THE CHAIRMAN: Early? Well what's the best time  
8 for everybody here?

9 MR. GOHO: Nine o'clock.

10 THE CHAIRMAN: Nine o'clock.

11 (OFF THE RECORD COMMENTS)

12 DR. PALLOTTA: That will be to take a vote.

13 MR. MCBURNIE: Yes, that will be the agenda.

14 THE CHAIRMAN: Okay, motion to adjourn.

15 DR. PALLOTTA: So moved.

16 MR. FUOROLI: Second.

17 THE CHAIRMAN: Made by Dr. Pallotta, seconded by  
18 Dr. Fuoroli. All in favor?

19 (ALL WERE IN FAVOR)

20 THE CHAIRMAN: Thank you for coming out and  
21 thank you for understanding.

22 (ADJOURNED AT 10:45 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 3rd day of October, 2023.

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

My Commission expires 07/19/26

<b>\$</b>	<p><b>148</b> [7] - 7:13, 17:10, 17:11, 17:12, 27:15, 27:19, 27:21</p> <p><b>148.2</b> [1] - 5:17</p> <p><b>15</b> [1] - 57:17</p> <p><b>150</b> [1] - 41:1</p> <p><b>160</b> [1] - 7:3</p> <p><b>17</b> [1] - 70:8</p> <p><b>170</b> [1] - 58:2</p> <p><b>18th</b> [1] - 72:6</p> <p><b>19</b> [1] - 21:17</p> <p><b>19th</b> [2] - 72:13</p>	<p>26:11, 27:21, 28:14, 29:2, 29:4, 29:22, 30:15, 31:2, 32:21, 33:3, 33:20, 33:22, 34:19, 34:20, 35:9, 37:13, 37:21, 40:25, 41:16, 42:1, 42:7, 42:11, 44:2, 50:10, 50:11, 50:16, 55:15, 58:17, 60:17, 60:18, 61:17, 64:12, 65:2, 65:9, 70:7, 70:9, 75:1, 75:2</p> <p><b>3.1</b> [1] - 52:23</p> <p><b>30</b> [5] - 23:14, 24:25, 47:1, 50:14, 50:16</p> <p><b>30th</b> [1] - 24:14</p> <p><b>34</b> [3] - 27:10, 28:12, 45:11</p> <p><b>35</b> [2] - 47:1, 50:25</p> <p><b>35,000</b> [1] - 32:3</p> <p><b>38</b> [3] - 36:12, 36:14, 57:19</p> <p><b>3rd</b> [1] - 81:10</p>	<p><b>650</b> [1] - 47:22</p> <p><b>66,000</b> [2] - 31:23, 32:2</p> <p><b>6:30</b> [1] - 77:15</p>	<p>42:3, 61:25, 63:12</p> <p><b>addition</b> [3] - 27:22, 40:11, 74:11</p> <p><b>additional</b> [15] - 5:14, 13:23, 17:15, 23:9, 23:12, 25:11, 25:12, 27:2, 28:15, 30:17, 32:13, 46:21, 47:16, 50:13, 56:22</p> <p><b>adds</b> [1] - 5:14</p> <p><b>adjourn</b> [2] - 74:2, 80:14</p> <p><b>ADJOURNED</b> [1] - 80:22</p> <p><b>adjusted</b> [1] - 40:9</p> <p><b>admin</b> [1] - 45:20</p> <p><b>administration</b> [2] - 26:11, 35:7</p> <p><b>administrative</b> [1] - 35:16</p> <p><b>administratively</b> [1] - 35:21</p> <p><b>admiration</b> [1] - 35:24</p> <p><b>advantage</b> [1] - 45:16</p> <p><b>advantages</b> [3] - 22:22, 30:16, 36:21</p> <p><b>affect</b> [1] - 62:8</p> <p><b>afford</b> [4] - 8:21, 9:13, 21:1, 25:12</p> <p><b>agenda</b> [7] - 3:8, 38:24, 39:6, 39:7, 74:19, 74:20, 80:13</p> <p><b>aggregate</b> [1] - 65:20</p> <p><b>aggressive</b> [2] - 55:5, 55:9</p> <p><b>ago</b> [8] - 5:22, 5:23, 18:5, 18:12, 26:19, 50:7, 70:8, 71:1</p> <p><b>agree</b> [4] - 21:18, 39:11, 45:25, 64:10</p> <p><b>agreed</b> [2] - 3:16, 4:21</p> <p><b>agreement</b> [2] - 55:18, 55:21</p> <p><b>ahead</b> [6] - 4:25, 5:1, 5:20, 29:23, 66:23, 79:5</p> <p><b>aided</b> [1] - 81:7</p> <p><b>aligns</b> [1] - 30:16</p> <p><b>ALL</b> [1] - 80:19</p> <p><b>allow</b> [3] - 15:6, 29:21, 68:23</p> <p><b>allowed</b> [1] - 29:25</p> <p><b>allows</b> [1] - 29:22</p> <p><b>alluded</b> [1] - 15:12</p> <p><b>almost</b> [3] - 20:15, 52:1, 70:4</p> <p><b>alter</b> [2] - 25:20</p> <p><b>alternative</b> [2] - 23:5</p> <p><b>amount</b> [6] - 9:23, 10:10, 16:12, 32:12,</p>	
<b>0</b>	<b>2</b>	<b>4</b>	<b>7</b>	<b>8</b>	
<b>07/19/26</b> [1] - 81:14	<p><b>2</b> [61] - 3:11, 3:19, 4:15, 7:1, 7:4, 7:5, 13:10, 13:12, 23:13, 25:4, 27:3, 27:6, 28:13, 30:16, 31:1, 31:15, 31:21, 32:10, 33:10, 33:23, 35:3, 35:9, 35:23, 40:24, 41:7, 41:23, 42:7, 46:14, 47:16, 48:7, 49:11, 49:23, 49:25, 50:1, 50:4, 50:12, 51:7, 54:3, 55:16, 57:4, 58:7, 58:17, 64:11, 65:5, 65:6, 67:1, 67:3, 68:5, 69:18, 70:9, 70:13, 71:1, 71:12, 71:14, 71:15, 74:24, 75:1, 75:2, 76:16</p> <p><b>20</b> [8] - 8:22, 9:1, 17:2, 17:19, 61:7, 76:8, 79:21</p> <p><b>200</b> [2] - 32:18, 43:24</p> <p><b>2000</b> [1] - 1:9</p> <p><b>2019</b> [2] - 29:1, 29:2</p> <p><b>2023</b> [2] - 1:8, 81:10</p> <p><b>2024</b> [1] - 24:25</p> <p><b>21</b> [1] - 54:10</p> <p><b>21st</b> [2] - 3:21, 37:1</p> <p><b>22</b> [1] - 79:2</p> <p><b>24</b> [5] - 23:3, 27:2, 35:2, 51:13, 57:14</p> <p><b>25</b> [2] - 23:12, 37:8</p> <p><b>25th</b> [1] - 72:5</p> <p><b>28</b> [1] - 1:8</p>	<b>9</b>	<b>9</b>		
<b>1</b>	<b>3</b>	<b>5</b>	<p><b>7</b> [3] - 40:15, 44:9, 54:9</p> <p><b>70</b> [2] - 51:8, 56:5</p> <p><b>760</b> [1] - 44:10</p> <p><b>765</b> [2] - 32:16, 40:8</p>	<b>A</b>	
<p><b>1</b> [4] - 22:19, 23:13, 55:17, 71:14</p> <p><b>10</b> [13] - 16:16, 27:8, 27:19, 36:12, 46:24, 46:25, 47:1, 48:10, 54:8, 54:9, 56:15, 57:17, 60:11</p> <p><b>10-5</b> [1] - 80:5</p> <p><b>100</b> [1] - 45:3</p> <p><b>10:45</b> [1] - 80:22</p> <p><b>11</b> [6] - 15:23, 15:25, 57:4, 57:5, 72:8, 79:5</p> <p><b>11th</b> [10] - 72:6, 72:10, 72:11, 73:23, 77:1, 77:5, 77:6, 77:9, 77:11, 77:15</p> <p><b>12</b> [3] - 36:12, 36:14, 56:15</p> <p><b>123</b> [1] - 34:19</p> <p><b>124</b> [2] - 21:9, 28:7</p> <p><b>125</b> [13] - 15:3, 15:5, 17:5, 17:23, 18:19, 21:18, 33:20, 40:7, 40:18, 45:4, 59:19, 59:21, 59:23</p> <p><b>12th</b> [2] - 72:15, 73:24</p> <p><b>132</b> [1] - 58:5</p> <p><b>14</b> [1] - 79:3</p>	<p><b>3</b> [60] - 2:16, 2:22, 3:1, 5:17, 6:10, 8:6, 9:24, 10:11, 11:4, 14:25, 15:24, 16:9, 18:12, 20:19, 21:24, 22:1, 22:3, 22:21, 26:1,</p>	<p><b>4</b> [13] - 4:5, 9:24, 11:4, 12:10, 18:5, 20:18, 37:21, 42:11, 48:8, 50:12, 54:10, 60:18</p> <p><b>4.7</b> [2] - 40:17, 51:6</p> <p><b>40</b> [1] - 46:21</p> <p><b>400</b> [1] - 12:8</p>	<p><b>8</b> [3] - 12:10, 54:7, 57:3</p> <p><b>80</b> [1] - 45:3</p> <p><b>800</b> [2] - 12:8, 44:8</p> <p><b>812</b> [1] - 5:3</p>	<p><b>9</b> [3] - 17:12, 79:19, 80:6</p> <p><b>9.7</b> [1] - 16:21</p> <p><b>900</b> [1] - 8:4</p> <p><b>920</b> [2] - 14:16, 44:1</p> <p><b>965</b> [2] - 43:23, 43:24</p> <p><b>9:00</b> [1] - 1:8</p>	<p><b>a.m</b> [1] - 79:19</p> <p><b>A.M</b> [2] - 1:8, 80:22</p> <p><b>abandoned</b> [1] - 52:25</p> <p><b>able</b> [10] - 3:6, 11:11, 23:9, 23:10, 37:16, 47:9, 59:11, 68:6, 71:21, 75:18</p> <p><b>absolutely</b> [6] - 8:2, 28:22, 34:15, 55:6, 61:2, 65:15</p> <p><b>absorb</b> [1] - 68:24</p> <p><b>absorbed</b> [1] - 24:21</p> <p><b>access</b> [1] - 29:17</p> <p><b>accommodate</b> [1] - 65:7</p> <p><b>accurate</b> [6] - 8:9, 8:19, 8:20, 10:6, 68:16, 81:6</p> <p><b>accused</b> [2] - 59:6, 76:14</p> <p><b>achievable</b> [1] - 31:10</p> <p><b>achieve</b> [2] - 29:15, 65:13</p> <p><b>acoustics</b> [1] - 2:3</p> <p><b>actual</b> [4] - 17:2, 61:20, 63:9, 68:25</p> <p><b>add</b> [5] - 15:5, 36:13,</p>
	<b>6</b>	<b>6</b>	<b>7</b>	<b>8</b>	
		<p><b>5</b> [10] - 8:10, 36:1, 36:13, 36:15, 37:4, 37:20, 47:25, 60:12, 60:13</p> <p><b>50</b> [1] - 70:6</p> <p><b>525</b> [1] - 47:24</p> <p><b>53</b> [1] - 51:9</p> <p><b>535</b> [1] - 47:25</p> <p><b>543</b> [3] - 46:13, 64:21, 64:22</p> <p><b>549</b> [1] - 8:11</p> <p><b>550</b> [1] - 46:12</p> <p><b>558</b> [1] - 64:24</p> <p><b>575</b> [1] - 46:12</p> <p><b>580</b> [1] - 46:11</p> <p><b>5th</b> [1] - 79:19</p>	<b>9</b>	<b>A</b>	
		<p><b>6</b> [2] - 77:15, 78:9</p> <p><b>60</b> [2] - 56:5, 58:7</p> <p><b>600</b> [3] - 12:10, 12:11, 48:1</p>	<p><b>9</b> [3] - 17:12, 79:19, 80:6</p> <p><b>9.7</b> [1] - 16:21</p> <p><b>900</b> [1] - 8:4</p> <p><b>920</b> [2] - 14:16, 44:1</p> <p><b>965</b> [2] - 43:23, 43:24</p> <p><b>9:00</b> [1] - 1:8</p>	<p><b>a.m</b> [1] - 79:19</p> <p><b>A.M</b> [2] - 1:8, 80:22</p> <p><b>abandoned</b> [1] - 52:25</p> <p><b>able</b> [10] - 3:6, 11:11, 23:9, 23:10, 37:16, 47:9, 59:11, 68:6, 71:21, 75:18</p> <p><b>absolutely</b> [6] - 8:2, 28:22, 34:15, 55:6, 61:2, 65:15</p> <p><b>absorb</b> [1] - 68:24</p> <p><b>absorbed</b> [1] - 24:21</p> <p><b>access</b> [1] - 29:17</p> <p><b>accommodate</b> [1] - 65:7</p> <p><b>accurate</b> [6] - 8:9, 8:19, 8:20, 10:6, 68:16, 81:6</p> <p><b>accused</b> [2] - 59:6, 76:14</p> <p><b>achievable</b> [1] - 31:10</p> <p><b>achieve</b> [2] - 29:15, 65:13</p> <p><b>acoustics</b> [1] - 2:3</p> <p><b>actual</b> [4] - 17:2, 61:20, 63:9, 68:25</p> <p><b>add</b> [5] - 15:5, 36:13,</p>	

