Central Falls School Building Committee Minutes

October 14, 2026

934 Dexter Street, Central Falls, RI 02863

Rhode Island College - Workforce Hub- 2nd floor

Draft Meeting Minutes

Attendees: Stephanie Downey Toledo, Ann Lynch, Matt Jerzyk, Rory Marty, Jim Vandermillen, Sarah Freidman, Mary Signer

Absent: Hannah Rivers, Buddy Comet, Jordana Ruggeri, Purnima Demorais, Alberto DeBurgo

1. Meeting Minutes:

- The meeting was called to order at 10:03 a.m.
- The committee reviewed the September 2, 2026 meeting minutes. A. Lynch made a motion to approve the minutes as presented, seconded by M. Jerzyk

  No discussion.

  Abstentions: Rory Marty

  All in favor

2. School Building Committee Update:

- No Updates

***3a. Owner's Project Manager and Ai3 Architects Update (*PPT)**

- **Stage IV – High School Updates**
  - **Construction Coordination**
    - Contractor and Design Team continue to work through the punch list and complete identified tasks.
      1. (16) Items Requiring Work
      2. (2,752) Items are Closed
  - **Minority Business Enterprise (MBE) & Women Business Enterprise (WBE)**
    - Total projected participation to date:

      $16,369,606 = +/- 15.04%
      $108,858,006.75 (total less site acquisition, FEI, FOI)
  - **Budget**
    - Reconciliation and project closeout of the High School budget is progressing with all remaining project invoices to be submitted in October 2026.

