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**The University of Rhode Island Board of Trustees
ad hoc special Real Estate Committee Meeting
Thursday, June 6, 2024, 3:15 p.m. EDT**

**The University of Rhode Island
Beagle Board Room, The Alumni Center
73 Upper College Road, Kingston, RI 02881**

OFFICIAL MINUTES

Ad hoc special Real Estate Committee Chair Michael Fascitelli welcomed everyone to the University of Rhode Island Board of Trustees ad hoc special Real Estate Committee meeting and asked for a roll call. Noting that a quorum of members of the Committee was present, the meeting was called to order at 3:22 p.m. The meeting was held in person with Committee members participating remotely. Public access to the meeting was available via the YouTube video platform and can be viewed at <https://web.uri.edu/trustees/meetings/>.

The URI Board of Trustees ad hoc special Real Estate Committee members in attendance:

- Michael Fascitelli, Committee Chair (remote)
- Margo Cook, Board of Trustees Chair (remote)
- Armand Sabitoni, Board of Trustees Vice Chair (remote)

URI Board of Trustees ad hoc special Real Estate Committee members not in attendance:

- Vahid Ownjazayeri
- Marc Parlange, President (ex officio, non-voting)

URI Board of Trustees member in attendance:

- Thomas Ryan (remote)

URI President's Stewardship Council members in attendance:

- Abby Benson, Vice President, Administration and Finance (remote)
- Chelsea Berry, Senior Advisor to the President and Chief of Staff (remote)
- Karl Calvo, Assistant Vice President, Facilities Group (remote)
- Ellen Reynolds, Vice President, Student Affairs (remote)
- Barbara Wolfe, Provost and Executive Vice President for Academic Affairs (remote)

URI staff members in attendance:

- Ryan Carrillo, Director, Planning and Real Estate Development (remote)
- Michelle Curreri, Secretary, Board of Trustees (in person)
- Mackenzie Flynn, Associate General Counsel (remote)
- Dulcie Ilgenfritz, Specialist, Real Estate Transactions, Planning and Real Estate Development (remote)
- Lauren Jensen, Associate General Counsel (remote)
- Daniel Moos, Assistant to the Vice President for Administration and Finance (remote)
- Lynn Owens, Associate Secretary, Board of Trustees (in person)

Committee Chair Fascitelli acknowledged that the University of Rhode Island occupies the traditional stomping ground of the Narragansett Nation and the Niantic People.

1. APPROVAL OF THE MINUTES

a. Minutes of the January 25, 2024 ad hoc special Real Estate Committee Meeting, [Enclosure 1.a.](#)

Chair Fascitelli called for a motion to approve the minutes of the January 25, 2024, committee meeting.

On a motion duly made by Armand Sabitoni and seconded by Margo Cook, it was

VOTED:	THAT	The University of Rhode Island Board of Trustees ad hoc special Real Estate Committee approve the minutes of the January 25, 2024, committee meeting.
	VOTE:	3 members voted in the affirmative and 0 members voted in the negative.
	YEAS:	Margo Cook, Michael Fascitelli, Armand Sabitoni
	NAYS:	0
	ABSTAINS:	0

2. DISCUSSION ITEMS

a. Capital Project Timeline Overview [Enclosure](#)

Vice President Abby Benson introduced Ryan Carrillo who shared an overview of the typical capital project timeline at the University. The presentation included benchmarking from other universities.

Typical CIP Project Schedule Overview:

- Overall Project Schedule - 4 ½ years from the time a project is authorized to the time faculty, staff, and students are in the building.
- Architectural and Engineering (A&E) and Owners Program Manager (OPM) Procurement - 6 months, both run concurrently. Possible reduction in schedule if A&E firms are required to submit additional documentation when submitting their original proposal. The University has some leeway under the

delegations given by the State, but most don't apply to the larger projects. Vice President Benson noted that the University does well, managing both phases, given the limited internal resources.