<p>35:11, 48:6  <b>analysis</b> [2] - 3:14, 51:15  <b>AND</b> [1] - 1:1  <b>angst</b> [2] - 41:15, 41:18  <b>answer</b> [4] - 2:20, 23:25, 24:23, 61:5  <b>anticipate</b> [1] - 15:9  <b>anticipated</b> [3] - 2:24, 43:10, 59:2  <b>anyway</b> [2] - 36:7, 38:24  <b>apart</b> [1] - 48:23  <b>apples</b> [1] - 19:24  <b>application</b> [1] - 3:11  <b>apply</b> [3] - 24:10, 51:2, 51:4  <b>appreciably</b> [1] - 53:24  <b>appreciate</b> [1] - 10:14  <b>appropriate</b> [1] - 29:4  <b>approval</b> [3] - 34:6, 67:6, 67:9  <b>approve</b> [3] - 33:22, 47:3, 60:20  <b>approved</b> [1] - 25:4  <b>approximate</b> [1] - 4:2  <b>arbitrary</b> [2] - 24:6, 25:5  <b>architect</b> [3] - 12:22, 47:15, 54:13  <b>area</b> [6] - 44:13, 45:14, 69:14, 69:24  <b>areas</b> [1] - 69:14  <b>arena</b> [1] - 12:24  <b>argument</b> [2] - 7:1, 31:6  <b>articulate</b> [1] - 59:11  <b>asphalt</b> [2] - 19:17, 19:18  <b>Assembly</b> [1] - 25:7  <b>asset</b> [1] - 72:17  <b>assignment</b> [1] - 12:21  <b>assume</b> [1] - 59:8  <b>assumed</b> [1] - 49:10  <b>assuming</b> [2] - 55:24, 78:23  <b>assumptions</b> [3] - 20:7, 20:14, 20:22  <b>assured</b> [1] - 15:9  <b>AT</b> [1] - 80:22  <b>auditorium</b> [3] - 27:23, 30:3, 40:11  <b>availability</b> [1] - 74:14  <b>available</b> [2] - 65:19, 75:4  <b>Avenue</b> [1] - 76:18  <b>average</b> [4] - 44:2,</p>	<p>44:4, 44:5, 65:1  <b>award</b> [1] - 11:3  <b>aware</b> [2] - 23:17, 49:19</p> <p style="text-align: center;"><b>B</b></p> <p><b>BACCALA</b> [17] - 1:16, 24:17, 24:22, 30:4, 30:9, 35:13, 36:3, 36:6, 36:10, 37:3, 37:14, 37:18, 38:3, 38:25, 39:4, 40:4, 46:3  <b>backed</b> [1] - 9:6  <b>backs</b> [1] - 25:13  <b>balling</b> [1] - 7:7  <b>base</b> [4] - 5:4, 6:14, 47:23, 59:22  <b>based</b> [14] - 11:16, 14:23, 19:13, 19:14, 31:13, 33:1, 39:17, 40:9, 40:12, 40:23, 47:21, 54:24, 59:21, 61:20  <b>basic</b> [1] - 20:13  <b>basketball</b> [1] - 33:15  <b>bearing</b> [1] - 13:13  <b>beautiful</b> [2] - 42:16, 45:9  <b>beginning</b> [4] - 16:7, 25:14, 38:10, 66:12  <b>best</b> [5] - 14:12, 16:19, 36:19, 67:13, 80:7  <b>better</b> [4] - 61:21, 70:11, 74:17, 76:10  <b>between</b> [2] - 12:6, 46:14  <b>beyond</b> [1] - 40:1  <b>bid</b> [39] - 6:12, 6:16, 6:18, 6:19, 6:24, 6:25, 7:1, 7:7, 7:15, 7:17, 7:18, 7:23, 9:17, 9:19, 10:7, 12:13, 12:15, 13:6, 20:5, 56:1, 56:4, 56:7, 56:9, 56:23, 57:9, 58:8, 59:16, 59:18, 60:2, 60:5, 60:23, 61:5, 61:14, 65:9  <b>bidding</b> [2] - 13:16, 14:10  <b>bids</b> [6] - 7:12, 8:17, 57:12, 60:18, 61:17  <b>big</b> [6] - 5:2, 39:20, 42:15, 44:7, 67:11, 72:23  <b>bigger</b> [4] - 21:13, 47:20, 51:9, 64:17</p>	<p><b>biggest</b> [1] - 43:9  <b>bill</b> [1] - 46:2  <b>bit</b> [8] - 10:9, 12:14, 14:1, 14:8, 19:23, 24:7, 32:10, 32:20  <b>BITSIS</b> [18] - 1:20, 10:22, 10:23, 12:1, 13:5, 19:5, 19:10, 19:18, 40:21, 44:19, 54:3, 54:6, 54:11, 55:6, 61:3, 62:19, 63:6, 65:20  <b>black</b> [1] - 39:16  <b>blaming</b> [1] - 18:12  <b>blanket</b> [1] - 23:25  <b>board</b> [7] - 15:15, 15:16, 18:2, 18:23, 30:19, 66:15, 70:7  <b>bob</b> [1] - 43:18  <b>boiler</b> [1] - 73:16  <b>bond</b> [14] - 9:8, 15:2, 18:21, 26:10, 26:18, 33:20, 33:22, 34:7, 34:10, 34:18, 35:1, 72:21  <b>bonus</b> [11] - 15:14, 15:17, 23:14, 28:3, 36:1, 38:15, 43:3, 66:16, 66:18, 66:19  <b>borrow</b> [1] - 16:6  <b>bothers</b> [1] - 25:10  <b>bottom</b> [3] - 4:17, 40:7, 45:1  <b>brand</b> [4] - 36:23, 37:6, 41:18  <b>breakdown</b> [4] - 21:8, 21:20, 62:13  <b>breaker</b> [1] - 63:7  <b>bridge</b> [1] - 62:12  <b>BRIEF</b> [1] - 73:21  <b>brief</b> [2] - 76:8, 76:20  <b>brighter</b> [1] - 42:12  <b>bring</b> [4] - 15:5, 35:18, 62:14, 71:8  <b>broken</b> [1] - 11:21  <b>brought</b> [1] - 18:23  <b>budget</b> [30] - 3:25, 4:1, 5:4, 5:8, 6:14, 10:18, 10:19, 10:21, 11:6, 13:3, 14:3, 19:7, 22:12, 23:1, 24:24, 27:6, 27:10, 28:16, 29:20, 30:17, 31:3, 31:13, 37:15, 51:10, 52:21, 52:22, 52:24, 53:11, 58:8, 59:20  <b>budgeting</b> [1] - 2:22  <b>budgets</b> [1] - 13:11  <b>build</b> [17] - 5:13, 6:11,</p>	<p>8:6, 11:4, 11:15, 22:1, 22:4, 47:3, 47:13, 47:22, 48:1, 48:19, 50:9, 51:8, 56:1, 61:9, 69:21  <b>BUILD</b> [1] - 1:20  <b>BUILDING</b> [2] - 1:3, 1:6  <b>building</b> [46] - 18:22, 20:23, 21:3, 26:11, 29:7, 30:22, 30:24, 32:8, 32:9, 32:11, 32:13, 35:6, 35:10, 35:24, 35:25, 36:2, 43:12, 46:9, 47:4, 47:13, 47:20, 48:3, 49:11, 49:20, 50:5, 50:7, 50:8, 51:3, 51:7, 51:8, 51:11, 51:16, 52:14, 52:15, 52:20, 53:17, 54:14, 62:8, 64:23, 66:9, 67:20, 77:23, 78:5, 79:6, 79:10  <b>buildings</b> [6] - 6:10, 31:1, 31:4, 39:15, 51:7, 58:7  <b>built</b> [8] - 28:23, 28:25, 36:2, 47:19, 48:9, 48:12, 54:9, 55:13  <b>built-in</b> [1] - 55:13  <b>burden</b> [1] - 3:24  <b>bus</b> [2] - 35:19, 71:17  <b>bused</b> [1] - 34:1  <b>buses</b> [2] - 68:24, 71:19  <b>business</b> [2] - 9:16, 60:7  <b>buying</b> [1] - 22:2</p> <p style="text-align: center;"><b>C</b></p> <p><b>cable</b> [1] - 62:12  <b>Cafe</b> [1] - 30:5  <b>cafeteria</b> [4] - 30:3, 33:1, 36:25, 42:14  <b>cafetorium</b> [1] - 32:25  <b>cafetoriums</b> [1] - 30:6  <b>calm</b> [1] - 10:14  <b>campus</b> [1] - 68:25  <b>cannot</b> [3] - 25:12, 39:15  <b>capacity</b> [1] - 65:17  <b>care</b> [1] - 73:5  <b>carry</b> [1] - 63:3  <b>cars</b> [2] - 31:10, 71:17  <b>case</b> [5] - 2:5, 2:8, 19:4, 45:5  <b>CASINELLI</b> [2] - 1:15,</p>	<p>30:7  <b>catch</b> [2] - 26:21, 63:15  <b>CDs</b> [2] - 13:11, 13:12  <b>center</b> [1] - 52:18  <b>central</b> [1] - 37:2  <b>Central</b> [1] - 9:5  <b>Centredale</b> [25] - 30:22, 30:23, 30:24, 31:7, 31:22, 33:25, 35:15, 39:25, 44:4, 44:13, 45:16, 45:19, 48:15, 50:15, 51:16, 51:19, 52:8, 52:12, 52:24, 53:3, 53:5, 68:21, 69:1, 69:9  <b>century</b> [2] - 3:21, 37:1  <b>certain</b> [1] - 6:16  <b>certainly</b> [3] - 18:7, 20:15, 29:18  <b>CERTIFIED</b> [2] - 1:24, 81:13  <b>certify</b> [1] - 81:5  <b>cetera</b> [1] - 34:23  <b>chair</b> [1] - 70:5  <b>CHAIRMAN</b> [51] - 1:12, 2:1, 8:7, 9:6, 9:14, 19:9, 40:22, 41:4, 41:13, 41:22, 42:2, 49:2, 49:6, 49:13, 49:17, 49:21, 49:25, 50:25, 63:23, 69:25, 70:16, 70:19, 70:23, 71:5, 71:9, 71:24, 74:1, 74:9, 75:23, 75:25, 76:7, 76:12, 76:19, 77:3, 77:11, 77:17, 78:3, 78:7, 78:10, 78:18, 78:22, 79:8, 79:16, 79:22, 80:1, 80:3, 80:7, 80:10, 80:14, 80:17, 80:20  <b>chairman</b> [1] - 41:5  <b>Chairman</b> [2] - 70:1, 77:14  <b>challenges</b> [1] - 34:13  <b>chance</b> [1] - 77:18  <b>change</b> [13] - 7:18, 16:25, 40:11, 56:7, 56:11, 56:22, 58:21, 61:1, 62:7, 62:11, 62:17, 63:4  <b>changes</b> [6] - 12:18, 22:24, 25:16, 25:17, 36:22, 62:9  <b>charge</b> [2] - 56:11, 60:11  <b>CHARLES</b> [1] - 1:12</p>
--	---	---	--	--

<p><b>cheaper</b> [1] - 20:19</p> <p><b>check</b> [4] - 4:12, 51:24, 62:15, 64:10</p> <p><b>Chief</b> [1] - 2:13</p> <p><b>chief</b> [1] - 70:7</p> <p><b>children</b> [4] - 33:25, 34:23, 37:4, 46:22</p> <p><b>choice</b> [1] - 67:13</p> <p><b>choices</b> [3] - 67:13, 67:20, 70:9</p> <p><b>choose</b> [2] - 60:8, 60:9</p> <p><b>chosen</b> [2] - 20:10, 51:20</p> <p><b>CHRIS</b> [1] - 1:18</p> <p><b>Chris</b> [3] - 5:3, 25:1, 73:5</p> <p><b>CHUCK</b> [1] - 1:15</p> <p><b>circuit</b> [1] - 63:6</p> <p><b>city</b> [4] - 25:12, 61:23, 61:24, 62:2</p> <p><b>City</b> [2] - 13:20, 62:1</p> <p><b>clarify</b> [2] - 14:19, 50:10</p> <p><b>class</b> [1] - 50:11</p> <p><b>classrooms</b> [7] - 28:19, 47:17, 50:11, 50:12, 50:13, 65:5, 65:7</p> <p><b>clear</b> [2] - 45:7, 71:24</p> <p><b>closed</b> [2] - 48:25, 73:14</p> <p><b>closer</b> [2] - 9:21, 14:7</p> <p><b>CM</b> [21] - 6:20, 7:15, 12:11, 12:15, 12:21, 13:25, 17:24, 59:25, 60:1, 60:2, 60:3, 62:8, 62:20, 62:23, 62:24, 63:1, 63:8, 63:18, 64:1, 64:2</p> <p><b>CM's</b> [1] - 4:13</p> <p><b>CMAR</b> [1] - 63:9</p> <p><b>CMs</b> [2] - 10:18, 11:5</p> <p><b>combat</b> [1] - 70:11</p> <p><b>combination</b> [1] - 70:13</p> <p><b>combine</b> [2] - 41:7, 41:23</p> <p><b>combined</b> [1] - 64:23</p> <p><b>coming</b> [10] - 2:12, 7:7, 17:23, 35:1, 45:15, 49:25, 54:16, 56:7, 57:12, 80:20</p> <p><b>COMMENTS</b> [3] - 76:2, 78:14, 80:11</p> <p><b>Commission</b> [1] - 81:14</p> <p><b>committee</b> [31] - 9:24, 18:22, 27:1, 41:5, 49:7, 49:22, 62:14,</p>	<p>66:1, 66:7, 66:8, 66:9, 67:8, 67:23, 70:7, 71:12, 72:4, 73:24, 74:15, 74:16, 75:2, 75:17, 76:6, 76:16, 77:13, 77:23, 78:2, 78:6, 78:11, 79:6, 79:10</p> <p><b>COMMITTEE</b> [2] - 1:3, 1:6</p> <p><b>communicating</b> [1] - 58:20</p> <p><b>communities</b> [1] - 42:18</p> <p><b>community</b> [8] - 22:25, 25:22, 29:8, 36:7, 36:18, 41:12, 52:2, 52:18</p> <p><b>company</b> [3] - 9:17, 12:2, 64:13</p> <p><b>comparisons</b> [1] - 12:5</p> <p><b>competition</b> [1] - 14:9</p> <p><b>competitive</b> [2] - 13:15, 61:17</p> <p><b>completed</b> [2] - 52:1, 61:16</p> <p><b>complications</b> [2] - 23:7, 68:12</p> <p><b>computer</b> [1] - 81:7</p> <p><b>computer-aided</b> [1] - 81:7</p> <p><b>concept</b> [3] - 41:16, 69:15, 69:16</p> <p><b>conceptualized</b> [2] - 54:24, 54:25</p> <p><b>concern</b> [2] - 5:9, 64:18</p> <p><b>concerned</b> [4] - 7:6, 36:3, 56:2, 65:16</p> <p><b>concerns</b> [1] - 73:2</p> <p><b>conditions</b> [6] - 6:21, 6:22, 7:2, 11:2, 57:3, 59:22</p> <p><b>conduit</b> [1] - 62:12</p> <p><b>conference</b> [3] - 77:19, 78:16</p> <p><b>conflicting</b> [1] - 26:6</p> <p><b>confusing</b> [1] - 78:25</p> <p><b>congestion</b> [1] - 68:13</p> <p><b>conjunction</b> [1] - 18:24</p> <p><b>connected</b> [1] - 4:12</p> <p><b>consider</b> [1] - 17:7</p> <p><b>considered</b> [2] - 35:8, 36:9</p> <p><b>considering</b> [1] - 70:17</p> <p><b>consistent</b> [1] - 4:14</p> <p><b>consolidate</b> [5] -</p>	<p>30:15, 31:21, 33:23, 39:25, 66:23</p> <p><b>consolidated</b> [1] - 46:9</p> <p><b>consolidation</b> [6] - 30:15, 34:24, 45:6, 68:13, 72:23, 75:1</p> <p><b>constituent</b> [1] - 37:4</p> <p><b>constituents</b> [1] - 46:4</p> <p><b>constraining</b> [1] - 23:20</p> <p><b>Construction</b> [1] - 10:23</p> <p><b>construction</b> [45] - 5:13, 7:2, 7:11, 7:12, 9:25, 10:16, 14:7, 15:19, 15:22, 16:3, 18:1, 18:6, 18:10, 19:7, 20:18, 21:20, 25:1, 25:4, 40:17, 40:19, 45:21, 54:2, 54:3, 54:15, 55:12, 55:16, 56:3, 56:5, 56:14, 56:16, 56:19, 56:24, 57:7, 59:1, 59:3, 59:7, 59:9, 59:14, 59:16, 60:14, 60:16, 61:4, 61:6, 71:5</p> <p><b>CONSTRUCTION</b> [1] - 1:20</p> <p><b>contact</b> [2] - 23:25, 78:23</p> <p><b>CONTE</b> [5] - 1:19, 29:5, 46:12, 47:18, 58:9</p> <p><b>contemplated</b> [1] - 53:18</p> <p><b>contingencies</b> [5] - 12:12, 14:5, 14:17, 54:12, 61:15</p> <p><b>contingency</b> [24] - 5:11, 5:14, 15:6, 16:13, 16:14, 16:21, 16:23, 16:24, 16:25, 17:7, 17:13, 17:19, 29:13, 40:14, 40:15, 40:20, 53:11, 54:2, 54:3, 54:7, 54:9, 55:10, 64:4</p> <p><b>continue</b> [1] - 38:14</p> <p><b>continuing</b> [1] - 18:16</p> <p><b>contract</b> [5] - 7:24, 15:20, 23:14, 25:1, 63:9</p> <p><b>contractor</b> [15] - 7:11, 8:1, 15:16, 58:16, 58:18, 58:22, 60:6, 60:12, 60:25, 61:2, 62:4, 62:17, 62:25,</p>	<p>63:14</p> <p><b>contractors</b> [3] - 11:1, 56:9, 60:10</p> <p><b>conversation</b> [4] - 26:22, 40:23, 50:6, 58:7</p> <p><b>conversations</b> [2] - 40:24, 56:13</p> <p><b>coordinators</b> [1] - 11:10</p> <p><b>correct</b> [7] - 33:8, 35:4, 47:17, 48:16, 61:13, 68:22, 72:22</p> <p><b>cost</b> [24] - 4:2, 4:11, 6:9, 8:15, 11:8, 17:8, 20:21, 22:5, 22:6, 22:12, 25:11, 30:20, 38:11, 40:3, 40:16, 43:21, 44:5, 47:23, 50:9, 50:15, 51:15, 53:18, 57:22, 60:4</p> <p><b>costs</b> [17] - 2:21, 6:6, 17:2, 17:5, 17:6, 17:16, 31:1, 40:17, 43:1, 51:8, 51:9, 55:12, 55:17, 56:15, 59:25, 60:21</p> <p><b>council</b> [6] - 38:22, 39:5, 67:17, 67:19, 67:22, 70:6</p> <p><b>councillor</b> [1] - 19:9</p> <p><b>counsel</b> [2] - 34:10, 34:11</p> <p><b>counter</b> [1] - 12:25</p> <p><b>country</b> [1] - 39:24</p> <p><b>couple</b> [6] - 3:2, 4:8, 5:22, 34:19, 38:16, 78:22</p> <p><b>course</b> [2] - 23:2, 64:16</p> <p><b>COURT</b> [1] - 1:24</p> <p><b>court</b> [1] - 79:9</p> <p><b>cover</b> [4] - 45:4, 54:22, 55:12, 58:3</p> <p><b>craziness</b> [1] - 15:22</p> <p><b>crazy</b> [1] - 63:13</p> <p><b>create</b> [2] - 3:21, 59:9</p> <p><b>creating</b> [1] - 14:4</p> <p><b>curious</b> [1] - 21:12</p> <p><b>current</b> [16] - 3:1, 3:13, 5:16, 10:21, 13:2, 19:21, 21:24, 22:20, 22:23, 28:16, 30:17, 47:14, 47:16, 55:16, 64:19, 72:21</p> <p><b>curricular</b> [1] - 23:1</p> <p><b>cut</b> [1] - 66:23</p> <p><b>cutting</b> [2] - 13:20, 50:20</p>	<p style="text-align: center;"><b>D</b></p> <p><b>data</b> [1] - 10:14</p> <p><b>date</b> [6] - 4:8, 5:8, 18:17, 21:7, 77:12, 80:4</p> <p><b>daughter</b> [1] - 73:11</p> <p><b>days</b> [1] - 78:23</p> <p><b>DD</b> [1] - 13:11</p> <p><b>deadline</b> [6] - 24:3, 24:6, 24:13, 24:24, 25:6</p> <p><b>deadlines</b> [1] - 24:5</p> <p><b>deal</b> [2] - 42:10, 79:14</p> <p><b>dealing</b> [2] - 8:22, 55:3</p> <p><b>December</b> [1] - 24:24</p> <p><b>decide</b> [3] - 53:5, 58:25, 64:11</p> <p><b>decided</b> [6] - 3:12, 18:19, 25:6, 34:12, 35:6, 49:21</p> <p><b>decides</b> [2] - 9:25, 27:1</p> <p><b>decision</b> [10] - 3:8, 36:18, 38:3, 38:5, 38:8, 67:1, 67:11, 76:15, 76:23, 79:7</p> <p><b>decisions</b> [3] - 16:6, 21:5, 21:7</p> <p><b>decrease</b> [2] - 6:24, 30:25</p> <p><b>decreasing</b> [1] - 26:8</p> <p><b>deficit</b> [2] - 23:3, 27:1</p> <p><b>definitely</b> [2] - 19:25, 41:14</p> <p><b>delay</b> [3] - 20:24, 29:3, 30:25</p> <p><b>delivered</b> [1] - 3:25</p> <p><b>delve</b> [1] - 22:7</p> <p><b>demo</b> [1] - 52:13</p> <p><b>demographic</b> [7] - 46:19, 46:23, 47:21, 47:25, 48:9, 48:13</p> <p><b>demolish</b> [1] - 53:9</p> <p><b>demolishing</b> [2] - 52:14, 52:20</p> <p><b>department</b> [1] - 35:14</p> <p><b>departments</b> [1] - 8:18</p> <p><b>depth</b> [2] - 9:16, 68:11</p> <p><b>design</b> [18] - 3:13, 3:22, 4:9, 5:17, 14:18, 16:25, 20:8, 22:20, 47:15, 47:16, 53:2, 54:6, 54:13, 54:21, 56:1, 66:17, 68:11, 71:8</p> <p><b>designing</b> [1] - 46:11</p> <p><b>designs</b> [2] - 22:23, 51:19</p>
---	---	---	--	---

