



JONATHAN R. MARTIN
DIRECTOR OF PUBLIC PROPERTY

CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

April 19, 2023

Attn: Tina Mastroianni
Acting City Clerk

Good morning, Tina,

Please submit the attached CIP Quarterly Report for the upcoming City Council meeting on May 4, 2023.

Thank you,

Stephanie Lamantia

Capital Bond Analyst
Public Property Dept.

IN CITY COUNCIL
MAY 04 2023

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Tina Mastroianni CLERK

City of Providence Capital Improvement Plan

Quarterly Report

Financial Data, Project Expenses,
& Project Updates

January 2023 through March 2023

Reported By:

Amanda Pontarelli,
Deputy Director, Public Property

Stephanie Lamantia
Capital Bond Analyst, Public Property

Capital Improvement Funding Sources:

The following is a list of the active bonds which the City is currently utilizing to fund its Capital Improvement Projects. All funding source payment requisitions are reviewed and authorized by the Providence Public Buildings Authority. Payments are issued from the fund by the designated trustee directly to vendors.

BNY Mellon Bank Bonds:

Utilized to fund City Capital Improvement Projects.

1. 2020 Series A Revenue Bond
Bond Principal: \$95,000,000
Balance Remaining: \$84,809,078.74 *as of March 31, 2023*

2. 2019 Series B Revenue Bond
Bond Principal: \$10,000,000
Balance Remaining: \$8,636,930.46 *as of March 31, 2023*

3. 2017 Series A Revenue Bond
Bond Principal: \$35,000,000
Balance Remaining: \$3,005,914.12 *as of March 31, 2023*

Rhode Island Infrastructure Bank Bond:

Utilized to fund City sustainability improvements such as road paving and upgrades to stormwater infrastructure.

4. 2020 Series B Revenue Bond
Bond Principal: \$20,000,000
Balance Remaining: \$7,696,977.09 *as of March 31, 2023*

Quarterly Bond Expenditures

Listed below are charts containing the financial activity for each bond for the quarter. Each chart contains the project expenses which were incurred within the period of January 2023 through March 2023. The payments listed were made to vendors for various CIP projects which are currently in progress.

All financial data was extracted from the City's Monday.com working platform. For further details on CIP financial data or project status updates, please visit the city's infrastructure website at <http://infrastructure.providenceri.gov>, which provides updates and financials on current capital projects.

2017A Bond Expenditures			
CIP #	Project	Amount	Vendor
1.4	Stormwater Management	\$ 18,647.07	Pare Corporation
2.13	Brook Street Fire Station	\$700.00	Studio Jaed
2.33	Joslin Community Center	\$84,276.33	Martone Service
3.74	Bucklin Field	\$1,624.07	Pare Corporation
Mult.	Rec Center - Fire Alarm Upgrades	\$27,903.35	AM Electric
Total Quarterly Expenses:		\$ 133,150.82	

2019B Bond Expenditures			
CIP #	Project	Amount	Vendor
2.40	Benefit Street Lighting	\$450,880.00	NE Electrical
2.40	Mt Pleasant Field & Concession Stand Improvements	\$89,361.90	Tower Construction
Total Quarterly Expenses:		\$ 540,241.90	

2020A Bond Expenditures

CIP #	Project	Amount	Vendor
1.03	Dean Street Bicycle & Pedestrian Improvements	\$220,058.31	Cardi Corporation
		\$44,663.45	D'Ambra Construction
1.08	Washington & East Approach Improvements	\$ 19,066.90	BETA Group
1.12	Traffic Loop Detectors River at Eaton St.	\$3,600.00	Rossi Electric Co.
1.14	Collyer Street Retaining Wall Construction	\$105,558.91	Narragansett Improvement Co.
	Gas Main Relocation	\$28,995.71	RI Energy
1.15	Gotham Greens Shared Use Path	\$ 109,278.50	Cardi Corporation
	Signal Equipment for Valley Street	\$23,100.00	Ocean State Signal
	RIDEM Environmental Closure Reporting Services	\$2,000.00	Vanasse Hangen Brustlin
	Tuff Curb Replacement at Urban Trails/Bike Paths	\$3,536.80	Perma-Line Corp.
1.2	Sidewalks	\$870.00	BETA Group
	Police Details	\$7,194.84	City - Police Detail
	Phase 7 Sidewalks (Atwells Ave)	\$61,128.17	D'Ambra Construction
1.4	Sewer Rehab Pilot Program	\$47,570.75	CDM Smith Inc.
	Police Details	\$7,146.73	Providence Police Dept.
	2021 Pilot Sewer Rehab	\$121,523.74	R. Zoppo Corp.
	Stormwater Improvements	\$114,115.00	Cardi Corporation
1.5	Hurricane Barrier	\$11,743.00	Tighe & Bond
2.04	DPW Complex		Verdantas LLC
2.22	Fire Station Masonry Repairs	\$23,315.00	Dubon Masonry
2.24 & 2.25	Fire Station Masonry Repairs	\$27,810.25	Dubon Masonry
2.38	PEMA Water Intrusion & Site Repairs	\$17,000.00	Sole Source
2.39	518 Hartford Ave CCAP HVAC	\$42,325.00	Nexgen Mechanical