DRAFT TOTAL PROJECT BUDGET - STAGE IV HIGH SCHOOL BUDGET
CENTRAL FALLS SCHOOL DISTRICT
10.01.26

DESCRIPTION	PREVIOUSLY ADJUSTED BUDGET	SEPTEMBER 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	Encumbered	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS								
Construction Cost	$ 90,254,616		$ 90,254,616		$ 90,254,616	$ 89,614,559	$ 640,057	99%
FEI Boost - Theatrical Equipment	$ 1,360,190		$ 1,360,190	*OCO 08*	$ 1,360,190	$ 1,360,190	$ -	100%
FOI - Outdoor Furniture	$ 391,535		$ 391,535	*OCO 22, 25*	$ 391,535	$ 115,362	$ 276,173	29%
							$ -	
Owner Construction Contingency	$ 1,116,663.74	$ (36,070)	$ 1,080,593.74			$ -	$ 1,080,594	
HARD COSTS SUBTOTAL (with Contingency)	**$ 93,123,006**	**$ (36,070)**	**$ 93,086,936**		**$ 92,006,342**	**$ 91,090,112**	**$ 1,996,824**	
II. SOFT COSTS								
Architectural & Engineering Fees								
Pre-Stage II (Stage I and Enabling Work)	$ 255,626		$ 255,626	Scoped	$ 255,644	$ 255,644		100%
Stage I/II	$ 1,358,231		$ 1,358,231	Scoped	$ 1,358,230	$ 1,358,230	$ 0	100%
Stage III/IV	$ 7,956,451		$ 7,956,451	Scoped	$ 7,956,451	$ 7,954,649	$ 1,802	100%
A&E Fees Subtotal	**$ 9,570,308**	**$ -**	**$ 9,570,308**		**$ 9,570,325**	**$ 9,568,523**	**$ 1,803**	**100%**
Owner's Project Management Fees								
Stage I/II	$ 50,000		$ 50,000	Scoped	$ 50,000	$ 50,000	$ -	100%
Stage III/IV	$ 2,123,712		$ 2,123,712	Scoped	$ 2,123,712	$ 2,123,712	$ -	100%
Additional Services/Extra Reimbursement	$ 19,195	$ 8,504	$ 27,699	Allowance	$ 27,699	$ 27,699	$ 0	100%
Owner's Project Management Fees Subtotal	**$ 2,192,907**	**$ 8,504**	**$ 2,201,411**		**$ 2,201,411**	**$ 2,201,411**	**$ 0**	**100%**
Other Owner and Project Soft Costs								
Reimbursable Expenses	$ 18,473		$ 18,473	Allowance	$ 18,473	$ 18,473	$ (0)	100%
Environmental Work - Higginson + Lonsdale	$ 166,800		$ 166,800	Scoped Allowance - Sage	$ 163,463	$ 163,463	$ 3,337	98%
Commissioning Agent	$ 178,040		$ 178,040	Scoped 1.26.23	$ 178,040	$ 147,171	$ 30,869	83%
HAZMAT Abatement & Demolition Monitoring (incl in AE)	$ -		$ -	Incl in AE		$ -	$ -	
On-Site Geotechnical Services* (incl in AE)	$ -		$ -	Incl in AE		$ -	$ -	
Project Approvals	$ -		$ -	Allowance		$ -	$ -	
Third Party QC Testing and Special Inspections	$ 292,416		$ 292,416	Allowance	$ 292,416	$ 292,416	$ (0)	100%
Utility Company Fees and Backcharges	$ -		$ -	Allowance		$ -	$ -	
Moving Costs and Move Management	$ 36,780		$ 36,780	Allowance	$ 36,780	$ 36,780	$ 0	100%
Printing and Advertising	$ -		$ -	Allowance		$ -	$ -	
Bonding Costs & Related Legal Fees*	$ -		$ -	Costs Covered by Proceeds		$ -	$ -	
Builder's Risk Insurance (Allowance)*	$ -		$ -	Allowance		$ -	$ -	
Building Permit Fee / State Fees	$ 600		$ 600	Allowance	$ 600	$ 600	$ -	100%
Other Project Administrative Costs & Legal Fees	$ 12,533		$ 12,533	Allowance	$ 12,533	$ 12,533	$ 0	100%
Other Owner and Project Soft Costs Subtotal	**$ 705,642**	**$ -**	**$ 705,642**		**$ 702,305**	**$ 671,436**	**$ 34,206**	**95%**
Project Contingencies								
Owner Contingency (Soft Costs)	$ (0)		$ (0)			$ -	$ (0)	0%
Project Contingencies	**$ (0)**	**$ -**	**$ (0)**		**$ -**	**$ -**	**$ (0)**	**0%**
SOFT COSTS SUBTOTAL	**$ 12,468,857**	**$ 8,504**	**$ 12,477,361**		**$ 12,474,041**	**$ 12,441,370**	**$ 36,009**	**97%**
III. OTHER COSTS								
Furniture, Fixtures & Equipment (Allowance)	$ 1,658,740	$ 15,803	$ 1,674,543	Allowance @ $2,100/student	$ 1,674,543	$ 1,635,209	$ 39,333	98%
Technology (Allowance)	$ 2,000,000	$ 11,763	$ 2,011,763	Allowance @ $3,000/student	$ 2,000,000	$ 2,011,763	$ 0	100%
Acquisition	$ 1,299,000		$ 1,299,000	Allowance	$ 1,299,000	$ 1,299,000	$ -	100%
	$ -		$ -			$ -		
Site Remediation (carried in construction)	$ -		$ -	Allowance		$ -		
Demolition (carried in construction)	$ -		$ -			$ -		
Other Subtotal	**$ 4,957,740**	**$ 27,566**	**$ 4,985,306**	**$ -**	**$ 4,973,543**	**$ 4,945,972**	**$ 39,334**	**99%**
TOTAL PROJECT BUDGET	***$ 110,549,603***	***$ -***	***$ 110,549,603***		***$ 109,453,926***	***$ 108,477,454***	***$ 2,072,166***	***98%***

CFSD - HIGH SCHOOL OWNER CONSTRUCTION CONTINGENCY LOG

Sep-26

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
OWNER	Athletic Wall Graphics	$ 1,658,740	$ 8,453.00	$ 1,667,193	FFE
OWNER	Shed	$ 1,667,193	$ 7,350.00	$ 1,674,543	FFE
OWNER	IT Overage / Closeout	$ 2,000,000	$ 11,763.00	$ 2,011,763	Technology
OWNER	Continuation of OPM Services	$ 2,192,907	$ 8,504.00	$ 2,201,411	OPM Fees
Total Adjustment to Contingency			$ 36,070.00		
Construction Contingency		$ 1,116,663.74	$ (36,070.00)	$ 1,080,593.74	

3b. Track and Field Replacement Project

o Track and Field

- Narragansett Improvement Company remobilized on site. Installation of infiltration system and stabilized base has commenced.

o Retaining Wall

- Retaining wall was completed, and the contractor has begun to demobilize from the site.
- Coordination between the abutter and City is ongoing.

o Budget- (see next page)