<p><b>detailed</b> [2] - 4:18, 11:22</p> <p><b>determine</b> [1] - 15:2</p> <p><b>detriment</b> [1] - 42:5</p> <p><b>develop</b> [3] - 12:13, 22:5, 61:18</p> <p><b>developed</b> [9] - 11:18, 13:8, 20:1, 20:8, 20:9, 20:16, 31:13, 55:1, 55:2</p> <p><b>develops</b> [1] - 14:18</p> <p><b>deviated</b> [1] - 37:12</p> <p><b>different</b> [8] - 13:24, 22:2, 26:5, 26:20, 32:14, 52:17, 57:18</p> <p><b>differently</b> [1] - 42:13</p> <p><b>difficult</b> [12] - 3:8, 6:10, 16:1, 23:15, 25:25, 26:17, 26:18, 26:22, 29:14, 32:21, 44:11, 65:12</p> <p><b>diligence</b> [2] - 45:23, 59:6</p> <p><b>dime</b> [2] - 45:2, 62:5</p> <p><b>DIMEO</b> [1] - 1:20</p> <p><b>Dimeo</b> [14] - 4:12, 5:24, 6:1, 6:2, 7:16, 10:3, 10:23, 11:1, 14:20, 17:24, 31:14, 31:19, 57:1, 64:13</p> <p><b>Dimeo's</b> [4] - 4:10, 4:13, 53:21, 53:22</p> <p><b>direction</b> [1] - 38:2</p> <p><b>disadvantages</b> [3] - 23:2, 28:16, 31:5</p> <p><b>disappointed</b> [3] - 34:15, 34:16, 43:11</p> <p><b>discipline</b> [1] - 60:17</p> <p><b>discrepancies</b> [1] - 12:7</p> <p><b>discuss</b> [8] - 3:2, 26:16, 39:1, 39:8, 49:22, 58:13, 66:25</p> <p><b>discussed</b> [2] - 49:9, 59:4</p> <p><b>discussion</b> [3] - 5:7, 15:5, 59:10</p> <p><b>discussions</b> [1] - 3:10</p> <p><b>dispute</b> [1] - 25:9</p> <p><b>disrespect</b> [2] - 35:6, 57:25</p> <p><b>dissipate</b> [1] - 41:20</p> <p><b>district</b> [4] - 3:23, 9:6, 15:18, 58:19</p> <p><b>districts</b> [5] - 8:23, 9:1, 15:15, 24:14, 60:22</p> <p><b>document</b> [1] - 56:5</p> <p><b>documents</b> [4] - 13:14, 14:7, 14:23,</p>	<p>14:25</p> <p><b>dollar</b> [1] - 61:7</p> <p><b>dollars</b> [11] - 4:3, 4:4, 4:21, 5:11, 8:5, 11:7, 14:5, 32:15, 35:11, 39:18, 45:24</p> <p><b>domain</b> [1] - 58:11</p> <p><b>dominoes</b> [1] - 25:11</p> <p><b>done</b> [12] - 10:20, 15:10, 23:13, 51:19, 52:4, 52:9, 52:11, 53:14, 58:15, 65:22, 79:14</p> <p><b>down</b> [25] - 3:8, 7:4, 10:15, 11:21, 11:23, 14:8, 16:23, 16:24, 17:1, 18:7, 20:15, 20:22, 20:25, 22:6, 32:7, 33:23, 35:18, 46:20, 46:24, 51:16, 55:2, 61:22, 67:9, 76:18, 78:15</p> <p><b>downstairs</b> [4] - 2:2, 79:24, 80:1, 80:2</p> <p><b>Dr</b> [5] - 30:14, 31:11, 56:6, 80:17, 80:18</p> <p><b>DR</b> [58] - 1:14, 6:12, 6:16, 7:6, 8:3, 8:8, 8:16, 8:22, 8:25, 16:3, 16:12, 16:16, 16:22, 17:2, 17:9, 17:12, 17:15, 17:18, 25:9, 25:17, 32:25, 33:5, 33:12, 39:14, 42:20, 42:23, 43:6, 48:24, 49:3, 50:14, 50:18, 50:21, 51:2, 51:4, 65:16, 65:21, 65:24, 66:11, 67:5, 70:15, 72:11, 72:17, 73:1, 73:5, 73:7, 74:3, 74:23, 75:4, 75:7, 75:12, 75:21, 77:23, 78:5, 78:9, 78:12, 79:20, 80:12, 80:15</p> <p><b>draft</b> [2] - 31:20, 49:11</p> <p><b>drastically</b> [1] - 25:17</p> <p><b>drawing</b> [4] - 62:21, 62:22, 69:15, 69:16</p> <p><b>drawings</b> [24] - 11:18, 11:19, 12:3, 13:10, 20:13, 20:16, 20:24, 54:15, 54:16, 54:25, 55:1, 56:3, 56:10, 56:18, 57:10, 61:16, 61:18, 61:21, 62:21, 62:23, 65:10, 67:2, 67:5</p> <p><b>drive</b> [1] - 35:19</p>	<p><b>driven</b> [1] - 55:17</p> <p><b>drives</b> [1] - 14:9</p> <p><b>driving</b> [1] - 6:9</p> <p><b>dropping</b> [2] - 14:12, 18:16</p> <p><b>due</b> [3] - 30:21, 45:23, 59:6</p> <p><b>during</b> [2] - 69:4, 76:21</p>	<p style="text-align: center;"><b>E</b></p> <p><b>early</b> [2] - 76:21, 80:7</p> <p><b>ease</b> [2] - 10:24</p> <p><b>educational</b> [2] - 41:21, 42:6</p> <p><b>educator</b> [1] - 42:5</p> <p><b>effect</b> [1] - 35:22</p> <p><b>effected</b> [1] - 37:25</p> <p><b>effective</b> [1] - 50:9</p> <p><b>efficiencies</b> [6] - 22:8, 28:20, 32:12, 36:16, 41:9, 51:12</p> <p><b>efficiency</b> [3] - 30:21, 32:19, 36:20</p> <p><b>efficient</b> [1] - 50:9</p> <p><b>eight</b> [1] - 4:3</p> <p><b>either</b> [7] - 4:20, 26:8, 56:21, 61:3, 62:22, 65:3, 65:4</p> <p><b>elected</b> [1] - 59:5</p> <p><b>election</b> [1] - 67:17</p> <p><b>elections</b> [1] - 25:4</p> <p><b>electrical</b> [1] - 54:15</p> <p><b>electricity</b> [1] - 31:4</p> <p><b>elementary</b> [10] - 2:16, 2:23, 4:6, 27:22, 30:18, 35:9, 36:23, 46:17, 48:14, 65:18</p> <p><b>elements</b> [1] - 22:25</p> <p><b>eliminate</b> [1] - 31:5</p> <p><b>eliminates</b> [1] - 29:12</p> <p><b>eliminating</b> [2] - 70:10, 70:20</p> <p><b>empathize</b> [1] - 73:13</p> <p><b>encountered</b> [1] - 39:7</p> <p><b>end</b> [16] - 9:21, 15:19, 15:20, 34:13, 43:10, 43:16, 45:9, 46:1, 47:12, 54:21, 56:8, 57:2, 61:4, 61:22, 67:18</p> <p><b>engineering</b> [5] - 20:17, 51:23, 52:5, 54:18, 55:24</p> <p><b>enlarge</b> [1] - 23:1</p> <p><b>enrollment</b> [3] - 48:6, 64:19</p> <p><b>ensure</b> [1] - 3:25</p>	<p><b>entered</b> [1] - 55:18</p> <p><b>entire</b> [1] - 21:2</p> <p><b>entities</b> [3] - 15:1, 15:8, 74:10</p> <p><b>entitlement</b> [2] - 24:8, 24:10</p> <p><b>entitlement's</b> [1] - 24:9</p> <p><b>entity</b> [1] - 36:18</p> <p><b>environmental</b> [3] - 51:23, 52:4, 52:10</p> <p><b>environments</b> [1] - 3:21</p> <p><b>equitable</b> [5] - 3:23, 22:22, 28:23, 30:13, 30:19</p> <p><b>equity</b> [2] - 30:12, 30:13</p> <p><b>escalated</b> [1] - 54:20</p> <p><b>escalating</b> [1] - 18:11</p> <p><b>escalation</b> [4] - 13:3, 38:13, 55:12, 55:13</p> <p><b>ESSER</b> [1] - 15:17</p> <p><b>estimate</b> [13] - 3:14, 4:8, 4:9, 11:19, 11:21, 12:3, 12:4, 12:5, 12:9, 13:6, 13:18, 19:3, 40:20</p> <p><b>estimates</b> [5] - 4:16, 13:12, 20:4, 54:24, 61:20</p> <p><b>estimating</b> [3] - 4:11, 4:19, 54:6</p> <p><b>estimator</b> [5] - 4:11, 5:25, 10:4, 14:24, 53:19</p> <p><b>estimators</b> [1] - 11:9</p> <p><b>et</b> [1] - 34:23</p> <p><b>event</b> [1] - 44:22</p> <p><b>eventually</b> [3] - 25:13, 42:23, 64:5</p> <p><b>everywhere</b> [1] - 9:3</p> <p><b>evils</b> [1] - 40:25</p> <p><b>exact</b> [1] - 73:12</p> <p><b>exactly</b> [2] - 19:2, 71:18</p> <p><b>exercise</b> [3] - 2:22, 20:17, 73:12</p> <p><b>exercises</b> [1] - 22:13</p> <p><b>existing</b> [3] - 35:10, 35:25, 52:14</p> <p><b>expanding</b> [1] - 32:14</p> <p><b>expect</b> [2] - 10:9, 58:19</p> <p><b>expectations</b> [2] - 31:12, 34:14</p> <p><b>expedite</b> [1] - 67:18</p> <p><b>expended</b> [1] - 17:7</p> <p><b>expensive</b> [2] - 21:25, 22:4</p>	<p><b>experience</b> [3] - 43:9, 48:24, 56:14</p> <p><b>expires</b> [2] - 15:19, 81:14</p> <p><b>explain</b> [7] - 14:1, 16:5, 21:23, 31:17, 37:25, 45:10, 66:1</p> <p><b>explained</b> [1] - 25:24</p> <p><b>explaining</b> [1] - 25:24</p> <p><b>explanation</b> [3] - 10:15, 66:5</p> <p><b>extended</b> [1] - 24:24</p> <p><b>extent</b> [2] - 13:4, 25:11</p> <p><b>extra</b> [4] - 16:9, 17:18, 17:19, 23:1</p> <p><b>extra-curricular</b> [1] - 23:1</p>
			<b>F</b>		
				<p><b>faced</b> [2] - 40:24, 45:10</p> <p><b>facilities</b> [1] - 3:22</p> <p><b>facility</b> [6] - 29:18, 29:19, 37:6, 42:12, 44:14, 45:9</p> <p><b>fact</b> [3] - 7:23, 13:4, 26:12</p> <p><b>factor</b> [3] - 25:18, 25:20, 51:16</p> <p><b>factors</b> [1] - 51:17</p> <p><b>facts</b> [1] - 3:7</p> <p><b>faculty</b> [2] - 68:24, 69:13</p> <p><b>falling</b> [1] - 48:22</p> <p><b>Falls</b> [1] - 9:5</p> <p><b>false</b> [1] - 34:25</p> <p><b>familiar</b> [1] - 16:4</p> <p><b>families</b> [5] - 34:2, 34:7, 34:22, 35:17, 48:20</p> <p><b>family</b> [2] - 48:7, 48:8</p> <p><b>far</b> [5] - 13:1, 19:20, 32:21, 36:3, 37:22</p> <p><b>FAVOR</b> [1] - 80:19</p> <p><b>favor</b> [2] - 70:8, 80:18</p> <p><b>federal</b> [3] - 24:5, 25:2, 51:23</p> <p><b>fee</b> [4] - 7:14, 7:17, 59:22, 61:14</p> <p><b>fees</b> [1] - 11:3</p> <p><b>feet</b> [5] - 14:6, 20:15, 31:23, 32:3, 32:7</p> <p><b>fell</b> [1] - 70:4</p> <p><b>felt</b> [1] - 45:5</p> <p><b>few</b> [2] - 19:7, 72:1</p> <p><b>fewer</b> [2] - 36:2, 39:19</p> <p><b>field</b> [14] - 6:4, 44:18, 61:11, 68:17, 69:2,</p>	

