

**Providence Public School Building Committee
Providence Public School District
August 24, 2021 – 5:30 PM**

Meeting Minutes

- I. Call to Order
- II. Approval of Meeting Minutes – June 22, 2021
 - a. Meeting minutes were approved without revision.
- III. Update, Schedule & Critical activities
 - a. 2019 MOA Projects (Downes)
 - i. Roof replacements were completed at Kizirian, Broad St. (partial), Webster, Fortes/ Lima and Roger Williams. Review of interior damages due to water infiltration is underway.
 - b. Stage II update (Downes)
 - c. Gilbane/StudioJAED (active projects)
 - i. A presentation showing updates on the existing “Big 5” school projects is attached to these minutes. This presentation is the update that was given during the August School Building committee meeting.
- IV. Action Items
 - a. Pleasant View ES Construction Document approval
 - i. Expanded scope to include additional finishes. Expanded scope and continuing escalation for materials and labor increase budget from \$12.3M to approximately \$20M. The increased budget was approved.
 - b. Classical HS Construction Document approval
 - i. Expanded scope and continuing escalation for materials and labor increase budget from \$25M to approximately \$31M. The increased budget was approved.
 - c. Greene MS Construction Document approval – APPROVED
 - d. Hopkins MS Construction Document approval - APPROVED
 - e. Hope HS Construction Document approval

- i. Expanded scope of work was proposed at Hope HS to include renovation of the auditorium, replacement of windows along the roof and renovation of the cupola. The cupola and windows are a main source of water infiltration at the school. The expanded scope was approved.
- V. 2019 MOA draft Amendment #2 (distributed at meeting)
 - a. Downes is proposing to amend the existing Memorandum of Agreement (MOA) to the 2020 Stage II application. This will allow reallocation of City bond dollars to be used for projects different than those included previously. A copy of the existing MOA Amendment #1 is attached to these minutes as well as an Excel spreadsheet which shows the proposed changes.
- VI. Questions and Comments from Committee Members
- VII. Public Comment
 - a. No public comment was offered.
- VIII. Adjournment

RHODE ISLAND DEPARTMENT OF EDUCATION
Amendment #1
MEMORANDUM OF AGREEMENT
SCHOOL CONSTRUCTION

Amend Scope of Project as Follows:

Scope of the Project: The Approved Project includes capital improvements at Providence Public School District facilities pursuant to the LEA's Stage II Necessity of School Construction submission. All construction will be completed by June 30, 2024, post occupancy commissioning will be conducted, and all construction will comply with the Northeast Collaborative for High Performance Schools (NECHPS), Version 3.1.

Repairs and Renovations: The Approved Project will address health, safety, and security improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, new construction and other building system improvements that affect student and staff health and safety.

Approved Values:

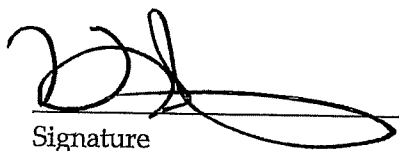
i.	Anthony Carnevale Elementary School	\$ 2,135,040
ii.	Asa Messer Elementary	\$ 3,894,176
iii.	Carl Lauro Elementary School	\$ 5,409,331
iv.	Charles N. Fortes Elementary School	\$ 3,775,468
v.	D'Abate Elementary School	\$ 5,525,441
vi.	Feinstein Elementary at Sackett Street	\$ 6,092,269
vii.	Feinstein Elementary at Broad Street	\$ 4,448,191
viii.	Fogarty Elementary School	\$ 4,685,505
ix.	Frank Spaziano Elementary School	\$ 3,552,223
x.	Frank Spaziano Annex	\$ 23,616,587
xi.	George West Elementary School	\$ 5,409,331
xii.	Harry Kizirian Elementary School	\$ 6,943,696
xiii.	Lima Elementary School	\$ 8,019,439
xiv.	Leviton Dual Language School	\$ 1,313,285
xv.	M.L. King Elementary School	\$ 5,409,331
xvi.	Pleasant View Elementary School	\$ 12,376,625
xvii.	Reservoir Avenue School	\$ 2,164,002
xviii.	Robert F. Kennedy Elementary School	\$ 4,609,008
xix.	Robert L. Bailey Elementary School	\$ 2,222,080
xx.	Vartan Gregorian Elementary School	\$ 5,132,166
xxi.	Veazie Street Elementary School	\$ 7,222,502
xxii.	Young & Woods Elementary School	\$ 4,502,302
xxiii.	Webster Avenue Elementary School	\$ 4,964,264
xxiv.	DeSesto Middle School	\$ 3,435,698
xxv.	Esek Hopkins Middle School	\$ 6,525,852
xxvi.	Gilbert Stuart Middle School	\$ 5,409,331