DRAFT TOTAL PROJECT BUDGET - CFHS Phase II: T&F COMPLEX
CENTRAL FALLS SCHOOL DISTRICT
10.01.26

DESCRIPTION	PREVIOUSLY ADJUSTED BUDGET	SEPTEMBER 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS							
Construction Cost							
Retaining Wall	$ 5,346,815	$ (81,431)	$ 5,265,384	*FINAL Brait Bro. CO*	$ 5,263,637	$ 1,747	98%
Retaining Wall Soil Removal Allowance	$ 430,000		$ 430,000		$ -	$ 430,000	0%
Track + Field	$ 7,695,000	$ (169,639)	$ 7,525,361	*FINAL NICO Contract*	$ 884,551	$ 6,640,810	11%
Owner Construction Contingency	$ 707,270	$ 251,070	$ 958,340		$ -	$ 707,270	0%
HARD COSTS SUBTOTAL (with Contingency)	**$ 14,179,086**	**$ -**	**$ 14,179,086**		**$ 6,148,188**	**$ 7,779,828**	
II. SOFT COSTS							
Architectural & Engineering Fees							
Design Services	$ 651,466		$ 651,466		$ 556,965	$ 94,501	85%
A&E Fees Subtotal	**$ 651,466**	**$ -**	**$ 651,466**		**$ 556,965**	**$ 94,501**	**85%**
Owner's Project Management Fees							
Project Management Services	$ 240,000		$ 240,000		$ 173,328	$ 66,672	72%
Owner's Project Management Fees Subtotal	**$ 240,000**	**$ -**	**$ 240,000**		**$ 173,328**	**$ 66,672**	**72%**
Other Owner and Project Soft Costs							
Reimbursable Expenses							
Environmental Work - Higginson + Lonsdale	$ 100,000		$ 100,000	Allowance	$ 13,840	$ 86,161	14%
Commissioning Agent							
HAZMAT Abatement & Demolition Monitoring (incl in AE)							
On-Site Geotechnical Services* (incl in AE)							
Project Approvals							
Third Party QC Testing and Special Inspections	$ 150,000		$ 150,000	Allowance	$ 15,440	$ 134,560	10%
Utility Company Fees and Backcharges							
Moving Costs and Move Management							
Printing and Advertising							
Bonding Costs & Related Legal Fees*							
Builder's Risk Insurance (Allowance)*	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Building Permit Fee / State Fees	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Other Project Administrative Costs & Legal Fees							
Other Owner and Project Soft Costs Subtotal	**$ 285,000**	**$ -**	**$ 285,000**		**$ 29,280**	**$ 255,721**	**10%**
Project Contingencies							
Owner Contingency (Soft Costs)	$ 89,448		$ 89,448		$ -	$ 89,448	0%
Project Contingencies	**$ 89,448**	**$ -**	**$ 89,448**		**$ -**	**$ 89,448**	**0%**
SOFT COSTS SUBTOTAL	**$ 1,265,914**	**$ -**	**$ 1,265,914**		**$ 759,573**	**$ 506,341**	**60%**
III. OTHER COSTS							
Furniture, Fixtures & Equipment (Allowance)	$ 200,000		$ 200,000		$ -	$ 200,000	0%
Acquisition	$ 155,000		$ 155,000	*67 Brook St. property*	$ 155,000	$ -	100%
Site Remediation (carried in construction)							
Demolition (carried in construction)							
Other Subtotal	**$ 355,000**	**$ -**	**$ 355,000**		**$ 155,000**	**$ 200,000**	**44%**
TOTAL PROJECT BUDGET	***$ 15,800,000***	***$ -***	***$ 15,800,000***	***$ -***	***$ 7,062,761***	***$ 8,486,169***	***45%***

CFSD Retaining Wall & Track and Field - Projected Owner Construction Contingency Log

Values represent projected contingency usage. Actual balance subject to CF/CFSD ("Ownership") approval.