<p>69:3, 69:7, 69:8, 69:10, 69:14, 69:20, 69:22 <b>FIELD</b> [3] - 1:18, 1:18, 1:19 <b>Field</b> [1] - 62:14 <b>Field's</b> [1] - 75:14 <b>fields</b> [2] - 44:22, 52:17 <b>fighting</b> [1] - 23:21 <b>figure</b> [3] - 54:19, 67:13, 71:18 <b>fill</b> [1] - 12:22 <b>final</b> [5] - 13:14, 14:12, 54:21, 62:22, 71:6 <b>fine</b> [2] - 68:3, 80:2 <b>finish</b> [1] - 41:3 <b>finished</b> [3] - 13:19, 13:22, 62:1 <b>finishes</b> [1] - 20:11 <b>first</b> [7] - 14:20, 14:22, 18:22, 35:23, 36:15, 65:8, 68:5 <b>fiscal</b> [2] - 21:3, 66:5 <b>fiscally</b> [1] - 42:20 <b>fit</b> [2] - 33:9, 46:9 <b>FITZPATRICK</b> [2] - 1:24, 81:12 <b>Fitzpatrick</b> [1] - 81:4 <b>fix</b> [2] - 28:6, 63:20 <b>fleshed</b> [2] - 69:16, 71:16 <b>flexible</b> [3] - 47:16, 48:18, 65:5 <b>floor</b> [3] - 50:4, 50:8, 54:14 <b>fly</b> [3] - 45:12, 72:20, 72:21 <b>flyers</b> [1] - 34:20 <b>focus</b> [1] - 2:16 <b>follow</b> [2] - 10:19, 59:21 <b>followed</b> [1] - 10:20 <b>following</b> [1] - 77:2 <b>foot</b> [22] - 4:2, 4:3, 4:4, 4:21, 5:3, 5:5, 6:9, 8:3, 8:11, 22:6, 28:25, 30:21, 32:5, 32:7, 32:15, 32:20, 43:21, 44:6, 47:23, 54:18 <b>footage</b> [2] - 13:3, 61:20 <b>footprint</b> [1] - 32:14 <b>forces</b> [1] - 24:12 <b>foregoing</b> [1] - 81:6 <b>forget</b> [1] - 35:25 <b>form</b> [1] - 55:15 <b>formal</b> [2] - 63:9, 67:24</p>	<p><b>formalize</b> [1] - 66:7 <b>forth</b> [2] - 2:18, 12:6 <b>forum</b> [4] - 37:24, 38:20, 66:3, 66:7 <b>forward</b> [9] - 3:20, 11:17, 24:13, 24:19, 34:12, 39:22, 41:17, 55:15, 66:9 <b>FOSSA</b> [1] - 1:12 <b>foundations</b> [1] - 51:1 <b>frame</b> [1] - 38:6 <b>Frank</b> [2] - 24:4, 70:2 <b>FRANK</b> [1] - 1:14 <b>front</b> [3] - 2:15, 15:1, 16:7 <b>full</b> [8] - 2:15, 3:5, 4:18, 6:20, 14:21, 36:24, 53:4, 53:7 <b>fully</b> [1] - 69:16 <b>fund</b> [6] - 16:13, 23:8, 26:4, 28:12, 47:20, 47:21 <b>funding</b> [13] - 8:14, 17:5, 22:20, 23:3, 23:4, 23:5, 27:4, 27:14, 28:15, 30:17, 72:21 <b>Fuoroli</b> [1] - 80:18 <b>FUOROLI</b> [9] - 1:13, 46:13, 46:15, 64:21, 70:18, 70:22, 75:24, 80:6, 80:16 <b>future</b> [1] - 44:23</p>	<p>53:12, 53:13 <b>Gilbane</b> [3] - 6:2, 7:16, 17:25 <b>given</b> [4] - 10:18, 15:18, 55:14, 59:20 <b>GM</b> [2] - 63:21, 63:24 <b>GMP</b> [7] - 4:5, 5:10, 5:12, 14:3, 14:14, 40:12, 63:12 <b>goal</b> [1] - 55:4 <b>goals</b> [2] - 36:22, 41:10 <b>God</b> [1] - 37:19 <b>Goho</b> [2] - 64:10, 65:1 <b>GOHO</b> [64] - 1:14, 9:15, 10:5, 12:25, 15:1, 18:1, 18:10, 18:21, 19:19, 19:25, 35:23, 36:5, 36:8, 36:11, 37:11, 37:15, 41:8, 41:14, 41:25, 42:9, 43:8, 44:12, 44:16, 44:20, 46:14, 46:23, 48:2, 48:5, 48:16, 55:14, 55:22, 56:13, 56:23, 57:12, 57:15, 57:18, 57:24, 58:5, 58:10, 58:14, 58:23, 65:4, 67:10, 68:10, 68:15, 68:20, 68:23, 69:5, 69:10, 72:5, 74:5, 74:10, 75:6, 75:10, 76:10, 76:14, 76:22, 77:6, 77:21, 77:25, 79:4, 79:9, 79:13, 80:9 <b>governor's</b> [1] - 24:24 <b>grade</b> [2] - 50:11, 73:10 <b>grasp</b> [1] - 59:15 <b>great</b> [3] - 2:3, 72:24, 75:20 <b>GREG</b> [1] - 1:20 <b>Greystone</b> [23] - 29:19, 31:20, 31:22, 31:23, 32:1, 33:25, 35:15, 35:20, 39:25, 40:9, 44:5, 48:15, 50:7, 50:21, 52:25, 53:2, 53:17, 68:15, 68:18, 69:3, 69:12, 70:13 <b>group</b> [9] - 3:6, 3:12, 3:16, 28:24, 60:3, 60:4, 62:14, 73:19, 74:14 <b>group's</b> [1] - 50:6 <b>growing</b> [1] - 30:9 <b>guaranteed</b> [1] - 5:12 <b>guessing</b> [1] - 61:19</p>	<p><b>gung</b> [2] - 34:21, 34:22 <b>gut</b> [1] - 64:16 <b>guy</b> [2] - 13:16 <b>guys</b> [16] - 3:18, 9:16, 21:7, 22:5, 22:21, 24:3, 24:4, 40:20, 52:3, 60:24, 66:1, 66:22, 66:25, 67:21, 71:16, 77:12 <b>gym</b> [6] - 29:25, 30:3, 33:1, 36:25, 42:13, 42:14 <b>gymacafetorium</b> [1] - 30:7 <b>gymnasium</b> [1] - 33:13 <b>gymnasiums</b> [1] - 28:19</p>	<p><b>hired</b> [2] - 11:24, 55:23 <b>hiring</b> [1] - 60:6 <b>hit</b> [1] - 56:11 <b>ho</b> [2] - 34:21, 34:22 <b>hold</b> [2] - 40:21, 72:12 <b>hole</b> [1] - 39:16 <b>holes</b> [1] - 4:20 <b>honest</b> [1] - 48:23 <b>honestly</b> [1] - 60:22 <b>hope</b> [2] - 3:19, 45:25 <b>hour</b> [2] - 77:18, 77:19 <b>house</b> [5] - 11:19, 24:1, 60:13, 61:9, 70:12 <b>huge</b> [1] - 67:1 <b>hundred</b> [5] - 4:3, 8:5, 11:7, 20:25, 61:7</p>
	<b>G</b>		<b>H</b>	<b>I</b>
	<p><b>gaps</b> [1] - 12:23 <b>Garden</b> [2] - 13:19, 62:1 <b>gas</b> [2] - 6:8, 19:12 <b>GC</b> [7] - 8:2, 57:8, 58:1, 58:2, 63:3, 63:18, 63:20 <b>GC's</b> [1] - 7:17 <b>General</b> [1] - 25:7 <b>general</b> [28] - 6:21, 6:22, 7:1, 7:11, 8:1, 11:2, 11:11, 11:14, 15:21, 31:3, 56:9, 57:3, 58:16, 58:17, 58:22, 59:22, 60:6, 60:10, 60:12, 60:25, 61:1, 62:4, 62:17, 62:25, 63:14, 66:2 <b>generate</b> [1] - 44:24 <b>generator</b> [1] - 44:24 <b>geo</b> [3] - 53:12, 53:13, 53:14 <b>geo-tech</b> [1] - 53:14 <b>geo-technical</b> [2] -</p>		<p><b>half</b> [6] - 26:19, 35:20, 37:6, 57:4, 57:5, 77:18 <b>hand</b> [3] - 26:5, 46:6, 81:9 <b>happy</b> [1] - 34:3 <b>hard</b> [2] - 13:6, 40:13 <b>hazardous</b> [1] - 53:8 <b>headaches</b> [1] - 64:17 <b>heading</b> [1] - 70:24 <b>health</b> [7] - 27:2, 28:1, 29:12, 55:9, 75:10, 75:12 <b>hear</b> [5] - 2:4, 2:6, 2:9, 18:10, 70:1 <b>heard</b> [2] - 29:16, 70:5 <b>hearing</b> [1] - 5:22 <b>heating</b> [1] - 31:4 <b>heck</b> [1] - 56:7 <b>help</b> [1] - 10:14 <b>helps</b> [2] - 52:2, 60:22 <b>hereby</b> [1] - 81:5 <b>hereunto</b> [1] - 81:9 <b>hesitate</b> [1] - 2:19 <b>high</b> [22] - 2:17, 5:6, 5:7, 14:2, 15:7, 18:15, 19:3, 21:19, 21:22, 22:9, 27:22, 29:9, 35:7, 35:11, 40:11, 43:15, 45:21, 57:4, 75:6, 75:7, 77:20 <b>higher</b> [12] - 2:23, 4:4, 7:8, 9:22, 10:9, 15:4, 32:20, 43:2, 47:8, 50:8, 53:24, 59:1 <b>hire</b> [3] - 14:15, 55:19, 60:2</p>	<p><b>ideal</b> [1] - 66:24 <b>ideally</b> [1] - 37:13 <b>immediate</b> [2] - 45:13, 45:14 <b>impact</b> [2] - 25:21, 41:6 <b>impacting</b> [1] - 55:22 <b>important</b> [3] - 2:6, 21:21, 28:22 <b>impression</b> [1] - 70:13 <b>IN</b> [2] - 1:5, 80:19 <b>in-house</b> [1] - 11:19 <b>inaccurate</b> [1] - 8:16 <b>inadequate</b> [1] - 47:6 <b>inch</b> [1] - 29:7 <b>include</b> [4] - 27:2, 52:13, 52:14, 52:20 <b>includes</b> [1] - 16:21 <b>including</b> [2] - 28:17, 29:8 <b>increase</b> [20] - 6:24, 7:17, 7:23, 10:11, 15:23, 16:1, 21:9, 21:18, 22:19, 26:1, 27:13, 31:7, 35:2, 37:8, 44:7, 46:16, 47:7, 55:9, 65:1, 65:6 <b>increases</b> [2] - 34:22, 55:12 <b>increasing</b> [4] - 9:22, 32:8, 47:8, 51:11 <b>incredibly</b> [3] - 6:11, 21:25, 23:11 <b>indicated</b> [1] - 25:1 <b>industry</b> [3] - 11:1, 16:4, 26:20 <b>inefficiencies</b> [1] - 22:7</p>

<p><b>inefficient</b> [2] - 6:11, 21:25</p> <p><b>inflating</b> [1] - 62:15</p> <p><b>influx</b> [1] - 48:5</p> <p><b>inform</b> [2] - 10:17, 38:20</p> <p><b>information</b> [16] - 2:6, 4:9, 6:1, 6:13, 6:15, 11:22, 14:18, 15:8, 18:17, 20:20, 21:6, 57:1, 61:18, 71:22, 76:17, 76:23</p> <p><b>informational</b> [1] - 39:12</p> <p><b>informed</b> [3] - 4:9, 10:3, 76:23</p> <p><b>informing</b> [1] - 4:23</p> <p><b>informs</b> [1] - 59:24</p> <p><b>input</b> [3] - 11:22, 14:15, 57:22</p> <p><b>insight</b> [1] - 58:6</p> <p><b>instead</b> [6] - 29:22, 31:1, 32:4, 51:3, 51:7, 62:11</p> <p><b>interrupt</b> [1] - 27:18</p> <p><b>invite</b> [1] - 73:7</p> <p><b>invited</b> [1] - 66:2</p> <p><b>ISLAND</b> [2] - 1:1, 81:13</p> <p><b>Island</b> [1] - 81:5</p> <p><b>issue</b> [11] - 9:2, 23:20, 39:20, 41:24, 45:5, 47:20, 57:17, 58:10, 68:4, 74:22, 76:13</p> <p><b>issues</b> [3] - 5:23, 19:8, 45:13</p> <p><b>items</b> [1] - 20:9</p> <p><b>iterations</b> [1] - 13:10</p>	<p>19:6</p> <p><b>joint</b> [1] - 78:13</p> <p><b>JOSEPH</b> [1] - 1:14</p> <p><b>jumping</b> [1] - 32:7</p> <p><b>June</b> [6] - 15:14, 15:16, 23:14, 24:14, 24:25, 56:4</p>	<p><b>layout</b> [1] - 49:16</p> <p><b>lean</b> [1] - 37:23</p> <p><b>leaning</b> [1] - 26:12</p> <p><b>learning</b> [1] - 3:21</p> <p><b>least</b> [9] - 26:7, 37:18, 37:24, 38:20, 42:15, 42:17, 58:10, 66:6, 78:15</p> <p><b>led</b> [1] - 9:23</p> <p><b>left</b> [1] - 61:23</p> <p><b>LEFT</b> [3] - 1:18, 1:18, 1:19</p> <p><b>Left</b> [2] - 62:14, 75:14</p> <p><b>legal</b> [2] - 34:13, 76:12</p> <p><b>legislation</b> [1] - 26:19</p> <p><b>less</b> [4] - 29:10, 29:22, 32:19, 65:2</p> <p><b>lesser</b> [1] - 40:24</p> <p><b>letter</b> [2] - 67:21, 67:22</p> <p><b>letting</b> [1] - 48:1</p> <p><b>level</b> [7] - 11:6, 11:17, 18:15, 31:21, 56:3, 56:19, 58:18</p> <p><b>light</b> [4] - 63:1, 63:2, 63:3</p> <p><b>limb</b> [1] - 33:7</p> <p><b>limit</b> [1] - 65:2</p> <p><b>limited</b> [1] - 29:8</p> <p><b>Lincoln</b> [1] - 43:14</p> <p><b>line</b> [11] - 3:8, 4:17, 13:22, 20:9, 40:7, 45:1, 65:21, 65:24, 66:11, 66:14, 69:22</p> <p><b>lines</b> [1] - 66:13</p> <p><b>lingering</b> [1] - 41:18</p> <p><b>LISA</b> [1] - 1:15</p> <p><b>list</b> [1] - 78:25</p> <p><b>listen</b> [4] - 2:2, 45:1, 46:1, 58:15</p> <p><b>Listen</b> [1] - 78:18</p> <p><b>literally</b> [1] - 73:16</p> <p><b>live</b> [1] - 73:11</p> <p><b>local</b> [1] - 25:24</p> <p><b>location</b> [1] - 37:1</p> <p><b>locations</b> [1] - 34:20</p> <p><b>locked</b> [2] - 6:24, 9:20</p> <p><b>LOMBARDI</b> [7] - 1:12, 41:3, 43:18, 45:1, 46:5, 46:21, 47:5</p> <p><b>look</b> [25] - 11:10, 12:9, 20:13, 22:5, 22:13, 23:10, 31:9, 31:14, 31:20, 37:3, 39:14, 43:11, 46:18, 47:2, 50:5, 53:8, 56:10, 61:6, 62:15, 64:9, 64:15, 69:18, 73:9, 73:23, 79:2</p> <p><b>looked</b> [4] - 11:1,</p>	<p>14:24, 31:8, 59:5</p> <p><b>looking</b> [8] - 3:15, 13:8, 26:8, 34:11, 39:8, 64:19, 65:2, 66:13</p> <p><b>looks</b> [4] - 4:16, 35:14, 40:25, 70:24</p> <p><b>loose</b> [1] - 66:24</p> <p><b>losing</b> [1] - 38:15</p> <p><b>lost</b> [1] - 72:1</p> <p><b>louder</b> [1] - 2:10</p> <p><b>love</b> [2] - 49:21, 66:22</p> <p><b>low</b> [6] - 7:7, 7:18, 56:7, 56:9, 57:4, 60:23</p> <p><b>lower</b> [9] - 14:16, 40:16, 57:13, 57:14, 57:15, 57:21, 60:9, 64:3</p> <p><b>lowest</b> [2] - 9:17, 9:19</p> <p><b>lump</b> [6] - 12:13, 12:15, 12:24, 62:19, 62:22</p> <p><b>lunch</b> [2] - 33:10, 76:18</p>	<p><b>mark</b> [3] - 27:16, 60:13, 60:15</p> <p><b>markedly</b> [1] - 26:20</p> <p><b>market</b> [11] - 2:25, 5:18, 5:25, 6:3, 8:10, 13:13, 15:9, 15:22, 16:2, 18:13, 18:15</p> <p><b>market's</b> [1] - 4:14</p> <p><b>marking</b> [2] - 60:11, 60:12</p> <p><b>MARTONE</b> [23] - 1:16, 5:20, 6:5, 20:3, 21:8, 21:12, 23:16, 23:19, 24:2, 25:8, 27:17, 27:24, 28:7, 28:10, 29:24, 38:22, 51:15, 53:16, 53:23, 59:13, 62:7, 68:3, 68:8</p> <p><b>masonry</b> [2] - 20:11, 60:18</p> <p><b>material</b> [2] - 21:9, 62:13</p> <p><b>materials</b> [7] - 6:7, 21:20, 22:2, 23:21, 53:2, 53:5, 53:8</p> <p><b>Matt</b> [2] - 3:5, 18:18</p> <p><b>matter</b> [1] - 52:2</p> <p><b>MATTHEW</b> [1] - 1:18</p> <p><b>max</b> [1] - 64:22</p> <p><b>maximize</b> [1] - 3:23</p> <p><b>maximum</b> [2] - 5:12, 65:17</p> <p><b>MAYOR</b> [7] - 1:12, 41:3, 43:18, 45:1, 46:5, 46:21, 47:5</p> <p><b>Mayor</b> [5] - 41:1, 43:17, 44:25, 48:2, 70:7</p> <p><b>MC</b> [1] - 62:12</p> <p><b>MCBURNIE</b> [130] - 1:18, 2:12, 4:7, 4:25, 5:2, 5:16, 5:21, 6:14, 6:18, 6:22, 7:10, 8:1, 8:5, 8:9, 8:12, 9:8, 10:2, 10:17, 14:1, 16:11, 16:14, 16:20, 16:24, 17:4, 17:11, 17:14, 17:17, 17:20, 17:22, 18:14, 19:2, 19:23, 20:1, 21:11, 22:9, 22:17, 25:16, 26:23, 27:4, 27:13, 27:21, 27:25, 28:4, 28:9, 28:11, 29:1, 30:2, 31:17, 32:1, 33:3, 33:16, 33:18, 35:4, 40:2, 40:6, 40:14, 42:22, 43:5, 43:7, 43:17, 43:23, 44:2, 44:15, 44:25,</p>
<p><b>J</b></p>	<p><b>K</b></p>	<p><b>M</b></p>	<p><b>main</b> [3] - 2:14, 63:17, 73:19</p> <p><b>maintain</b> [1] - 41:16</p> <p><b>maintained</b> [1] - 41:11</p> <p><b>maintenance</b> [1] - 31:3</p> <p><b>major</b> [1] - 41:22</p> <p><b>manage</b> [3] - 11:8, 11:13, 61:10</p> <p><b>management</b> [1] - 7:2</p> <p><b>manager</b> [23] - 5:13, 7:11, 7:12, 10:1, 10:16, 11:9, 18:2, 20:18, 25:2, 55:16, 56:16, 56:24, 57:8, 59:1, 59:3, 59:7, 59:9, 59:15, 59:16, 59:17, 60:16, 61:4, 61:8</p> <p><b>managers</b> [2] - 60:14, 61:6</p> <p><b>MANCINI</b> [4] - 1:20, 9:12, 15:24, 24:23</p> <p><b>Maria</b> [7] - 26:24, 27:19, 28:11, 35:2, 46:6, 63:23, 65:22</p> <p><b>MARIA</b> [1] - 1:13</p> <p><b>Marieville</b> [1] - 48:25</p> <p><b>Mario</b> [5] - 72:17, 72:19, 72:22, 72:24, 73:8</p> <p><b>MARIO</b> [1] - 1:16</p>	
<p><b>JAED</b> [5] - 1:19, 4:10, 18:25, 31:19, 71:3</p> <p><b>JAMES</b> [1] - 1:13</p> <p><b>jeopardy</b> [1] - 38:15</p> <p><b>JIM</b> [1] - 1:19</p> <p><b>Jimmy</b> [2] - 70:20, 71:18</p> <p><b>job</b> [26] - 6:12, 7:21, 11:9, 11:12, 11:13, 11:15, 13:20, 13:22, 54:13, 54:22, 55:25, 59:18, 60:7, 61:1, 61:4, 61:5, 61:7, 61:12, 61:15, 61:22, 61:25, 62:1, 62:3, 64:13</p> <p><b>jobs</b> [1] - 65:9</p> <p><b>Joe</b> [1] - 24:4</p> <p><b>Johnston</b> [3] - 19:5,</p>	<p><b>KANGAROO</b> [1] - 79:9</p> <p><b>keep</b> [14] - 11:5, 22:20, 24:17, 24:18, 24:19, 29:22, 31:10, 32:2, 39:15, 39:16, 48:18, 53:6, 63:8</p> <p><b>keeping</b> [1] - 41:11</p> <p><b>kept</b> [1] - 42:7</p> <p><b>key</b> [1] - 32:4</p> <p><b>kick</b> [1] - 67:9</p> <p><b>kid</b> [2] - 35:18, 73:15</p> <p><b>kids</b> [9] - 29:19, 31:21, 41:19, 47:1, 47:24, 48:7, 48:8, 48:14, 48:25</p> <p><b>kind</b> [15] - 2:21, 4:12, 5:2, 5:3, 10:10, 22:11, 27:14, 31:17, 37:25, 40:7, 41:6, 49:10, 60:21, 63:17, 71:1</p> <p><b>Kingstown</b> [4] - 9:4, 9:8, 19:3</p> <p><b>knocking</b> [1] - 51:16</p> <p><b>knowing</b> [1] - 9:16</p> <p><b>known</b> [1] - 59:24</p> <p><b>knows</b> [2] - 15:11, 28:24</p> <p><b>KOSTA</b> [1] - 1:20</p> <p><b>Kosta</b> [7] - 10:22, 14:4, 20:12, 29:8, 40:19, 54:2, 55:7</p> <p><b>Kosta's</b> [1] - 55:24</p>	<p><b>labor</b> [12] - 6:5, 6:7, 11:14, 21:9, 21:20, 23:21, 55:17, 55:19, 55:21, 57:5, 62:13</p> <p><b>landed</b> [1] - 14:3</p> <p><b>language</b> [1] - 72:22</p> <p><b>large</b> [2] - 68:18, 69:20</p> <p><b>larger</b> [2] - 69:8, 69:11</p> <p><b>last</b> [4] - 15:23, 25:4, 46:23, 72:7</p> <p><b>latest</b> [1] - 4:9</p> <p><b>lawyer</b> [1] - 55:23</p> <p><b>layer</b> [2] - 60:20, 60:21</p>	<p><b>L</b></p>	