RHODE ISLAND DEPARTMENT OF EDUCATION
Amendment #1
MEMORANDUM OF AGREEMENT
SCHOOL CONSTRUCTION

xxvii.	Nathan Bishop Middle School	\$ 945,208
xxviii.	Nathanael Greene Middle School	\$ 10,135,892
xxix.	Roger Williams Middle School	\$ 7,152,706
xxx.	West Broadway Middle School	\$ 3,295,428
xxxi.	Central High School	\$ 1,504,136
xxxii.	Classical High School	\$ 25,230,520
xxxiii.	Dr. Jorge Alvarez High School	\$ 4,728,472
xxxiv.	E-Cubed Academy	\$ 619,905
xxxv.	Hope High School	\$ 12,238,630
xxxvi.	Juanita Sanchez Complex	\$ 3,950,401
xxxvii.	Mt Pleasant High School	\$ 29,122,320
xxxviii.	Providence Career and Technical Academy	\$ 213,539
xxxix.	Windmill Elementary School	\$ 30,500,000

All terms, dollar authorization, timelines, special contingencies and standing contingencies from the original MOA (dated 5/29/19) remain unchanged.

Harrison Peter
 Superintendent Name


 Signature

Date 11/5/2020

RHODE ISLAND DEPARTMENT OF ELEMENTARY
 AND SECONDARY EDUCATION,
 By

Name: _____

Title: _____

Date _____

Providence School Capital Plan Project List - Proposed Revisions - August 24, 2021

Phase I School	Current Amount	Proposed Amount	Priority Area	MEP Maintenance	Structural Repairs	Building Envelope Improvements	Fire Code Improvements	Secure & Accessible Entrance	High Impact Visual Enhancements	Student Centric Innovations
Windmill*	\$30,500,000	\$30,500,000.00	Swing Space							
Greene	\$4,726,562	\$5,908,722.00	Middle Schools		\$1,456,674	\$2,222,436		\$141,656	\$905,796	
Lima	\$1,686,065	\$1,775,065.00	Urgent Needs			\$1,686,065				
West Broadway	\$3,295,428	\$-	Middle Schools	\$600,228	\$1,116,302			\$857,184	\$450,313	\$271,401
Williams	\$5,219,352	\$2,613,411.00	Middle Schools		\$714,018	\$2,200,036				\$2,305,298
Hopkins	\$3,528,605	\$5,109,269.00	Middle Schools		\$258,995	\$1,639,806	\$1,630,404			
Mt Pleasant	\$14,003,927	\$-	Structural Issues		\$1,423,896	\$8,984,175	\$3,595,856			
Webster	\$2,252,050	\$875,000.00	Student Centric		\$323,438	\$778,082		\$1,150,530		
Kizirian	\$3,865,071	\$2,055,000.00	Student Centric		\$466,748	\$1,800,504	\$310,308	\$400,939		\$886,572
Fortes	\$2,406,630	\$725,000.00	Urgent Needs & Pre-K		\$673,545				\$1,733,085	
Feinstein @ Broad	\$2,350,649	\$1,636,065.00	Student Centric		\$221,402	\$1,098,841	\$323,596	\$451,937	\$254,873	
Classical	\$25,250,908	\$28,547,426.00	Urgent Needs	\$12,045,989	\$256,308	\$6,537,296	\$2,539,211	\$26,573	\$221,955	\$3,623,576
Pleasant View	\$12,380,548	\$17,939,576.00	Urgent Needs	\$3,521,822	\$136,605	\$3,602,346	\$2,153,352			\$2,966,423
Hope	\$8,437,704	\$21,115,466.00	Fire Code		\$3,452,157		\$4,985,547			
Spaziano	\$3,543,078	\$-	Prek to 8		\$387,455	\$875,526		\$1,080,329		\$1,199,768
Spaziano Annex*	\$20,500,000	\$41,200,000.00	Prek to 8							
Carnevale	\$511,659	\$-	Urgent Needs		\$272,207		\$239,452			
Veazie	\$1,534,580	\$-	Fire Code		\$192,873		\$1,341,707			
Fogarty	\$1,042,813	\$-	Fire Code		\$142,703		\$900,110			
Young & Woods	\$387,376	\$-	Urgent Needs		\$158,351		\$229,025			
JSEC	\$512,099	\$-	Urgent Needs		\$194,806		\$317,293			
Bailey	\$564,437	\$-	Urgent Needs		\$93,502		\$470,935			
Messer	\$3,091,666	\$-	Urgent Needs		\$115,470	\$2,724,632	\$251,564			
Alvarez	\$2,994,361	\$-	Urgent Needs		\$279,086	\$2,584,601	\$130,674			
Kennedy	\$2,737,947	\$-	Urgent Needs		\$164,038	\$1,216,597	\$1,357,312			
D'Abate	\$2,203,880	\$-	Urgent Needs		\$138,362	\$2,065,518				
Reservoir Ave	\$472,605	\$-	Fire Code		\$80,679		\$391,926			
TOTAL	\$160,000,000	\$160,000,000.00								