Sep-26

Description	Value	
Owner Contingency Value	$707,270.00	
Fixed Potential Change Orders Approved by CF	$ (251,070.15)	
Potential Change Orders Under review	$ 24,618.80	
Total Value of Potential Change Orders Submitted	$ (226,451.35)	
Projected Balance	**$933,721.35**	**132.02%**

CFSD - T+F OWNER CONSTRUCTION CONTINGENCY LOG

Sep-26

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
Brait CO#27	LOD Fence Removal + 63 Brook Street	$ 5,346,815.42	$ (86,575.41)	$ 5,260,240.01	BRAIT
Brait CO#26	63 Brook Street Shed	$ 5,260,240.01	$ 5,144.26	$ 5,265,384.27	BRAIT
NICO CO#1	Credit Play Field Equipment	$ 7,695,000.00	$ (20,334.00)	$ 7,674,666.00	NICO
NICO CO#1	Elimination of Planting Material	$ 7,674,666.00	$ (39,000.00)	$ 7,635,666.00	NICO
NICO CO#1	Concessions Delete	$ 7,635,666.00	$ (157,925.00)	$ 7,477,741.00	NICO
NICO CO#1	Track and Field Fence Scope	$ 7,477,741.00	$ 47,620.00	$ 7,525,361.00	NICO
				$ -	
Total Adjustment to Contingency			$ (251,070.15)	$ (251,070.15)	
Construction Contingency		$ 707,270.31	$ 251,070.15	$ 958,340.46	

CFSD TRACK + FIELD REPLACEMENT PROJECT - OWNER CONTINGENCY (SOFT COSTS) LOG					
Sep-26					
Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
				$ -	
				$ -	
				$ -	
Total Adjustment to Contingency			$ -	$ -	
Owner's Contingency		$ 89,448.00	$ -	$ 89,448.00	

3c. Stage III - Dual Language Pre-Kindergarten – 8th Grade

- **Ai3 -**
  - No presentation

- **RIDE – SBA Coordination**
  - RIDE Stage III: 60% Construction Documents approved by RIDE.
  - FOI projects reviewed with RIDE.

- **Design Coordination**
  - Wall graphic design development is ongoing with CFSD and City feedback.

- **Construction Coordination:**
  - *Demolition & Abatement*
    - Abatement of High School is progressing, with demolition expected to begin in mid- October.
      - Still have security detail
  - *Dual Language*
    - Alternatives reviewed and approved by working group:
      - Playground Equipment
      - Gymnasium Bleachers
      - Emergency Generator
      - Gymnasium Scoreboard
      - Ornamental Fencing
      - Privacy Slats
      - Additional Display Cases
      - Concrete Sidewalks
      - Added Landscape Elements
      - Shade Structure
      - Wood Athletic Flooring
      - Epoxy Countertops
      - Volleyball Equipment
      - Plantings
      - Sound System
    - Contract between Ownership and Bacon under review by counsel
    - Owner, Architect, and Contractor recurring meeting established.

- **Project Budget** (see next page)