47:10, 48:4, 49:5,  
49:12, 49:20, 50:1,  
50:10, 51:3, 51:6,  
51:17, 52:7, 52:12,  
52:19, 52:22, 53:10,  
53:20, 53:22, 53:25,  
56:18, 56:25, 57:10,  
58:1, 59:12, 59:20,  
62:6, 62:10, 63:1,  
63:17, 64:1, 64:4,  
64:7, 64:24, 68:22,  
69:1, 69:7, 69:23,  
71:3, 71:7, 71:11,  
71:20, 72:3, 72:9,  
72:12, 72:15, 72:19,  
73:4, 73:18, 73:22,  
74:18, 75:9, 76:3,  
76:25, 77:8, 77:13,  
78:1, 78:8, 78:21,  
79:12, 79:15, 79:18,  
79:21, 79:23, 79:25,  
80:2, 80:5, 80:13  
**McGuire** [3] - 22:23,  
28:23, 28:24  
**mean** [16] - 9:15, 9:19,  
16:1, 18:9, 21:19,  
23:17, 24:15, 26:17,  
27:18, 33:3, 38:7,  
41:14, 43:8, 45:12,  
49:16, 57:25  
**means** [6] - 19:14,  
24:14, 28:18, 28:19,  
28:20, 30:23  
**meant** [1] - 2:18  
**mechanical** [1] -  
54:15  
**mechanisms** [3] -  
23:5, 23:6, 72:21  
**meet** [7] - 2:2, 24:11,  
38:19, 66:14, 68:4,  
68:5, 78:16  
**MEETING** [1] - 1:5  
**meeting** [43] - 2:1, 2:8,  
38:22, 39:5, 49:9,  
66:1, 66:7, 66:13,  
71:12, 72:4, 72:13,  
72:18, 73:24, 73:25,  
74:6, 74:12, 74:15,  
75:17, 76:4, 76:5,  
76:6, 76:8, 76:9,  
76:16, 76:19, 77:7,  
77:14, 77:16, 77:18,  
77:21, 77:24, 78:6,  
78:11, 78:13, 78:15,  
79:5, 79:6, 79:10,  
79:13, 79:16, 79:18  
**meetings** [4] - 4:18,  
18:3, 18:23  
**meets** [2] - 56:20,  
66:17

**member** [1] - 78:24  
**members** [6] - 72:1,  
76:8, 76:20, 77:19,  
78:19, 79:1  
**mentioned** [5] - 5:3,  
9:18, 45:16, 45:18,  
65:5  
**MEP** [2] - 11:9, 54:14  
**mercury** [1] - 51:24  
**message** [1] - 73:20  
**messaging** [1] - 67:14  
**middle** [14] - 15:7,  
27:3, 27:7, 27:20,  
27:25, 28:5, 35:3,  
40:18, 42:21, 42:24,  
42:25, 44:20, 51:5,  
75:5  
**might** [9] - 18:6, 29:9,  
35:5, 35:18, 57:2,  
58:2, 73:1, 74:13,  
74:17  
**mile** [3] - 35:20, 37:6,  
39:19  
**miles** [2] - 37:21  
**million** [69] - 4:2, 5:11,  
5:18, 7:1, 7:3, 7:4,  
7:5, 7:13, 7:20, 11:7,  
15:3, 16:9, 16:16,  
16:21, 17:2, 17:5,  
17:6, 17:19, 18:20,  
21:9, 21:18, 23:3,  
23:12, 25:3, 25:19,  
25:25, 26:25, 27:8,  
27:9, 27:10, 27:16,  
27:20, 28:12, 29:15,  
30:18, 33:20, 34:17,  
34:19, 35:1, 35:2,  
35:3, 36:12, 37:8,  
40:7, 40:15, 40:17,  
45:3, 45:11, 50:15,  
50:16, 51:6, 51:8,  
51:9, 51:13, 52:23,  
54:10, 56:20, 57:4,  
57:14, 57:17, 57:19,  
58:2, 58:5, 59:19,  
59:21, 59:23, 61:7  
**minds** [1] - 59:10  
**Mineral** [1] - 76:18  
**minimal** [2] - 22:24,  
30:25  
**minimum** [1] - 61:17  
**minus** [4] - 36:14,  
46:25, 48:10  
**minute** [2] - 69:25,  
76:9  
**minutes** [1] - 79:21  
**mitigate** [1] - 3:24  
**mitigation** [3] - 31:7,  
69:17  
**miyakoda** [1] - 11:25

**Miyakoda** [2] - 12:1  
**mode** [1] - 13:15  
**money** [44] - 7:22,  
9:11, 9:12, 10:10,  
13:23, 15:17, 16:7,  
17:18, 20:21, 23:9,  
24:4, 24:5, 24:8,  
24:11, 24:19, 24:25,  
25:2, 25:3, 25:12,  
34:24, 38:11, 38:14,  
39:16, 42:21, 42:24,  
42:25, 43:13, 51:4,  
51:17, 51:21, 52:21,  
52:22, 53:6, 53:11,  
56:8, 56:9, 58:4,  
60:10, 60:15, 61:25,  
62:3, 64:16, 75:4  
**monitoring** [1] - 61:24  
**month** [12] - 5:23,  
10:11, 26:1, 29:2,  
38:25, 39:1, 50:7,  
54:23, 54:24, 68:4,  
68:6, 70:8  
**months** [9] - 4:5, 9:24,  
16:9, 18:5, 18:12,  
29:4, 38:16, 38:18,  
61:8  
**morning** [5] - 2:6,  
2:13, 46:15, 77:21,  
78:7  
**most** [8] - 5:18, 18:17,  
25:11, 28:21, 29:18,  
32:21, 50:9, 76:17  
**motion** [9] - 3:15,  
50:2, 50:3, 67:21,  
74:2, 74:25, 75:8,  
75:19, 80:14  
**move** [17] - 2:4, 2:9,  
3:15, 5:15, 24:13,  
41:20, 42:11, 42:13,  
42:15, 48:19, 48:21,  
48:22, 53:3, 58:24,  
74:3, 75:21  
**moved** [1] - 80:15  
**moves** [1] - 16:25  
**moving** [10] - 3:19,  
24:17, 24:18, 24:19,  
34:2, 35:7, 35:15,  
36:6, 38:1, 41:19  
**MR** [432] - 2:12, 3:4,  
4:7, 4:24, 4:25, 5:1,  
5:2, 5:10, 5:16, 5:20,  
5:21, 6:5, 6:7, 6:14,  
6:18, 6:21, 6:22,  
6:25, 7:10, 7:24, 8:1,  
8:5, 8:6, 8:9, 8:11,  
8:12, 8:14, 8:20,  
8:24, 9:2, 9:8, 9:10,  
9:12, 9:15, 10:2,  
10:5, 10:17, 10:22,

11:25, 12:1, 12:25,  
13:5, 14:1, 14:19,  
15:1, 15:12, 15:24,  
15:25, 16:11, 16:14,  
16:18, 16:20, 16:23,  
16:24, 17:4, 17:11,  
17:14, 17:17, 17:20,  
17:21, 17:22, 18:1,  
18:9, 18:10, 18:14,  
18:18, 18:21, 19:2,  
19:5, 19:10, 19:17,  
19:18, 19:19, 19:23,  
19:25, 20:1, 20:3,  
20:6, 21:8, 21:11,  
21:12, 21:14, 21:15,  
21:16, 21:17, 21:22,  
22:9, 22:16, 22:17,  
22:19, 23:16, 23:18,  
23:19, 23:24, 24:2,  
24:7, 24:17, 24:18,  
24:22, 24:23, 25:8,  
25:16, 26:15, 26:23,  
27:4, 27:8, 27:11,  
27:13, 27:17, 27:21,  
27:24, 27:25, 28:3,  
28:4, 28:7, 28:9,  
28:10, 28:11, 28:13,  
29:1, 29:2, 29:5,  
29:6, 29:24, 30:1,  
30:2, 30:4, 30:5,  
30:8, 30:9, 30:11,  
31:17, 31:24, 31:25,  
32:1, 32:18, 33:2,  
33:3, 33:7, 33:14,  
33:16, 33:17, 33:18,  
33:19, 34:4, 34:5,  
34:9, 34:17, 35:4,  
35:5, 35:13, 35:23,  
36:3, 36:5, 36:6,  
36:8, 36:10, 36:11,  
37:3, 37:11, 37:14,  
37:15, 37:18, 37:22,  
38:3, 38:7, 38:9,  
38:12, 38:13, 38:18,  
38:22, 38:25, 39:3,  
39:4, 39:11, 40:2,  
40:4, 40:6, 40:13,  
40:14, 40:19, 40:21,  
41:8, 41:14, 41:25,  
42:3, 42:9, 42:22,  
43:3, 43:5, 43:7,  
43:8, 43:17, 43:20,  
43:23, 43:24, 43:25,  
44:2, 44:4, 44:7,  
44:9, 44:12, 44:15,  
44:16, 44:19, 44:20,  
44:22, 44:25, 46:3,  
46:6, 46:11, 46:12,  
46:13, 46:14, 46:15,  
46:18, 46:23, 47:10,  
47:12, 47:18, 47:19,

48:2, 48:4, 48:5,  
48:12, 48:16, 48:17,  
49:5, 49:12, 49:15,  
49:20, 49:23, 50:1,  
50:10, 50:17, 50:20,  
50:22, 51:3, 51:6,  
51:15, 51:17, 51:22,  
52:7, 52:8, 52:10,  
52:12, 52:18, 52:19,  
52:21, 52:22, 53:4,  
53:10, 53:12, 53:16,  
53:20, 53:21, 53:22,  
53:23, 53:25, 54:1,  
54:3, 54:5, 54:6,  
54:8, 54:11, 55:4,  
55:6, 55:7, 55:11,  
55:13, 55:14, 55:20,  
55:22, 55:23, 56:13,  
56:18, 56:23, 56:25,  
57:2, 57:7, 57:10,  
57:11, 57:12, 57:14,  
57:15, 57:16, 57:18,  
57:20, 57:24, 58:1,  
58:5, 58:6, 58:9,  
58:10, 58:12, 58:14,  
58:15, 58:23, 59:12,  
59:13, 59:20, 60:3,  
61:3, 62:4, 62:6,  
62:7, 62:10, 62:19,  
62:20, 63:1, 63:6,  
63:8, 63:10, 63:11,  
63:17, 64:1, 64:4,  
64:7, 64:15, 64:21,  
64:24, 65:3, 65:4,  
65:8, 65:12, 65:15,  
65:20, 66:10, 66:15,  
67:6, 67:7, 67:10,  
67:15, 67:16, 67:19,  
67:25, 68:1, 68:2,  
68:3, 68:7, 68:8,  
68:9, 68:10, 68:14,  
68:15, 68:19, 68:20,  
68:22, 68:23, 69:1,  
69:5, 69:7, 69:10,  
69:15, 69:23, 70:18,  
70:22, 71:3, 71:7,  
71:11, 71:14, 71:20,  
71:21, 72:3, 72:5,  
72:7, 72:8, 72:9,  
72:10, 72:12, 72:14,  
72:15, 72:16, 72:19,  
73:3, 73:4, 73:6,  
73:8, 73:18, 73:22,  
74:4, 74:5, 74:10,  
74:13, 74:18, 74:20,  
74:25, 75:6, 75:9,  
75:10, 75:11, 75:14,  
75:16, 75:18, 75:20,  
75:24, 76:3, 76:5,  
76:10, 76:14, 76:22,  
76:25, 77:5, 77:6,



77:8, 77:9, 77:13,  
77:14, 77:18, 77:21,  
77:25, 78:1, 78:8,  
78:13, 78:15, 78:21,  
79:4, 79:9, 79:12,  
79:13, 79:15, 79:18,  
79:21, 79:23, 79:24,  
79:25, 80:2, 80:5,  
80:6, 80:9, 80:13,  
80:16

**MS** [20] - 26:25, 27:6,  
27:9, 30:7, 46:8,  
46:16, 47:2, 47:7,  
47:11, 63:21, 63:24,  
64:2, 64:6, 64:8,  
64:18, 64:22, 64:25,  
65:11, 65:14, 65:23