*Work will span across all seven categories but a breakdown is not available at this time.

Phase II School	Amount	Priority/ Area	MEP Maintenance	Structural Repairs	Building Envelope Improvements	Fire Code Improvements	Secure & Accessible Entrances	High Impact Visual Enhancement	Student Centric Innovations
21 Peace Street*	\$75,000,000	Pre-K to 8 Facility							
Feinstein at Sackett	\$6,110,655	Student Centric	\$603,999	\$208,403	\$1,138,285	\$1,084,815	\$1,025,703	\$205,403	\$1,844,057
King	\$8,677,209	Student Centric	\$4,859,136	\$194,815		\$2,188,733	\$412,382		\$1,022,143
Gregorian	\$5,149,387	Student Centric	\$1,714,048	\$814,962		\$649,626	\$804,887		\$1,165,864
Stuart	\$9,380,445	Middle Schools	\$6,142,346	\$571,105			\$767,603	\$1,899,391	
Lima	\$1,283,985	Urgent Needs		\$499,659		\$784,316			
Fortes	\$1,329,298	Student Centric		\$104,959		\$178,961	\$185,079	\$316,158	\$544,141
Carl lauro *	\$34,000,000	Pre-K to 8							
TOTAL	\$140,930,979								

*Work will span across all seven categories but a breakdown is not available at this time.



PPSD School Building Committee Updated Construction Documentation Review

August 24, 2021

Agenda

- Overall PSD Update
- Project Scope of Work Update
- Budget & Schedule Review

Classical HS
Pleasant View ES
Hope HS
Hopkins MS
Greene MS

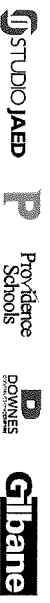
Overall PPSD Update



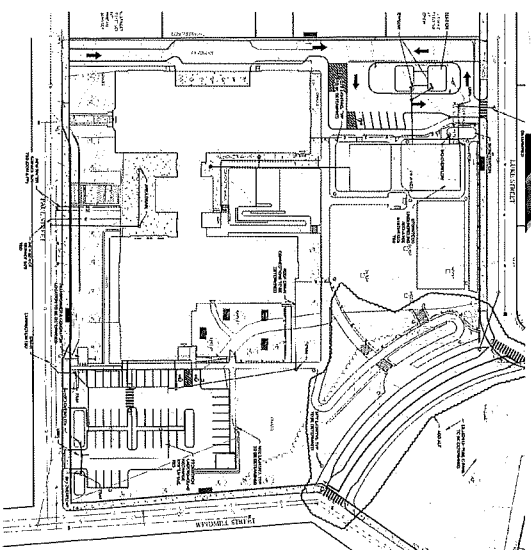
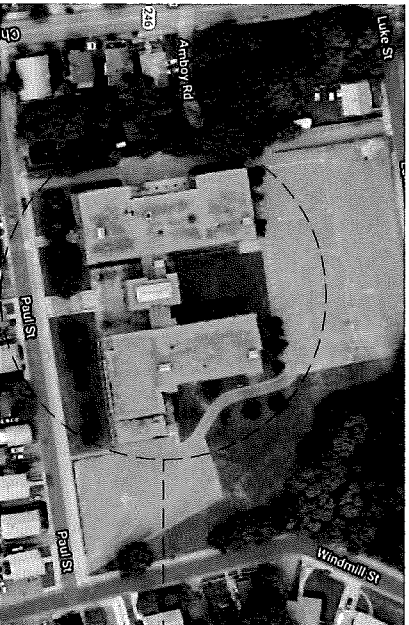
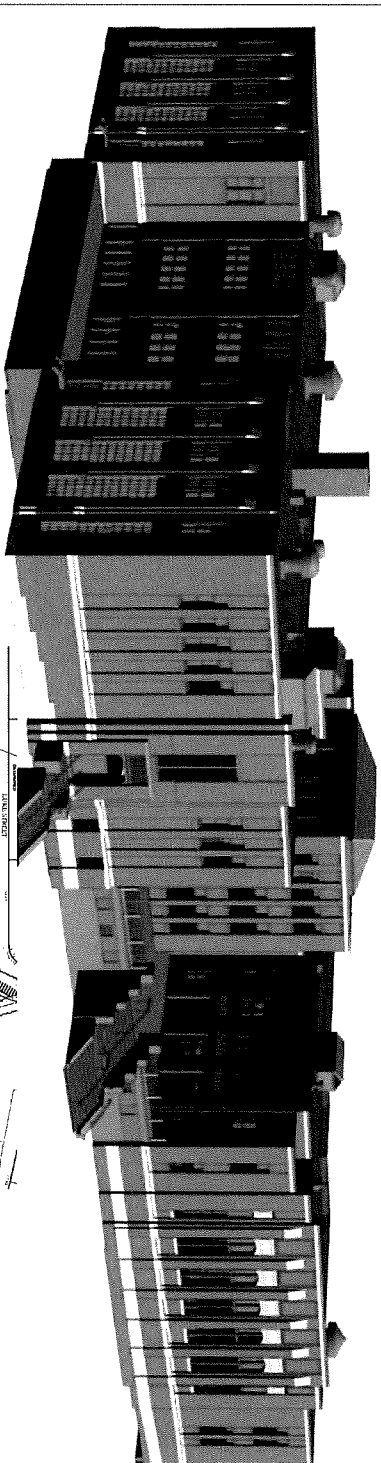
Projected as of July 27, 2021