DRAFT TOTAL PROJECT BUDGET : DUAL LANGUAGE PK - 8
CENTRAL FALLS SCHOOL DISTRICT
Central Falls, RI
10.01.26

DESCRIPTION	STAGE IV PROJECT BUDGET	SEPTEMBER 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS							
Construction Cost	$ 43,899,700		$ 43,899,700	*Bacon Construction Bid Received 8.12.26*		$ 43,899,700	0%
ALTERNATES	$ 2,252,629		$ 2,252,629	*Accepted Add Alternates*		$ 2,252,629	0%
SUBTOTAL w VE/ALTS	$ 46,152,329		$ 46,152,329			$ 46,152,329	0%
Owner Construction Contingency	$ 1,391,678		$ 1,391,678	3.0% Contingency		$ 1,391,678	0%
HARD COSTS SUBTOTAL (with Contingency)	**$ 47,544,007**	**$ -**	**$ 47,544,007**		**$ -**	**$ 47,544,007**	**0%**
II. SOFT COSTS							
Architectural & Engineering Fees							
Pre-Stage II (Stage I and Enabling Work)							
Pre Stage I	$ 170,400		$ 170,400		$ 170,400		
Stage I/II	$ 842,803.76		$ 842,804	Scoped	$ 842,804	$ -	100%
Stage III/IV	$ 5,468,992.00		$ 5,468,992	Scoped	$ 4,585,119	$ 883,873	84%
A&E Fees Subtotal	**$ 6,311,796**	**$ -**	**$ 6,311,796**		**$ 5,427,922**	**$ 883,873**	**86%**
Owner's Project Management Fees							
Stage I/II	$ 50,000.00		$ 50,000.00		$ 50,000	$ -	
Stage III/IV	$ 1,400,400		$ 1,400,400.00	Scoped	$ 401,500	$ 998,900	29%
Additional Services/Extra Reimbursement	$ 15,000		$ 15,000.00	Allowance	$ 5,000	$ 10,000	33%
Owner's Project Management Fees Subtotal	**$ 1,465,400**	**$ -**	**$ 1,465,400**	**$ -**	**$ 456,500**	**$ 1,008,900**	**31%**
Other Owner and Project Soft Costs							
Reimbursable Expenses	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Environmental				Incl in AE		$ -	
Commissioning Agent	$ 85,000		$ 85,000	Scoped 1.26.23	$ 29,512	$ 55,488	35%
HAZMAT Abatement & Demolition Monitoring (incl in AE)	$ 50,000		$ 50,000	Allowance	$ 15,952	$ 34,048	32%
On-Site Geotechnical Services* (incl in AE)				Incl in AE		$ -	
Project Approvals	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Third Party QC Testing and Special Inspections	$ 250,000		$ 250,000	Allowance	$ -	$ 250,000	0%
Utility Company Fees and Back charges	$ 75,000		$ 75,000	Allowance	$ -	$ 75,000	0%
Moving Costs and Move Management	$ 75,000		$ 75,000	Allowance	$ -	$ 75,000	0%
Printing and Advertising	$ 5,000		$ 5,000	Allowance	$ -	$ 5,000	0%
Bonding Costs & Related Legal Fees*				Assumes Costs Covered by Proceeds			
Builder's Risk Insurance (Allowance)*	$ 150,000		$ 150,000	Allowance	$ -	$ 150,000	0%
Building Permit Fee / State Fees	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Other Project Administrative Costs & Legal Fees	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Other Owner and Project Soft Costs Subtotal	**$ 760,000**	**$ -**	**$ 760,000**	**$ -**	**$ 45,464**	**$ 714,536**	**6%**
Project Contingencies							
Owner Contingency (Soft Costs)	$ 240,453		$ 240,453	3% Contingency	$ -	$ 240,453	0%
Project Contingencies	**$ 240,453**	**$ -**	**$ 240,453**		**$ -**	**$ 240,453**	
SOFT COSTS SUBTOTAL	**$ 8,777,649**	**$ -**	**$ 8,777,649**		**$ 5,929,887**	**$ 2,847,762**	
III. OTHER COSTS							
Furniture, Fixtures & Equipment (Allowance)	$ 938,700		$ 938,700	*Allowance @ $2,100/student*		$ 938,700	0%
Technology (Allowance)	$ 1,341,000		$ 1,341,000	*Allowance @ $3,000/student*		$ 1,341,000	0%
Acquisition							
Building Demolition/Abatement	$ 3,455,083	$ 33,788	$ 3,488,871	*S&R Bid Received 4.27.26*	$ 3,300,418	$ 188,453	95%
Building Demolition/Abatement Contingency	$ 461,471	$ (33,788)	$ 427,683		$ -	$ 427,683	0%
			$ -				
Other Subtotal	**$ 6,196,254**	**$ -**	**$ 6,196,254**	**$ -**	**$ 3,300,418**	**$ 2,895,836**	**53%**
TOTAL PROJECT BUDGET	***$ 62,517,910***		***$ 62,517,910***		***$ 9,230,304***	***$ 53,287,606***	***15%***

CFSD DUAL LANGUAGE - Additional Services

Stage IV

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
				$ -	
Total Adjustment to Contingency			$ -		
Remaining Soft Cost Contingency		$ 240,028.48	$ -	$ 240,028.48	

CFSD DUAL LANGUAGE - DEMO/ABATEMENT CONTINGENCY TRACKER

Sep-26

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
CO 3	Juneteenth Break In Rework R2	$ 3,455,082.76	$33,787.94	$ 3,488,870.70	
Total Adjustment to Contingency			$ 33,787.94		
Remaining Soft Cost Contingency		$ 461,471.24	$ (33,787.94)	$ 427,683.30	

DRAFT TOTAL PROJECT BUDGET : DUAL LANGUAGE PK - 8

90% Construction Documents
CENTRAL FALLS SCHOOL DISTRICT
Central Falls, RI
9.02.26