- Design Schedule - 13 months, no opportunities to reduce the duration. This is one of the most critical stages to make sure the design is correct, and the budget is accurate.
- Permitting Schedule - 4 months, non-overlapping. This phase offers the best opportunity to reduce the project schedule by bidding construction concurrently with permitting. No statute that precludes doing this, just a matter of practice to avoid potential of a rebid. URI would have to evaluate the risk and State Purchasing would have to agree to this change.
- Construction Procurement - 4 months, possible reduction in schedule if general contractors are required to submit additional documentation during the original bid, providing a savings of a couple of weeks.
- Construction Schedule - 27 months, no opportunities to reduce the duration without increasing the cost of the project such as paying for overtime. Construction schedule is more complex if buildings are occupied during construction or depending on the mechanicals needed in the building.

Vice President Benson added that the University has seen fewer project bidders due to challenges of working with a state university, but from a credit standpoint, our partnership with the State is viewed positively.

Committee members requested that the University put together a list of strategies for reducing the project timelines without sacrificing quality. Reduction in timelines will have a big impact on project savings by reducing escalation rates. Additional research could include investigating what authority is given to UCONN and UMASS for their projects and determining exemptions that have been given to other State organizations such as Narragansett Bay Commission and the Quonset Development Commission (QDC). Once the committee has the list of options, they will work with university leadership to identify how to implement these strategies, such as possible advocacy, conversations with State Purchasing and government officials, and solidifying exemptions for URI.

b. Update on Campus Master Plan

Vice President Benson updated the committee on the Campus Master Plan. The University has engaged Sasaki Architects, an international firm specializing in higher education and familiar with URI, to conduct the campus master plan. Completion is anticipated in June 2025 with a presentation of the plan in September 2025. The University has kicked off the energy master plan and is currently undergoing a comprehensive facilities conditions assessment. The Board will have an opportunity to offer input into the master plan.

3. EXECUTIVE SESSION

The Committee may seek to enter into executive session for the following items:

- a. Discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest, pursuant to R.I.G.L. § 42-46-5(a)(5), and discussion of matters related to the question of the investment of public funds where the premature disclosure**

would adversely affect the public interest, pursuant to R.I.G.L. § 42-46-5(a)(7), for each of the three discussion items listed below, including:

- (i) **Update on New University Housing**
Abby Benson, Vice President, Administration and Finance
Ellen Reynolds, Vice President, Student Affairs
- (ii) **Update on URI Campus Store**
Ellen Reynolds, Vice President, Student Affairs
- (iii) **Hotel Market Study Update**
Abby Benson, Vice President, Administration and Finance

Chair Fascitelli called for a motion, and on a motion duly made by Armand Sabitoni and seconded by Margo Cook, it was

VOTED: THAT The ad hoc special Real Estate Committee convene into executive session for discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest, pursuant to R.I.G.L. § 42-46-5(a)(5), and discussion of a matter related to the question of the investment of public funds where the premature disclosure would adversely affect the public interest, pursuant to R.I.G.L. § 42-46-5(a)(7), for each of the three discussion items listed below, including:

- Update on New University Housing
- Update on URI Campus Store
- Hotel Market Study Update

VOTE: 3 members voted in the affirmative and 0 members voted in the negative.

YEAS: Margo Cook, Michael Fascitelli, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

At 4:12 p.m., the ad hoc special Real Estate Committee convened into Executive Session. Virtual public access was paused.

At 4:36 p.m., the ad hoc special Real Estate Committee returned to Open Session. Virtual public access resumed.

Chair Fascitelli called for a motion that the URI Board of Trustees ad hoc special Real Estate Committee seal the minutes of the Executive Session that took place on June 6, 2024.

On a motion duly made by Armand Sabitoni and seconded by Margo Cook, it was

VOTED: THAT The URI Board of Trustees ad hoc special Real Estate Committee seal the minutes of the Executive Session that took place on June 6, 2024.

VOTE: 3 members voted in the affirmative and 0 members voted in the negative.

YEAS: Margo Cook, Michael Fascitelli, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

4. ADJOURN

Chair Fascitelli called for a motion that the ad hoc special Real Estate Committee of the University of Rhode Island Board of Trustees adjourn the meeting of June 6, 2024.

On a motion duly made by Margo Cook and seconded by Armand Sabitoni, it was

VOTED: THAT The URI Board of Trustees ad hoc special Real Estate Committee adjourn the June 6, 2024 meeting.

VOTE: 3 members voted in the affirmative and 0 members voted in the negative.

YEAS: Margo Cook, Michael Fascitelli, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

The meeting adjourned at 4:37 p.m.