PPSD - School	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24		
KIZBIAN	Complete Roof	Water Damage Repairs																																		
FENNSTEIN @ BROAD	Complete Roof	Water Damage Repairs																																		
WEBSTER	Complete Roof	Water Damage Repairs																																		
FOUNTES	Complete Roof	Water Damage Repairs																																		
LIMA	Complete Roof	Water Damage Repairs																																		
WILLIAMS	shifting envelope & structural damage	Repair Water																																		
CLASSICAL	Pre-con & Bidding																																			
PLEASANT VIEW	Pre-con & Bidding																																			
HOPE	Pre-con & Bidding																																			
GREBE	Pre-con & Bidding																																			
Hopkins	Pre-con & Bidding																																			
Windmill	Pre-con & Bidding																																			
Spedano	Pre-con & Bidding																																			

- Six Schools projects valued at approximately \$36 million will be completed (Fire Code, Roofs, etc.).
- Seven Schools projects valued at approximately \$124 million will start.



Overall PPSSD Update



- Windmill**
- Temporary Swing Space
 - Long term Ed Programming
 - \$30 Million Budget
 - RFP response due early August
 - Schedule for completion 2023

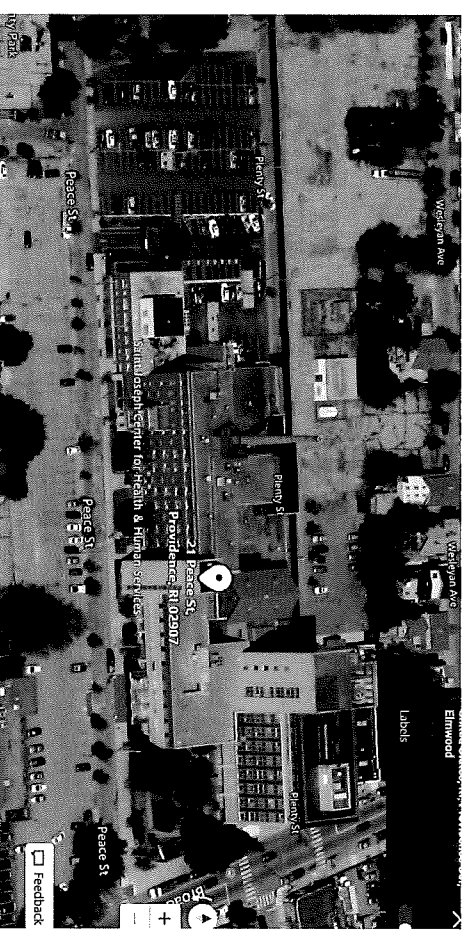
Overall PPSSD Update



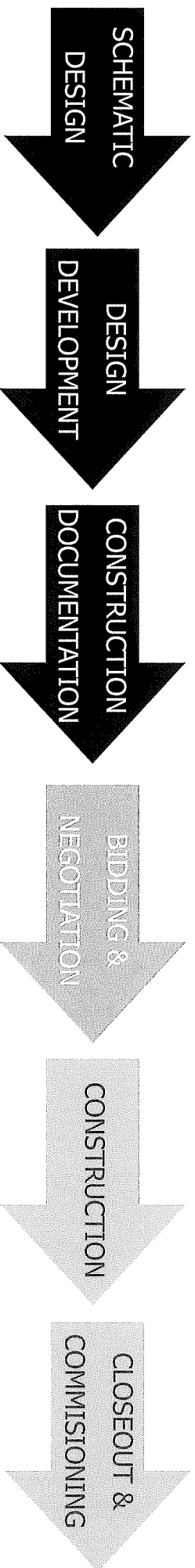
- Spaziano
- New Building
- Long term Ed Programming
- Budget (est. \$40 mil)
- RFP response due September
- Schedule for completion 2023
- 21 Peace Street
- Long term Educational Programming
- Budget (est. \$75 mil)
- Utilize swing space and address other district priorities.

Educational Facility Planner (Next Steps)

- Stage II application February
- Facilities Conditions Assessment Report
- Educational Facilities Master Plan as described in this RFP.
- 5 Year Capital Improvement Plan as described in this RFP.
- Traffic assessment
- Enrollment projections



Process



- Continued to document the design
- Developing phasing & sequencing plans
- Analyzing Cost Estimates and Developing Alternates/Deferred Scopes of Work
- Developing Strategy to amending the MOU

Project Scope of Work

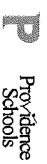
Hope HS

- Masonry Repairs
- Select Structural Repairs
- Fire Protection
- Cupola (To be determined)

Costs & Budget

Hope HS

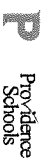
- No anticipated concerns at this time