**multi** [1] - 48:7

**multiple** [2] - 15:1,  
15:8

**municipalities** [1] -  
43:9

**municipality** [1] -  
25:24

## N

**name** [2] - 10:22, 46:1

**names** [1] - 18:3

**nation** [1] - 10:12

**natural** [1] - 59:2

**nature** [1] - 11:12

**ne** [1] - 79:16

**necessarily** [2] - 9:19,  
68:17

**need** [24] - 9:12,  
11:11, 15:4, 15:15,  
21:5, 23:13, 29:10,  
36:6, 36:25, 50:23,  
50:25, 56:21, 58:3,  
61:8, 61:10, 62:2,  
63:2, 65:10, 66:25,  
67:21, 67:23, 69:7,  
76:22, 79:10

**needed** [3] - 9:10,  
11:15, 50:13

**needs** [2] - 30:25,  
77:10

**neighborhood** [4] -  
39:21, 44:21, 68:16

**nervous** [1] - 66:19

**never** [2] - 10:10, 35:5

**new** [23] - 3:11, 26:4,  
26:11, 34:3, 34:5,  
34:8, 36:23, 37:6,  
41:13, 41:17, 41:19,  
41:20, 44:16, 46:8,  
47:13, 48:19, 48:21,  
49:1, 56:23, 64:23,  
71:2, 73:15

**newer** [3] - 36:2,  
39:19, 42:12

**news** [2] - 2:13, 19:11

**next** [18] - 3:3, 3:15,  
4:7, 4:23, 16:19,  
21:24, 22:10, 38:19,  
38:23, 46:24, 46:25,  
48:10, 54:24, 72:3,  
72:15, 77:1, 79:10,  
79:20

**nice** [1] - 43:15

**night** [4] - 39:6, 72:7,  
76:21, 78:8

**nine** [4] - 8:5, 8:7,  
80:9, 80:10

**none** [1] - 19:10

**NORATO** [6] - 1:17,  
33:17, 33:19, 34:5,  
34:17, 35:5

**Norato's** [1] - 35:24

**normally** [2] - 2:10,  
77:22

**North** [6] - 3:22, 9:4,  
34:10, 48:19, 60:24,  
76:17

**NORTH** [2] - 1:2, 1:10

**Notary** [1] - 81:4

**NOTARY** [1] - 81:13

**note** [1] - 6:1

**notes** [1] - 81:7

**nothing** [2] - 41:8,  
41:21

**notice** [2] - 28:22,  
32:18

**November** [1] - 68:8

**number** [38] - 4:20,  
7:13, 7:16, 8:8, 8:18,  
8:20, 9:2, 9:20, 10:2,  
11:7, 11:16, 12:11,  
12:13, 14:5, 14:8,  
14:9, 14:12, 14:16,  
15:10, 16:8, 18:4,  
20:15, 21:10, 26:6,  
28:8, 32:10, 37:15,  
40:1, 43:21, 50:19,  
54:9, 54:23, 55:17,  
74:24, 75:1, 79:17

**numbers** [44] - 4:13,  
4:14, 6:9, 8:9, 8:14,  
8:15, 8:18, 10:6,  
10:25, 11:13, 11:20,  
13:5, 13:7, 13:17,  
13:18, 13:21, 13:22,  
14:2, 14:15, 19:16,  
20:7, 26:6, 31:14,  
31:16, 31:18, 31:19,  
32:23, 40:12, 40:13,  
52:13, 53:17, 53:21,  
53:22, 54:20, 55:1,  
55:2, 55:11, 55:24,

55:25, 57:3, 61:17,  
61:21

## O

**O'BRIEN** [6] - 1:17,  
21:15, 21:17, 43:20,  
43:25, 44:7

**o'clock** [4] - 77:15,  
78:9, 80:9, 80:10

**obvious** [1] - 67:12

**occupational** [2] -  
73:16, 73:17

**October** [3] - 72:5,  
79:5, 81:10

**odd** [1] - 8:4

**OF** [3] - 1:1, 1:2, 81:13

**OFF** [3] - 76:2, 78:14,  
80:11

**offense** [1] - 55:8

**offer** [1] - 66:6

**official** [1] - 59:5

**oftentimes** [1] - 56:14

**old** [1] - 39:15

**Olney** [4] - 22:23,  
28:23, 28:24, 29:20

**once** [10] - 12:23,  
13:11, 13:12, 14:17,  
20:16, 38:3, 41:18,  
41:20, 61:15, 68:4

**one** [36] - 14:19,  
16:18, 18:22, 19:4,  
21:13, 26:23, 27:13,  
28:5, 32:11, 33:4,  
35:21, 40:10, 45:8,  
46:25, 48:10, 49:6,  
50:8, 51:8, 51:10,  
53:16, 63:21, 65:1,  
65:3, 65:4, 65:6,  
65:17, 68:11, 68:18,  
70:1, 70:10, 70:20,  
73:14, 75:16, 79:17

**open** [2] - 44:19, 72:5

**operating** [1] - 31:2

**operational** [1] - 30:12

**opinion** [3] - 42:4,  
42:18, 67:10

**opinions** [1] - 38:6

**OPM** [3] - 11:23,  
12:22, 18:23

**opportunity** [2] -  
60:16, 66:4

**opposed** [3] - 38:2,  
45:8, 68:25

**opposite** [1] - 13:2

**option** [19] - 22:19,  
22:21, 22:22, 27:13,  
28:13, 29:14, 29:18,  
29:21, 30:14, 34:11,  
36:16, 36:19, 37:19,

37:22, 37:23, 42:7,  
43:7, 74:24, 75:1

**optional** [1] - 31:1

**options** [10] - 3:2,  
3:14, 22:5, 22:13,  
26:12, 26:16, 31:15,  
39:18, 52:19, 67:12

**oranges** [1] - 19:24

**order** [8] - 2:2, 16:18,  
23:14, 29:11, 33:9,  
56:8, 63:4, 65:9

**ordered** [1] - 61:1

**orders** [4] - 56:12,  
58:21, 62:8, 62:11

**original** [7] - 4:1,  
17:22, 28:7, 33:20,  
34:18, 64:9

**originally** [4] - 2:23,  
26:9, 36:16, 53:18

**otherwise** [1] - 15:16

**outfits** [1] - 70:11

**outlined** [1] - 41:10

**overview** [2] - 51:13,  
56:20

**overall** [4] - 36:21,  
40:16, 40:17, 53:11

**overcrowded** [2] -  
47:10, 47:11

**oversee** [1] - 59:18

**oversight** [3] - 59:22,  
60:2, 60:21

**overview** [1] - 3:20

**own** [3] - 24:6, 62:23,  
62:25

**owner** [2] - 5:14,  
63:12

## P

**package** [2] - 4:10,  
5:17

**paid** [2] - 42:15, 42:17

**painted** [1] - 42:12

**Pallotta** [5] - 30:14,  
31:11, 56:6, 80:17

**PALLOTTA** [58] - 1:14,  
6:12, 6:16, 7:6, 8:3,  
8:8, 8:16, 8:22, 8:25,  
16:3, 16:12, 16:16,  
16:22, 17:2, 17:9,  
17:12, 17:15, 17:18,  
25:9, 25:17, 32:25,  
33:5, 33:12, 39:14,  
42:20, 42:23, 43:6,  
48:24, 49:3, 50:14,  
50:18, 50:21, 51:2,  
51:4, 65:16, 65:21,  
65:24, 66:11, 67:5,  
70:15, 72:11, 72:17,  
73:1, 73:5, 73:7,

74:3, 74:23, 75:4,  
75:7, 75:12, 75:21,  
77:23, 78:5, 78:9,  
78:12, 79:20, 80:12,  
80:15

**paper** [1] - 7:19

**parent** [3] - 37:4, 73:9,  
73:10

**parents** [7] - 34:23,  
37:24, 39:20, 72:18,  
73:1, 73:13

**park** [1] - 29:11

**parking** [7] - 29:10,  
68:15, 68:24, 69:13,  
69:17

**part** [10] - 2:22, 5:7,  
10:7, 21:23, 23:20,  
44:10, 45:19, 51:22,  
59:18, 72:20

**partially** [1] - 51:18

**party** [4] - 4:11, 5:24,  
10:3, 14:24

**passed** [1] - 18:22

**past** [4] - 7:9, 24:25,  
36:4, 39:22

**path** [1] - 34:12

**PAUSE** [1] - 73:21

**Pawtucket** [1] - 9:4

**paying** [3] - 7:3, 7:4,  
57:2

**penny** [1] - 45:8

**people** [37] - 2:7, 6:4,  
16:6, 25:13, 29:10,  
31:14, 33:21, 34:14,  
34:15, 34:17, 34:22,  
35:25, 36:8, 41:15,  
41:25, 42:10, 43:10,  
43:15, 44:13, 45:2,  
45:10, 45:23, 48:19,  
48:20, 49:4, 56:6,  
57:4, 59:2, 59:8,  
61:11, 66:4, 74:21,  
76:22, 79:1, 79:2,  
79:6, 79:14

**people's** [1] - 34:14

**per** [25] - 4:2, 4:3, 4:4,  
4:21, 5:3, 5:5, 6:9,  
13:3, 14:5, 22:6,  
30:21, 32:4, 32:5,  
32:7, 32:15, 32:20,  
43:21, 44:5, 47:23,  
50:11, 54:18, 65:1

**percent** [27] - 14:25,  
15:23, 15:25, 20:19,  
20:20, 20:25, 21:18,  
36:1, 36:13, 36:15,  
46:25, 48:11, 54:4,  
54:7, 54:8, 54:9,  
56:5, 56:15, 58:7,  
60:13, 60:14, 65:1,

<p>65:3, 65:4, 65:6, 65:17</p> <p><b>percentage</b> [1] - 40:16</p> <p><b>perfect</b> [3] - 10:12, 15:13, 53:10</p> <p><b>performed</b> [1] - 60:23</p> <p><b>performing</b> [1] - 14:11</p> <p><b>period</b> [5] - 10:11, 12:6, 12:24, 26:1, 70:10</p> <p><b>person</b> [4] - 48:1, 60:8, 70:1, 72:24</p> <p><b>personally</b> [1] - 26:6</p> <p><b>perspective</b> [3] - 10:13, 36:20, 73:9</p> <p><b>petroleum</b> [3] - 19:13, 19:14, 29:9</p> <p><b>Phil</b> [17] - 20:8, 29:3, 29:4, 29:6, 31:8, 33:2, 33:8, 47:15, 50:3, 55:7, 56:2, 58:6, 65:10, 66:17, 66:23, 67:2, 77:10</p> <p><b>Phil's</b> [4] - 18:25, 51:18, 53:1, 69:15</p> <p><b>PHILIP</b> [1] - 1:19</p> <p><b>pick</b> [1] - 11:7</p> <p><b>pickle</b> [1] - 37:20</p> <p><b>picture</b> [1] - 5:2</p> <p><b>piece</b> [4] - 20:10, 41:25, 44:12, 58:24</p> <p><b>pill</b> [1] - 26:17</p> <p><b>pitch</b> [1] - 20:19</p> <p><b>PLA</b> [2] - 55:25</p> <p><b>place</b> [4] - 22:23, 28:15, 48:21, 48:22</p> <p><b>places</b> [1] - 22:2</p> <p><b>plan</b> [5] - 20:14, 50:4, 71:2, 71:15, 71:17</p> <p><b>plans</b> [5] - 12:18, 12:19, 12:24, 25:21, 54:14</p> <p><b>PLANTATIONS</b> [1] - 1:1</p> <p><b>plastics</b> [1] - 19:14</p> <p><b>play</b> [1] - 26:21</p> <p><b>playground</b> [2] - 69:14, 69:24</p> <p><b>playing</b> [1] - 33:14</p> <p><b>plug</b> [1] - 40:8</p> <p><b>plumbing</b> [2] - 54:15, 56:22</p> <p><b>plus</b> [4] - 46:25, 48:10, 54:9, 54:10</p> <p><b>pocket</b> [1] - 7:22</p> <p><b>point</b> [20] - 2:14, 13:7, 17:12, 18:3, 18:13, 26:21, 35:24, 39:10, 39:18, 42:9, 43:1, 45:22, 47:8, 57:16,</p>	<p>57:20, 57:21, 63:17, 65:8, 67:11, 71:23</p> <p><b>points</b> [10] - 15:14, 15:17, 23:14, 28:3, 38:15, 43:3, 66:16, 66:18, 66:19</p> <p><b>political</b> [3] - 24:12, 41:25, 58:23</p> <p><b>Pollock</b> [1] - 66:3</p> <p><b>POLLOCK</b> [19] - 1:15, 31:24, 37:22, 38:7, 38:12, 38:18, 39:3, 52:8, 65:3, 66:10, 67:16, 67:25, 68:2, 72:7, 74:4, 77:14, 77:18, 78:15, 79:24</p> <p><b>portion</b> [1] - 25:21</p> <p><b>position</b> [3] - 26:7, 26:8, 26:18</p> <p><b>possible</b> [6] - 22:13, 22:18, 55:5, 55:9, 60:5, 74:13</p> <p><b>possibly</b> [3] - 29:7, 57:14, 57:16</p> <p><b>post</b> [1] - 79:13</p> <p><b>potential</b> [3] - 26:23, 44:14, 65:5</p> <p><b>potentially</b> [2] - 57:20, 68:12</p> <p><b>pounds</b> [1] - 54:18</p> <p><b>power</b> [2] - 31:4, 63:2</p> <p><b>pre</b> [2] - 50:12, 73:11</p> <p><b>pre-K</b> [1] - 50:12</p> <p><b>pre-school</b> [1] - 73:11</p> <p><b>precede</b> [1] - 74:8</p> <p><b>preliminary</b> [1] - 31:9</p> <p><b>premise</b> [2] - 39:15, 39:17</p> <p><b>prep</b> [1] - 2:21</p> <p><b>prepare</b> [1] - 52:1</p> <p><b>PRESENT</b> [1] - 1:11</p> <p><b>present</b> [7] - 2:8, 49:3, 50:5, 67:3, 67:4, 67:6, 67:7</p> <p><b>presentation</b> [5] - 2:17, 10:8, 49:18, 67:16, 77:12</p> <p><b>presented</b> [1] - 34:13</p> <p><b>pretty</b> [3] - 21:19, 42:11, 53:12</p> <p><b>previous</b> [1] - 32:3</p> <p><b>price</b> [17] - 5:12, 5:13, 6:17, 7:8, 8:13, 12:17, 12:21, 14:20, 14:23, 19:12, 59:1, 63:12, 63:22, 63:25, 64:2</p> <p><b>prices</b> [5] - 6:8, 8:10, 13:4, 18:6, 18:11</p> <p><b>pricing</b> [9] - 2:25,</p>	<p>5:18, 5:25, 6:3, 9:21, 9:22, 54:17, 59:24</p> <p><b>print</b> [1] - 81:7</p> <p><b>priorities</b> [4] - 3:9, 3:12, 3:20, 29:16</p> <p><b>problem</b> [12] - 9:1, 19:6, 22:14, 35:17, 41:23, 43:9, 46:3, 56:21, 57:8, 63:18, 63:19, 63:20</p> <p><b>problems</b> [2] - 23:16, 23:17</p> <p><b>process</b> [12] - 3:6, 4:16, 4:20, 5:5, 13:18, 13:24, 13:25, 16:3, 17:23, 54:13, 65:25, 74:17</p> <p><b>produced</b> [1] - 14:22</p> <p><b>products</b> [3] - 19:13, 19:14, 29:9</p> <p><b>profit</b> [2] - 61:14, 62:6</p> <p><b>program</b> [19] - 3:9, 3:12, 3:13, 4:1, 21:24, 22:1, 22:8, 22:20, 26:4, 27:14, 28:13, 28:14, 29:16, 38:10, 41:6, 41:10, 41:21, 47:19, 56:22</p> <p><b>programmatic</b> [1] - 22:24</p> <p><b>programming</b> [2] - 28:17, 42:6</p> <p><b>project</b> [44] - 2:15, 2:24, 5:13, 6:19, 6:20, 6:23, 7:3, 9:7, 11:9, 13:1, 13:2, 13:8, 14:21, 15:9, 17:3, 17:9, 18:4, 19:20, 19:21, 21:1, 22:4, 22:25, 23:8, 23:10, 23:13, 27:15, 29:11, 29:12, 36:22, 38:11, 43:10, 43:11, 45:3, 51:12, 51:22, 52:17, 53:13, 55:10, 55:15, 55:21, 61:8, 63:14, 66:20</p> <p><b>projects</b> [17] - 3:25, 8:12, 15:15, 15:19, 24:13, 24:19, 24:22, 32:17, 36:1, 42:19, 44:23, 56:14, 58:16, 64:12, 75:10, 75:13</p> <p><b>promise</b> [1] - 41:11</p> <p><b>promised</b> [4] - 9:22, 36:24, 42:16, 70:8</p> <p><b>protecting</b> [1] - 45:23</p> <p><b>prove</b> [1] - 45:22</p> <p><b>provided</b> [4] - 4:10, 14:20, 31:19, 39:17</p>	<p><b>PROVIDENCE</b> [3] - 1:1, 1:2, 1:10</p> <p><b>Providence</b> [5] - 3:22, 34:10, 48:20, 60:24, 76:17</p> <p><b>public</b> [12] - 31:12, 37:24, 38:19, 39:5, 58:11, 58:20, 66:2, 66:3, 66:7, 69:2, 74:7, 77:24</p> <p><b>Public</b> [1] - 81:4</p> <p><b>PUBLIC</b> [1] - 81:13</p> <p><b>publicly</b> [2] - 23:8, 45:7</p> <p><b>pull</b> [1] - 49:15</p> <p><b>purpose</b> [1] - 39:12</p> <p><b>push</b> [3] - 69:19, 72:23</p> <p><b>pushed</b> [2] - 9:8, 9:11</p> <p><b>put</b> [33] - 2:14, 3:17, 6:20, 10:23, 11:8, 11:13, 12:11, 12:12, 12:17, 12:23, 13:9, 16:8, 17:18, 26:19, 27:11, 28:11, 34:18, 34:23, 35:19, 38:2, 39:1, 39:7, 40:20, 47:14, 58:1, 58:6, 58:10, 59:4, 61:16, 62:10, 68:17, 70:11, 71:3</p> <p><b>puts</b> [4] - 5:12, 11:16, 26:7</p> <p><b>putting</b> [4] - 7:7, 11:2, 39:16, 56:16</p>	<p><b>reach</b> [1] - 73:8</p> <p><b>reaction</b> [1] - 64:16</p> <p><b>ready</b> [1] - 56:4</p> <p><b>real</b> [8] - 2:20, 14:15, 20:20, 31:14, 31:15, 40:11, 42:4, 42:5</p> <p><b>realistic</b> [1] - 16:8</p> <p><b>realistically</b> [1] - 68:4</p> <p><b>reality</b> [1] - 66:25</p> <p><b>realize</b> [3] - 22:7, 41:16, 44:13</p> <p><b>realized</b> [2] - 36:17, 41:9</p> <p><b>really</b> [14] - 6:8, 20:10, 24:12, 25:23, 27:9, 29:3, 29:22, 30:12, 32:8, 37:20, 50:8, 66:21, 67:20, 69:9</p> <p><b>reason</b> [2] - 37:11, 54:12</p> <p><b>reasons</b> [4] - 7:8, 9:18, 30:22</p> <p><b>reassess</b> [1] - 38:10</p> <p><b>rebid</b> [1] - 66:20</p> <p><b>receive</b> [1] - 4:16</p> <p><b>received</b> [2] - 4:8, 76:22</p> <p><b>recent</b> [2] - 2:13, 5:18</p> <p><b>recently</b> [2] - 5:10, 5:24</p> <p><b>recess</b> [1] - 69:14</p> <p><b>recommend</b> [1] - 75:1</p> <p><b>recommendation</b> [8] - 60:19, 67:8, 67:23, 74:16, 74:23, 75:13, 75:15, 75:22</p> <p><b>recommended</b> [1] - 74:25</p> <p><b>reconcile</b> [1] - 13:13</p> <p><b>reconciliation</b> [2] - 4:15, 5:4</p> <p><b>reconvene</b> [1] - 3:18</p> <p><b>RECORD</b> [3] - 76:2, 78:14, 80:11</p> <p><b>record</b> [5] - 25:10, 70:3, 70:24, 72:2, 81:6</p> <p><b>recreational</b> [2] - 44:14, 44:18</p> <p><b>redesign</b> [1] - 21:2</p> <p><b>reduce</b> [2] - 32:23</p> <p><b>reduced</b> [2] - 33:6, 81:7</p> <p><b>reduction</b> [6] - 28:14, 28:17, 30:20, 31:2, 56:15</p> <p><b>refer</b> [1] - 39:12</p> <p><b>referenced</b> [1] - 30:15</p> <p><b>referendum</b> [1] - 23:6</p> <p><b>reflected</b> [1] - 76:24</p>
<b>Q</b>				
<p><b>quality</b> [2] - 29:18, 61:12</p> <p><b>quell</b> [1] - 73:1</p> <p><b>questioning</b> [2] - 7:19, 26:1</p> <p><b>questions</b> [6] - 2:18, 63:21, 70:2, 72:18, 73:18, 73:23</p> <p><b>quick</b> [1] - 79:16</p> <p><b>quickly</b> [1] - 41:20</p> <p><b>quorum</b> [5] - 74:22, 75:20, 75:23, 75:24, 76:1</p>				
<b>R</b>				
<p><b>ran</b> [1] - 70:2</p> <p><b>range</b> [1] - 50:16</p> <p><b>rate</b> [1] - 47:8</p> <p><b>rather</b> [1] - 37:5</p> <p><b>RE</b> [1] - 1:5</p> <p><b>reabsorbed</b> [1] - 24:9</p>				