DESCRIPTION	STAGE III: 90% CDS	AUGUST 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS							
Construction Cost	$ 45,190,893		$ 45,190,893	*90% CD Estimate*		$ 45,190,893	0%
VALUE ENGINEERING							
ALTERNATES	$ 245,595		$ 245,595	*Add alternates to be determined at Bid.*		$ 245,595	0%
SUBTOTAL w VE/ALTS	$ 45,436,488		$ 45,436,488			$ 45,436,488	0%
Owner Construction Contingency	$ 1,363,095		$ 1,363,095	3.0% Contingency		$ 1,363,095	0%
HARD COSTS SUBTOTAL (with Contingency)	**$ 46,799,583**	**$ -**	**$ 46,799,583**	**$ -**	**$ -**	**$ 92,236,071**	**0%**
II. SOFT COSTS							
Architectural & Engineering Fees							
Pre-Stage II (Stage I and Enabling Work)							
Pre Stage I					$ 170,400		
Stage I/II	$ 842,804		$ 842,803.76	Scoped	$ 842,804	$ -	100%
Stage III/IV	$ 5,468,992		$ 5,468,992.00	Scoped	$ 4,546,807	$ 922,185	83%
A&E Fees Subtotal	**$ 6,311,796**	**$ -**	**$ 6,311,796**		**$ 5,560,011**	**$ 922,185**	**88%**
Owner's Project Management Fees							
Stage I/II					$ 50,000	$ (50,000)	
Stage III/IV	$ 1,400,400		$ 1,400,400	Scoped	$ 359,500	$ 1,040,900	26%
Additional Services/Extra Reimbursement	$ 15,000		$ 15,000	Allowance	$ 5,000	$ 10,000	33%
Owner's Project Management Fees Subtotal	**$ 1,415,400**	**$ -**	**$ 1,415,400**	**$ -**	**$ 414,500**	**$ 1,050,900**	**29%**
Other Owner and Project Soft Costs							
Reimbursable Expenses	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Environmental	$ -			Incl in AE	$ -	$ -	
Commissioning Agent	$ 85,000		$ 85,000	Scoped 1.26.23	$ 29,012	$ 55,988	34%
HAZMAT Abatement & Demolition Monitoring (incl in AE)	$ 50,000		$ 50,000	Allowance	$ 15,952	$ 34,048	32%
On-Site Geotechnical Services* (incl in AE)	$ -			Incl in AE	$ -	$ -	
Project Approvals	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Third Party QC Testing and Special Inspections	$ 250,000		$ 250,000	Allowance	$ -	$ 250,000	0%
Utility Company Fees and Back charges	$ 75,000		$ 75,000	Allowance	$ -	$ 75,000	0%
Moving Costs and Move Management	$ 75,000		$ 75,000	Allowance	$ -	$ 75,000	0%
Printing and Advertising	$ 5,000		$ 5,000	Allowance	$ -	$ 5,000	0%
Bonding Costs & Related Legal Fees*	$ -			Assumes Costs Covered by Proceeds	$ -	$ -	
Builder's Risk Insurance (Allowance)*	$ 150,000		$ 150,000	Allowance	$ -	$ 150,000	0%
Building Permit Fee / State Fees	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Other Project Administrative Costs & Legal Fees	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Other Owner and Project Soft Costs Subtotal	**$ 760,000**	**$ -**	**$ 760,000**	**$ -**	**$ 44,964**	**$ 715,036**	**6%**
Project Contingencies							
Owner Contingency (Soft Costs)	$ 240,453		$ 240,453	3% Contingency	$ -	$ 240,453	0%
Project Contingencies	**$ 240,453**	**$ -**	**$ 240,453**		**$ -**	**$ 240,453**	
SOFT COSTS SUBTOTAL	**$ 8,727,649**	**$ -**	**$ 8,727,649**		**$ 6,019,475**	**$ 2,928,574**	
III. OTHER COSTS							
Furniture, Fixtures & Equipment (Allowance)	$ 938,700.00		$ 938,700.00	*Allowance @ $2,100/student*		$ 938,700	0%
Technology (Allowance)	$ 1,341,000		$ 1,341,000.00	*Allowance @ $3,000/student*		$ 1,341,000	0%
Acquisition							
Building Demolition/Abatement	$ 3,422,374	$ 32,709	$ 3,455,082.72	*S&R Bid Received 4.27.26*	$ 1,748,767	$ 1,706,316	51%
Building Demolition/Abatement Contingency	$ 494,180	$ (32,709)	$ 461,471.28		$ -	$ 461,471	
Other Subtotal	**$ 6,196,254**	**$ -**	**$ 6,196,254**	**$ -**	**$ 1,748,767**	**$ 4,447,487**	**28%**
TOTAL PROJECT BUDGET	***$ 61,723,486***	***$ -***	***$ 61,723,486***	*Excludes FOI Award Items - Generator, Outdoor Equipment*	***$ 7,768,242***	***$ 99,612,132***	**13%**