- MOU – \$12.3M
- Cost Estimate - \$10M (Does not yet include Cupola)



Project Scope of Work

Greene MS

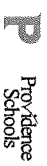
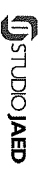
- New Roof Assembly
- Masonry Repairs
- Select Structural Repairs
- New Secure Entrance
- Select ADA Improvements
- Media Center Renovation



Costs & Budget

Greene MS

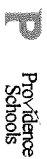
- No anticipated concerns at this time
- MOU – \$10M
- Cost Estimate - \$8M



Project Scope of Work

Hopkins MS

- New Roof Assembly
- Masonry Repairs
- Structural Repairs
- Fire Protection



Costs & Budget

Hopkins MS

- No anticipated concerns at this time
- MOU – \$6.5M
- Cost Estimate - \$6M



Providence
Schools



Project Scope of Work

Classical HS

- Window Replacement
- Select Roof Replacement & Structural Repairs
- New HVAC & New Lighting (Academic Pods)
- New Student & Staff Restrooms (Academic Pods)
- Fire Protection (Entire Bldg)
- Student Centric Renovations B Pod
- Expanded Interior Finishes / Girls Locker Room (In pursuit of Like New)

Costs & Budget

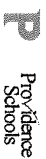
Classical HS

- Estimating and preliminary Bid Solicitation has revealed significant cost increases.
- Deferring select scopes of work and incorporating them into an amended MOU request is a strategy to complete the work as opposed to deleting the work.

Costs & Budget

Classical HS

- Current approval can only be based on the current MOU amount.
- MOU amount - \$25M
- Cost Estimate - \$31M



Project Scope of Work

Pleasant View ES

- Window Replacement
- Roof Replacement
- Site Improvements
- New HVAC & New Lighting
- Student Centric Renovations G Pod
- Expanded Interior Finishes & Renovations (In pursuit of Like New)

Costs & Budget

Pleasant View ES

- Estimating and preliminary Bid Solicitation has revealed significant cost increases.
- Deferring select scopes of work and incorporating them into an amended MOU request is a strategy to complete the work as opposed to deleting the work.

Costs & Budget

Pleasant View ES

- Current approval can only be based on the current MOU amount.
- MOU amount - \$12.3M
- Cost Estimate - \$20M

Schedule

- Anticipated Mobilization in
October - November 2021

Classical HS
Pleasant View ES
Hope HS
Hopkins MS
Greene MS

- Phased over a number of school years and summers to limit disruption and maximize summer, vacation and holiday breaks.
- Schedule delay due to cost reconciliation and the approval process.