**reflects** [1] - 57:5  
**regarding** [1] - 55:18  
**regardless** [1] - 6:23  
**regards** [1] - 23:22  
**reimburse** [2] - 23:11, 53:7  
**reimbursement** [1] - 3:24  
**relationship** [1] - 59:7  
**relative** [1] - 66:12  
**remain** [2] - 22:23, 28:15  
**remember** [4] - 15:5, 18:2, 50:22, 60:10  
**renderings** [4] - 50:4, 67:2, 71:14, 71:15  
**renovate** [1] - 52:16  
**repeatedly** [1] - 48:2  
**report** [8] - 46:19, 46:23, 47:25, 52:1, 52:5, 53:5, 53:8  
**REPORTER** [2] - 1:24, 81:13  
**reporting** [1] - 47:21  
**representation** [1] - 34:25  
**representative** [1] - 24:1  
**represents** [1] - 4:2  
**repurpose** [2] - 37:9, 52:16  
**repurposed** [1] - 30:24  
**requested** [1] - 7:12  
**require** [2] - 23:6, 31:7  
**required** [2] - 7:15, 30:18  
**requirement** [2] - 51:24, 66:18  
**requirements** [3] - 11:2, 11:11, 11:15  
**respect** [1] - 16:4  
**response** [1] - 59:2  
**rest** [1] - 17:15  
**result** [2] - 43:11, 43:16  
**revenue** [2] - 44:23, 44:24  
**review** [4] - 3:9, 60:17, 62:15, 75:3  
**reviews** [2] - 14:11, 60:4  
**RFP** [6] - 7:13, 7:15, 7:25, 10:18, 10:21, 11:3  
**RHODE** [2] - 1:1, 81:13  
**Rhode** [1] - 81:5  
**RI** [2] - 1:10, 1:20  
**ribbon** [1] - 13:20

**RICHARD** [1] - 1:12  
**RIDE** [20] - 3:23, 15:14, 23:9, 23:17, 23:20, 23:24, 24:3, 25:6, 26:5, 43:3, 47:20, 47:21, 47:22, 47:24, 53:7, 56:13, 56:14, 66:12, 72:17, 72:22  
**RIDE's** [4] - 8:8, 8:9, 8:18, 8:20  
**ripple** [1] - 35:22  
**risk** [7] - 5:12, 12:15, 13:25, 63:10, 63:11, 63:13, 63:16  
**road** [2] - 20:25, 31:10  
**ROBERT** [1] - 1:17  
**ROGERS** [16] - 1:19, 6:21, 8:14, 14:19, 52:21, 55:11, 57:7, 57:11, 57:14, 57:16, 57:20, 62:20, 63:10, 67:6, 75:16, 75:20  
**RONALD** [1] - 1:16  
**roof** [1] - 20:19  
**roofer** [3] - 60:23, 60:25  
**roofs** [1] - 19:15  
**room** [9] - 15:6, 15:10, 48:3, 59:6, 69:12, 73:16, 77:19, 78:16  
**rough** [2] - 31:20, 49:10  
**roughly** [2] - 27:8, 54:10  
**rounds** [1] - 4:15  
**RTA** [1] - 60:20  
**rubber** [1] - 19:15  
**rumbling** [1] - 48:25  
**run** [3] - 2:25, 11:11, 40:2  
**running** [1] - 55:24  
**runs** [1] - 61:12  
**rushed** [1] - 76:15

## S

**sacrifice** [1] - 22:25  
**sacrificing** [1] - 22:24  
**safely** [2] - 53:13, 61:12  
**safety** [8] - 27:2, 28:1, 28:2, 29:12, 55:10, 58:20, 75:10, 75:12  
**sake** [4] - 7:1, 31:6, 49:7, 50:6  
**salvation** [1] - 45:6  
**satisfied** [1] - 43:16  
**save** [2] - 20:21, 64:16  
**savings** [9] - 32:15,

40:5, 51:10, 51:13, 56:19, 61:3, 61:22, 61:24, 64:5  
**saw** [3] - 12:14, 50:7, 57:3  
**SBC** [8] - 67:9, 72:12, 73:25, 74:16, 75:16, 76:4, 76:5  
**SBE** [1] - 79:18  
**scenario** [1] - 40:3  
**schedule** [8] - 20:25, 21:3, 23:2, 29:3, 30:25, 71:23, 73:23, 79:5  
**schematic** [1] - 20:8  
**scheme** [1] - 32:4  
**SCHOOL** [2] - 1:3, 1:6  
**school** [76] - 2:17, 4:6, 5:6, 5:7, 8:17, 8:23, 9:1, 9:6, 14:2, 15:7, 15:15, 15:18, 22:21, 25:4, 27:22, 27:25, 29:24, 31:5, 31:15, 31:21, 34:8, 35:7, 35:12, 35:13, 35:16, 36:23, 37:6, 37:9, 40:11, 40:18, 41:5, 41:13, 41:19, 41:20, 42:10, 42:16, 43:15, 44:16, 45:21, 46:10, 47:22, 48:1, 48:14, 49:1, 50:11, 66:1, 66:7, 66:8, 67:7, 67:20, 67:23, 69:12, 69:18, 70:6, 70:10, 70:11, 71:12, 72:4, 73:11, 73:13, 73:15, 73:24, 74:15, 74:16, 75:2, 75:6, 75:7, 75:17, 76:6, 76:16, 77:13, 77:20, 78:1, 78:11  
**School** [1] - 53:5  
**schools** [68] - 2:16, 2:23, 3:1, 5:17, 8:6, 11:4, 15:7, 19:6, 21:25, 24:20, 26:4, 26:11, 27:3, 27:5, 27:7, 27:20, 27:22, 28:2, 28:5, 28:14, 29:22, 29:23, 30:16, 30:18, 33:3, 33:21, 33:22, 33:24, 34:20, 35:3, 35:9, 37:13, 37:20, 37:25, 39:21, 39:22, 40:25, 41:5, 41:7, 41:23, 42:1, 42:7, 42:21, 42:24, 43:1, 44:3, 46:17, 48:19, 48:21, 48:22,

50:16, 50:18, 51:5, 55:16, 58:17, 64:11, 64:20, 65:18, 70:9, 70:10, 70:13, 70:20, 75:1, 75:2, 75:5  
**scope** [1] - 14:11  
**screwing** [1] - 23:23  
**SD** [7] - 13:6, 13:11, 13:18, 21:4, 40:20, 54:2, 54:3  
**second** [5] - 30:20, 40:21, 73:10, 74:4, 80:16  
**seconded** [1] - 80:17  
**secured** [1] - 66:16  
**see** [25] - 2:25, 3:3, 4:1, 4:23, 10:24, 12:18, 18:7, 22:4, 28:17, 31:2, 32:22, 38:5, 38:23, 39:23, 43:22, 46:3, 48:5, 48:9, 51:12, 56:19, 62:10, 62:16, 69:18, 71:16, 78:25  
**seeing** [8] - 9:3, 13:1, 13:2, 13:3, 18:25, 19:19, 19:21, 21:5  
**seem** [1] - 32:6  
**select** [1] - 60:19  
**selected** [1] - 30:23  
**self** [1] - 5:25  
**selling** [1] - 46:4  
**send** [1] - 58:2  
**sense** [3] - 21:3, 32:6, 39:18  
**sent** [2] - 31:9, 53:18  
**separate** [5] - 23:6, 28:18, 36:25, 51:7, 59:25  
**separating** [1] - 64:12  
**SEPTEMBER** [1] - 1:8  
**service** [3] - 7:14, 45:6, 58:19  
**services** [4] - 6:18, 7:2, 14:22, 53:1  
**set** [9] - 13:14, 14:24, 15:14, 24:3, 24:5, 30:23, 56:5, 71:18, 81:9  
**setback** [1] - 69:21  
**sets** [1] - 69:20  
**several** [1] - 12:2  
**shaken** [1] - 9:25  
**shakes** [1] - 10:16  
**share** [1] - 2:14  
**shared** [1] - 30:2  
**shave** [1] - 29:7  
**Shawmut** [5] - 6:2, 7:16, 14:10, 17:24, 40:12

**Shawmut's** [1] - 14:2  
**shift** [3] - 31:11, 31:12, 52:25  
**short** [3] - 36:12, 36:14, 40:23  
**SHORTHAND** [1] - 81:13  
**shortly** [1] - 2:2  
**shot** [1] - 23:11  
**shove** [1] - 62:24  
**show** [5] - 4:8, 22:11, 22:17, 31:13, 62:12  
**showing** [2] - 17:8, 51:13  
**shown** [2] - 5:6, 10:20  
**shrunk** [1] - 42:8  
**side** [4] - 12:5, 26:3  
**sign** [1] - 63:12  
**signed** [2] - 4:5, 5:10  
**significant** [3] - 10:10, 30:19, 48:6  
**significantly** [3] - 22:6, 36:21, 42:7  
**single** [7] - 15:18, 20:9, 29:17, 33:4, 60:4, 60:5, 60:17  
**sit** [4] - 2:5, 11:22, 15:1, 38:5  
**site** [18] - 22:1, 29:7, 30:24, 31:8, 32:12, 32:13, 32:21, 32:23, 37:9, 44:11, 50:23, 50:24, 51:9, 52:4, 68:18, 69:12, 71:15  
**sites** [4] - 6:10, 22:1, 22:3, 51:8  
**sitting** [4] - 5:4, 18:3, 52:15, 79:1  
**situation** [7] - 10:15, 13:21, 19:11, 29:9, 35:16, 38:16, 47:13  
**size** [9] - 32:9, 32:17, 33:1, 33:5, 36:25, 40:8, 51:11, 69:19  
**sketch** [1] - 31:9  
**skews** [1] - 32:10  
**skylight** [1] - 28:5  
**slide** [4] - 4:23, 16:19, 17:4, 40:10  
**slides** [3] - 4:8, 21:24, 22:10  
**slight** [1] - 31:2  
**slightly** [2] - 14:13, 15:4  
**small** [6] - 6:10, 21:24, 32:9, 33:9, 37:9, 42:13  
**smaller** [10] - 13:1, 19:20, 20:2, 28:19, 32:24, 33:11, 58:18,