CFSD DUAL LANGUAGE - DEMO/ABATEMENT CONTINGENCY TRACKER

Aug-26

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
CO 2	August Security Detail	$ 3,422,374.04	$ 32,708.72	$ 3,455,082.76	*To be reconciled*
Total Adjustment to Contingency			$ 32,708.72		
Remaining Soft Cost Contingency		$ 494,179.96	$ (32,708.72)	$ 461,471.24	

CFSD DUAL LANGUAGE - Additional Services

Stage III

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
				$ -	
Total Adjustment to Contingency			$ -		
Remaining Soft Cost Contingency		$ 240,028.48	$ -	$ 240,028.48	

3d. Financial

o Change Orders/Amendments

- **Hometown Structures**
  - Shed $ 7,350.00
- **Cool Air Creations**
  - Wall Graphics: $ 8,453.00
- **Brait Builders Co.**
  - OCO – 26: $ 5,144.26
  - OCO – 27: - $ 86,575.41
- **Narragansett Improvement Company**
  - OCO – 01: -$169,639.00
- **S&R Corporation**
  - OCO – 03: $ 33,787.94

o Invoices

- **Bond Series 2025 Requisition #5** **$2,356,182,48**
  Brait, S&R Construction, Peregrine, Ai3, Stephen Turner, Prime Consulting

4. Project Updates On:

a. Apprenticeships: N/A

b. Minority/Women Business Enterprise:
$16,369,606 = +/- 15.04%
$108,858,006.75 (total less site acquisition, FEI, FOI)

5. Review and Vote on Recommendation to award a contract for Bid# 2026-0009: Third Party Testing Services Dual Language School Bid *(Vote)*

M. Jerzyk made a motion to recommend the award of the City of Central Falls, RFP 2026-0009-Third Party Testing Services for the Dual Language School Bid to PRIME Consulting Inc. to the Central Falls Purchasing Board. S. Freidman seconded the motion

Discussion

All In Favor

6. School Building Committee Revolving Fund (Potential Vote)

a. 26/27 Revolving Fund Subcommittee Update:

RM said he has sent out the survey to principals to add any facility upgrades/ projects for the committee to review.

R Marty is preparing the scope of work for the bathroom remodels at Ella Risk. Committee will meet to make a final determionation.

M. Jerzyk mentioned that Calcutt has concerns regarding climate control at Calcutt- too hot/too cold. He asked the committee to review

S. Toledo asked the committee to consider additional safety locks at Ella Risk.

7. Public Comment

No Public Comment

8. Vote on the following items:

The following invoices were presented for payment:

a. Payments of outstanding bills.

i. **Bond Series 2025 Requisition #5** **$ 2,356,182.48**
Invoices From:

SUMMARY | Bond Series 2025 Requisition #5

Vendor	Vendor Address	Payment Instructions	Scope	Services	Invoice No.	Invoice Date	Approved Amount
Brait Builders Corporation	57 Rockwood Road, Suite 3 Marshfield, MA 02050	Check via Mail	CFHS / Phase 2 TF Complex	Constructio n	App 30	9/30/2026	$1,157,447.74
Hometown Structures	Hometown Structures 627 Southampton Road Westfield, MA 01085	Check via Mail	CFHS	Equipment		9/22/2026	$7,350.00
Narragansett Improvement Co.	Narragansett Improvement Co 223 Allens Avenue Providence RI 02903	Check via Mail	CFHS - Phase 2 TF Complex	Constructio n	App3	9/29/2026	$543,400.00
S&R Corporation	706 Broadway Street Lowell, MA 01854	Check via Mail	CF Dual Language	Constructio n	App 4	9/30/2026	$349,596.82
Peregrine	20 Newman Ave, Ste. 1005 Rumford, RI 02916	Check via Mail	CF Dual Language	OPM Services	2026-414 5	9/30/2026	$42,000.00
Peregrine	20 Newman Ave, Ste. 1005 Rumford, RI 02916	Check via Mail	CFHS	OPM Services	2026-414 6	9/30/2026	$16,912.50
Peregrine	20 Newman Ave, Ste. 1005 Rumford, RI 02916	Check via Mail	CFHS - Phase 2 TF Complex	OPM Services	2026-414 4	9/30/2026	$5,555.56
Ai3	111 Speen Street, Suite 300 Framingham, MA 01701	Check via Mail	CFHS - Phase 2 TF Complex	A/E Services	0064A-22 02.00	9/30/2026	$12,000.00
Ai3	111 Speen Street, Suite 300 Framingham, MA 01701	Check via Mail	CFHS - Phase 2 TF Complex	A/E Services	0063A-22 02.00	9/30/2026	$16,736.50
Ai3	111 Speen Street, Suite 300 Framingham, MA 01701	Check via Mail	CF Dual Language	A/E Services	0096B-22 02.00	9/30/2026	$37,570.62
Ai3	111 Speen Street, Suite 300 Framingham, MA	Check via Mail	CF Dual Language	A/E Services- Amendmen	0062A-22 02.00	9/30/2026	$740.74

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SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B213452 15	6/19/2026	8,581.60
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B213728 53	6/26/2026	1,655.85
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B213491 28	6/22/2026	2,524.00
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B212658 14	6/1/2026	2,727.10
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B216070 80	8/25/2026	14,134.40
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B213382 05	6/18/2026	8,166.34
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B216974 47	9/17/2026	5,475.20
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B212693 75	6/2/2026	28,262.35
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B216966 36	9/17/2026	12,738.64
SHI	SHI International Corp P.O. Box 952121 Dallas, TX	Check via Mail	CFHS	Technology	B215490 22	8/11/2026	31.60

	75395-2121						
SHI	SHI International Corp P.O. Box 952121 Dallas, TX 75395-2121	Check via Mail	CFHS	Technology	B21640039	2/2/2026	101.10
CDW	CDW Government 75 Remittance Dr., Suite 1515 Chicago, IL 60675-1515	Check via Mail	CFHS	Technology	AJ7539Q	7/18/2026	$44,217.00
CDW	CDW Government 75 Remittance Dr., Suite 1515 Chicago, IL 60675-1515	Check via Mail	CFHS	Technology	AK4PT8Z	9/3/2026	$590.60
CDW	CDW Government 75 Remittance Dr., Suite 1515 Chicago, IL 60675-1515	Check via Mail	CFHS	Technology	AK4FE7P	8/30/2026	$100.94
WCA	Whalley Computer Associates PO Box 951 Worcester, MA 01613	Check via Mail	CFHS	Technology	J00945	8/10/2026	23,455.28
Stephen Turner	317 Hope St Providence, RI 02906-2209	Check via Mail	CF Dual Language	Cx Services	6616	9/30/2026	$500.00
Stephen Turner	317 Hope St Providence, RI 02906-2209	Check via Mail	CFHS	Cx Services	6615	9/30/2026	$500.00
Stephen Turner	317 Hope St Providence, RI 02906-2209	Check via Mail	CFHS	Cx Services	6451	5/31/2026	$2,000.00
Sage Environmental Inc.	SAGE Environmental, Inc. PO Box 959673 St. Louis, MO 63195	Check via Mail	CFHS - Phase 2 TF Complex	Environmental	TQ73485	5/1/2026	$3,525.00
Sage Environmental Inc.	SAGE Environmental, Inc. PO Box 959673 St. Louis, MO 63195	Check via Mail	CFHS - Phase 2 TF Complex	Environmental	33433	9/3/2026	$90.00
Prime Consulting Inc	6 Taunton Ave Unit 1042 Norton, MA 02766-7057 USA	Check via Mail	CFHS / Phase 2 TF Complex	3rd Party Testing	23514 CFHS Sept	9/25/2026	$1,540.00
Prime Consulting Inc	6 Taunton Ave Unit 1042 Norton, MA	Check via Mail	CFHS / Phase 2 TF Complex	3rd Party Testing	23469 CFHS July	7/31/2026	$5,955.00

	02766-7057 USA						
Total							**$2,356,182.48**

M. Jerzyk made a motion to approve the **School Bond Series 2025 #5** for **$ 2,356,182.48.** A. Lynch seconded the motion.

No Discussion

All In Favor

9. Motion to Adjourn

The motion to Adjourn at 10:29 am was made by A. Lynch and seconded by S. Friedman

The next SBC meeting is on November 4, 2026.