<p>64:12, 65:9, 69:7  <b>SMITH</b> [1] - 1:9  <b>Smithfield</b> [1] - 58:16  <b>soil</b> [1] - 51:25  <b>solution</b> [2] - 22:17, 35:15  <b>solutions</b> [3] - 22:16, 22:18, 26:24  <b>someone</b> [2] - 45:17, 70:5  <b>sometimes</b> [1] - 79:2  <b>somewhat</b> [1] - 54:20  <b>somewhere</b> [1] - 24:9  <b>son</b> [1] - 73:10  <b>son's</b> [2] - 73:13, 73:17  <b>sooner</b> [1] - 72:8  <b>sorry</b> [9] - 5:20, 19:5, 26:13, 27:17, 29:23, 47:24, 53:16, 66:10, 72:13  <b>sort</b> [5] - 31:5, 31:19, 32:9, 69:14, 71:4  <b>source</b> [1] - 23:3  <b>South</b> [2] - 9:3, 19:3  <b>south</b> [1] - 9:8  <b>space</b> [9] - 30:2, 32:25, 33:1, 33:5, 44:19, 44:23, 50:13, 65:5, 69:22  <b>spaces</b> [8] - 23:1, 28:17, 28:18, 28:21, 29:8, 36:25, 47:16, 48:18  <b>speaking</b> [1] - 2:10  <b>spec</b> [2] - 62:21, 62:22  <b>special</b> [9] - 65:25, 66:13, 67:17, 73:24, 74:6, 74:12, 77:7, 77:15  <b>specialized</b> [2] - 28:18, 28:21  <b>specific</b> [1] - 10:18  <b>specification</b> [1] - 20:10  <b>specifications</b> [2] - 12:19, 12:20  <b>specs</b> [2] - 12:24, 62:23  <b>speed</b> [1] - 67:3  <b>spend</b> [5] - 24:8, 24:14, 35:11, 38:15, 43:13  <b>spending</b> [3] - 24:19, 38:14, 45:24  <b>spent</b> [1] - 24:9  <b>SPIEGEL</b> [129] - 1:18, 3:4, 4:24, 5:1, 5:10, 6:7, 6:25, 7:24, 8:6, 8:11, 8:20, 8:24, 9:2,</p>	<p>9:10, 11:25, 15:12, 15:25, 16:18, 16:23, 17:21, 18:9, 18:18, 19:17, 20:6, 21:14, 21:16, 21:22, 22:16, 22:19, 23:18, 23:24, 24:7, 24:18, 26:15, 27:8, 27:11, 28:3, 28:13, 29:2, 29:6, 30:1, 30:5, 30:8, 30:11, 31:25, 32:18, 33:2, 33:7, 33:14, 34:4, 34:9, 38:9, 38:13, 39:11, 40:13, 40:19, 42:3, 43:3, 43:24, 44:4, 44:9, 44:22, 46:6, 46:11, 46:18, 47:12, 47:19, 48:12, 48:17, 49:15, 49:23, 50:17, 50:20, 50:22, 51:22, 52:10, 52:18, 53:4, 53:12, 53:21, 54:1, 54:5, 54:8, 55:4, 55:7, 55:13, 55:20, 55:23, 57:2, 58:6, 58:12, 58:15, 60:3, 62:4, 63:8, 63:11, 64:15, 65:8, 65:12, 65:15, 66:15, 67:7, 67:15, 67:19, 68:1, 68:7, 68:9, 68:14, 68:19, 69:15, 71:14, 71:21, 72:8, 72:10, 72:14, 72:16, 73:3, 73:6, 73:8, 74:13, 74:20, 74:25, 75:11, 75:14, 75:18, 76:5, 77:5, 77:9, 78:13  <b>spoken</b> [1] - 50:3  <b>spot</b> [1] - 67:4  <b>Spring</b> [1] - 76:18  <b>square</b> [30] - 4:2, 4:3, 4:4, 4:21, 5:3, 5:5, 6:9, 8:3, 8:11, 13:3, 14:5, 20:15, 22:6, 28:25, 29:7, 30:21, 31:23, 32:3, 32:5, 32:7, 32:15, 32:20, 43:21, 44:5, 47:23, 54:18, 61:20  <b>stabilizing</b> [1] - 18:6  <b>stable</b> [2] - 18:7, 46:25  <b>staff</b> [1] - 70:7  <b>stage</b> [3] - 3:11, 23:13  <b>stand</b> [4] - 4:22, 5:16, 14:14, 63:19  <b>standpoint</b> [3] - 11:14, 30:12, 37:4  <b>stands</b> [2] - 2:16,</p>	<p>63:11  <b>start</b> [6] - 3:19, 18:7, 22:7, 32:23, 39:14, 39:16  <b>started</b> [2] - 2:24, 45:3  <b>STATE</b> [2] - 1:1, 81:13  <b>state</b> [5] - 8:17, 10:12, 24:1, 25:3, 39:23  <b>State</b> [1] - 81:5  <b>statement</b> [1] - 49:6  <b>status</b> [1] - 3:1  <b>statutory</b> [1] - 25:6  <b>stay</b> [3] - 22:9, 43:8, 78:17  <b>staying</b> [1] - 38:2  <b>stays</b> [1] - 27:14  <b>steel</b> [3] - 12:8, 54:19, 60:18  <b>stenographic</b> [1] - 81:6  <b>steps</b> [2] - 3:3, 3:15  <b>sticking</b> [1] - 59:8  <b>still</b> [31] - 5:11, 7:3, 7:4, 7:17, 13:8, 13:10, 14:6, 16:16, 20:3, 20:4, 28:1, 28:3, 32:12, 36:6, 37:2, 37:5, 40:17, 41:11, 41:18, 50:12, 52:15, 53:7, 56:20, 56:21, 57:17, 63:18, 65:10, 69:12, 69:23, 72:1  <b>stone</b> [1] - 30:23  <b>stop</b> [2] - 19:7, 21:2  <b>storm</b> [2] - 10:12, 15:13  <b>story</b> [8] - 32:10, 32:11, 45:17, 49:5, 49:11, 50:4, 67:15, 69:18  <b>street</b> [8] - 5:24, 11:20, 29:11, 31:15, 35:18, 59:23, 61:16, 71:17  <b>STREET</b> [1] - 1:9  <b>streets</b> [2] - 68:25, 69:13  <b>strictly</b> [1] - 12:18  <b>structural</b> [1] - 54:17  <b>structure</b> [3] - 30:21, 34:3, 34:6  <b>student</b> [3] - 29:17, 36:23, 47:24  <b>students</b> [7] - 3:21, 33:10, 33:24, 46:9, 47:8, 64:22, 69:4  <b>STUDIO</b> [1] - 1:19  <b>Studio</b> [4] - 4:10, 18:25, 31:19, 71:3</p>	<p><b>study</b> [2] - 48:10, 48:13  <b>stuff</b> [3] - 19:11, 51:25, 77:10  <b>sub</b> [3] - 11:22, 14:13, 14:14  <b>sub's</b> [1] - 60:11  <b>subcommittee</b> [3] - 60:4, 60:16, 60:19  <b>subcontractor</b> [1] - 59:24  <b>subcontractors</b> [4] - 6:2, 6:3, 11:20, 14:11  <b>subject</b> [1] - 58:21  <b>submit</b> [2] - 11:3, 23:12  <b>submitted</b> [3] - 8:18, 11:16, 51:18  <b>subs</b> [8] - 11:14, 12:16, 13:7, 13:15, 13:17, 14:12, 20:12  <b>substantial</b> [1] - 32:15  <b>sudden</b> [1] - 47:13  <b>sufficient</b> [1] - 33:12  <b>suggestion</b> [2] - 47:2, 65:25  <b>suit</b> [1] - 30:24  <b>sum</b> [6] - 12:13, 12:15, 12:24, 62:19, 62:22  <b>summer</b> [2] - 15:20, 15:21  <b>sunset</b> [1] - 15:14  <b>superintendent</b> [8] - 21:14, 21:16, 30:14, 39:13, 41:5, 42:4, 64:10, 64:25  <b>superintendent's</b> [1] - 35:6  <b>supers</b> [1] - 11:9  <b>supervision</b> [1] - 32:23  <b>supervisions</b> [1] - 22:3  <b>support</b> [3] - 37:16, 67:21, 67:22  <b>supportive</b> [1] - 72:23  <b>supports</b> [1] - 67:22  <b>surplus</b> [2] - 23:4, 64:3  <b>surprise</b> [3] - 49:8, 49:19, 70:4  <b>Susan</b> [1] - 81:4  <b>SUSAN</b> [2] - 1:24, 81:12  <b>swallow</b> [2] - 25:25, 26:17  <b>sweet</b> [1] - 67:4  <b>swing</b> [2] - 44:22, 50:13</p>	<p style="text-align: center;"><b>T</b></p> <p><b>table</b> [4] - 2:5, 17:25, 56:17, 66:20  <b>task</b> [1] - 23:8  <b>tax</b> [1] - 46:1  <b>taxpayer</b> [3] - 3:24, 34:21, 45:24  <b>taxpayers</b> [8] - 25:19, 25:23, 26:3, 26:9, 26:10, 33:21, 33:24, 37:7  <b>teacher</b> [1] - 29:10  <b>team</b> [7] - 4:11, 20:12, 29:3, 29:6, 51:18, 53:1, 66:17  <b>teams</b> [1] - 4:19  <b>tech</b> [1] - 53:14  <b>technical</b> [2] - 53:12, 53:13  <b>technically</b> [1] - 35:10  <b>temporary</b> [1] - 11:12  <b>ten</b> [1] - 27:9  <b>tend</b> [2] - 14:8, 61:21  <b>tentative</b> [1] - 62:21  <b>terms</b> [10] - 3:20, 16:3, 28:14, 39:18, 41:21, 58:20, 65:21, 65:24, 66:21, 67:3  <b>terrible</b> [1] - 61:1  <b>terribly</b> [1] - 60:23  <b>testing</b> [1] - 53:3  <b>THE</b> [53] - 2:1, 8:7, 9:6, 9:14, 19:9, 40:22, 41:4, 41:13, 41:22, 42:2, 49:2, 49:6, 49:13, 49:17, 49:21, 49:25, 50:25, 63:23, 69:25, 70:16, 70:19, 70:23, 71:5, 71:9, 71:24, 74:1, 74:9, 75:23, 75:25, 76:2, 76:7, 76:12, 76:19, 77:3, 77:11, 77:17, 78:3, 78:7, 78:10, 78:14, 78:18, 78:22, 79:8, 79:16, 79:22, 80:1, 80:3, 80:7, 80:10, 80:11, 80:14, 80:17, 80:20  <b>theme</b> [1] - 52:15  <b>themselves</b> [1] - 58:3  <b>therapy</b> [2] - 73:16, 73:17  <b>there'd</b> [1] - 40:4  <b>they've</b> [1] - 76:23  <b>third</b> [7] - 4:11, 5:24, 10:3, 14:24, 30:14, 50:23, 50:24  <b>THOMAS</b> [1] - 1:17</p>
---	---	---	---	---

<p><b>thousand</b> [1] - 60:11  <b>three</b> [2] - 15:24, 15:25  <b>threw</b> [1] - 34:19  <b>throughout</b> [2] - 39:23, 39:24  <b>thursday</b> [1] - 72:14  <b>Thursday</b> [1] - 79:20  <b>today</b> [9] - 3:9, 3:15, 21:6, 38:8, 46:15, 49:10, 49:13, 73:20, 79:19  <b>together</b> [7] - 11:3, 11:8, 11:13, 12:4, 12:11, 12:17, 12:22  <b>tonight</b> [1] - 13:20  <b>tons</b> [3] - 12:8, 12:10  <b>took</b> [3] - 28:12, 49:8, 70:3  <b>total</b> [3] - 9:25, 27:15, 73:19  <b>toward</b> [1] - 39:8  <b>towards</b> [2] - 26:12, 37:23  <b>town</b> [13] - 13:23, 25:12, 30:25, 34:21, 38:22, 39:20, 42:25, 48:3, 64:5, 64:6, 67:19, 67:22, 73:11  <b>TOWN</b> [1] - 1:2  <b>trade</b> [6] - 59:25, 60:4, 60:5, 60:17, 60:21  <b>traditionally</b> [1] - 56:1  <b>traffic</b> [6] - 31:7, 45:14, 68:13, 68:15, 69:13, 69:17  <b>trailers</b> [2] - 11:12, 47:14  <b>transcription</b> [1] - 81:8  <b>transfer</b> [1] - 35:12  <b>transferred</b> [1] - 68:20  <b>transferring</b> [1] - 50:21  <b>transparency</b> [2] - 2:15, 3:5  <b>transportation</b> [1] - 6:8  <b>trends</b> [2] - 19:20, 19:21  <b>tripled</b> [1] - 42:14  <b>true</b> [5] - 5:25, 6:3, 24:10, 81:6  <b>trust</b> [4] - 9:25, 10:16, 25:18, 25:20  <b>truth</b> [1] - 58:25  <b>try</b> [7] - 4:19, 12:22, 29:6, 56:11, 64:10, 64:11, 64:14  <b>trying</b> [4] - 13:21,</p>	<p>15:2, 26:21, 57:21  <b>Tuesday</b> [2] - 39:6, 68:5  <b>turn</b> [1] - 2:7  <b>turned</b> [1] - 44:23  <b>twelve</b> [1] - 4:3  <b>twenty</b> [2] - 8:5, 8:7  <b>two</b> [2] - 63:21, 76:24  <b>type</b> [7] - 4:18, 14:15, 18:15, 37:24, 45:6, 51:12, 71:10  <b>types</b> [1] - 20:11  <b>typical</b> [1] - 32:16  <b>typically</b> [3] - 7:10, 23:12, 55:1</p>	<p><b>upkeep</b> [1] - 31:3  <b>upset</b> [2] - 41:15, 42:10  <b>uses</b> [1] - 44:18</p>	<p>77:2, 79:10, 79:19  <b>weeks</b> [10] - 3:19, 5:22, 49:23, 49:25, 50:1, 67:1, 67:3, 68:5, 71:12, 76:16  <b>weighing</b> [1] - 66:22  <b>WERE</b> [1] - 80:19  <b>wheels</b> [2] - 24:17, 24:18  <b>whelan</b> [1] - 40:9  <b>Whelan</b> [4] - 43:21, 44:4, 44:11, 53:1  <b>whereof</b> [1] - 81:9  <b>whole</b> [6] - 6:19, 25:18, 34:25, 38:10, 39:5, 44:13  <b>willing</b> [1] - 23:10  <b>wind</b> [1] - 70:25  <b>window</b> [1] - 37:14  <b>windows</b> [1] - 20:11  <b>wins</b> [1] - 9:17  <b>wiring</b> [1] - 63:5  <b>wise</b> [2] - 21:9  <b>wisely</b> [1] - 45:24  <b>witness</b> [1] - 81:9  <b>works</b> [2] - 12:14, 22:2  <b>world</b> [1] - 53:10  <b>write</b> [1] - 67:22  <b>written</b> [2] - 7:24, 7:25</p>
	<b>U</b>		
<p><b>unanimously</b> [1] - 3:16  <b>uncommon</b> [1] - 9:20  <b>uncover</b> [1] - 14:7  <b>under</b> [11] - 5:8, 13:2, 14:3, 19:21, 23:13, 23:14, 27:9, 51:25, 52:23, 58:17  <b>underestimate</b> [1] - 23:7  <b>unfair</b> [2] - 16:10, 25:22  <b>units</b> [1] - 48:7  <b>unknown</b> [1] - 23:3  <b>unknowns</b> [2] - 14:6, 14:8  <b>unless</b> [3] - 3:16, 53:4, 63:12  <b>unrealistic</b> [1] - 37:23  <b>up</b> [49] - 2:4, 2:9, 2:10, 7:3, 9:22, 15:17, 16:7, 16:17, 16:22, 16:25, 17:23, 18:16, 18:17, 19:12, 19:14, 19:16, 25:13, 26:21, 27:15, 30:9, 32:3, 32:13, 35:1, 38:14, 39:9, 46:6, 46:24, 47:12, 49:15, 54:17, 54:21, 55:10, 56:18, 57:2, 60:11, 60:12, 60:13, 60:15, 63:23, 66:24, 67:2, 69:21, 71:8, 71:18, 71:22, 76:18  <b>up-to-date</b> [1] - 18:17  <b>updated</b> [2] - 50:4, 53:20  <b>updating</b> [1] - 45:20  <b>upgrade</b> [1] - 53:1  <b>upgrades</b> [4] - 27:25, 28:1, 28:2, 40:18</p>		<p style="text-align: center;"><b>V</b></p> <p><b>VALLEE</b> [20] - 1:13, 26:25, 27:6, 27:9, 46:8, 46:16, 47:2, 47:7, 47:11, 63:21, 63:24, 64:2, 64:6, 64:8, 64:18, 64:22, 64:25, 65:11, 65:14, 65:23  <b>value</b> [7] - 4:14, 4:21, 6:20, 6:23, 17:1, 20:17, 22:10  <b>values</b> [1] - 61:13  <b>various</b> [1] - 11:20  <b>vent</b> [1] - 66:4  <b>venture</b> [1] - 69:5  <b>verified</b> [1] - 14:23  <b>versus</b> [6] - 8:14, 12:15, 21:9, 21:13, 31:23, 32:11  <b>vetted</b> [1] - 56:17  <b>Via</b> [1] - 6:22  <b>viable</b> [1] - 35:14  <b>viewing</b> [2] - 57:24, 57:25  <b>vis</b> [1] - 6:21  <b>visioning</b> [1] - 3:11  <b>vote</b> [12] - 9:9, 34:7, 66:8, 67:17, 68:6, 74:10, 74:11, 76:9, 76:15, 79:3, 79:11, 80:12  <b>voted</b> [2] - 25:16, 34:17  <b>voter</b> [1] - 23:6  <b>voters</b> [1] - 25:4  <b>voting</b> [5] - 76:8, 76:20, 77:19, 78:24, 79:1</p>	<p style="text-align: center;"><b>Y</b></p> <p><b>year</b> [9] - 24:25, 26:19, 46:16, 46:22, 46:24, 57:9, 57:17, 57:23, 65:1  <b>years</b> [11] - 15:24, 15:25, 42:11, 46:24, 46:25, 47:1, 47:25, 48:10, 65:2, 70:6, 70:8  <b>yesterday</b> [3] - 45:18, 49:9, 70:25  <b>young</b> [2] - 37:5, 48:20</p>
		<b>W</b>	<b>Z</b>
<p><b>wait</b> [1] - 38:5  <b>walk</b> [2] - 40:8, 52:15  <b>wall</b> [3] - 62:12, 63:2, 63:3  <b>wants</b> [1] - 41:1  <b>watch</b> [1] - 19:11  <b>waves</b> [2] - 33:9, 33:10  <b>Wednesdays</b> [1] - 72:6  <b>week</b> [7] - 38:19, 38:23, 76:24, 77:1,</p>			<p><b>zoning</b> [1] - 70:7  <b>zoom</b> [1] - 31:24</p>