2.40	RWP Mounted Command	\$81,658.71	Yard Works Inc.
2.41	Fire Station Women's Restrooms	\$6,068.84	Signal Works
2.42.01	General Repairs to Facilities - Envelope	\$42,659.43	Martone Service Contractor
2.42.02	General Repairs to Facilities - Mechanical	\$16,409.00	Aero Mechanical, Inc.
		\$122,955.00	Nexgen Mechanical
2.42.03	General Repairs to Facilities - Electrical	\$51,420.00	Encore Fire Protection
2.42.04	General Repairs to Facilities -- Plumbing	\$33,734.00	Aero Mechanical, Inc.
2.46	Bailey Baxter Playspace	\$22,753.36	Lucena Bros.
	Harriet & Sayles Park	\$485,213.05	Yard Works Inc.
2.49	Sewer Repair & CM	\$1,337.50	CDM Smith
	Art Project Management	\$8,550.00	Golob Art
	Post Design Services for Road Safety Projects & Improvements	\$ 115,483.28	McMahon Associates
	Engineering Services	\$7,300.37	Narragansett Engineering
	Administrative Expenses	\$	Providence Public Buildings Authority
	Project Staff	\$ 56,635.54	Providence Public Property Dept.
	City Center HVAC Tunnel	\$7,940.00	Rethinking Power Management
	OPM Services -- Landmark Art	\$10,663.75	Studio Jaed
	Collyer Street Retaining Wall	\$600.00	Tighe & Bond
3.10	Harriet & Sayles Park	\$153,361.36	Yard Works Inc.
3.106	Locust Grove Cemetery	\$50,916.25	Lucena Bros.
3.128	RWP Botanical Pergola	\$7,995.08	Mill City Construction, Inc.
	RWP Botanical 3 Season Building	\$126,585.00	Sperry Fabric Architecture
3.47	Ascham Street Park	\$75,000.00	Cardi Corporation
3.72	Jacqueline Clements Park	\$44,650.00	Site Tech Corporation
3.75	Amos Early	\$1,240.00	DiCenzo Inc.
3.85.01	City Center HVAC Upgrades	\$34,919.50	Northstar Refrigeration

3.92	Dexter Training Ground Improvements	\$121,048.30	Yard Works Inc.
4.01	Woonasquatucket Greenway/Riverwalk – Engineering & Planning Services	\$ 37,140.67	McMahon Associates
4.02	Broad Street Signal Evaluation	\$3,455.00	McMahon Associates
4.09	Trinity Square Improvements	\$15,270.60	GRA, a Division of GM2
Total Quarterly Expenses:		\$2,784,564.65	

2020B Bond Expenditures			
CIP #	Project	Amount	Vendor
1.1	Roads - Citywide	\$10,510.27	City - Police Detail
	Contracts 9, 10, 11	\$2,263,510.05	D'Ambra Construction
	Resurfacing	\$5,500.00	McMahon Associates
	Paving	\$62,612.50	Vanasse Hangen Brustlin
	Paving	\$264,404.95	RI DOT
1.11	Canal Street River Wall	\$145,000.00	Narragansett Improvement Co.
	Francis St. Bridge Repairs	\$215,091.16	RICON Construction LLC
Total Quarterly Expenses:		\$2,966,628.93	

Quarterly Project Updates

Below is a summary which highlights project updates for the quarter. It has been broken down by each department that oversees various CIP projects.

Parks Department

The Parks Department oversees numerous park improvements, repairs, and maintenance projects throughout the city and is constantly adding value to the city's green spaces. They have multiple projects approaching completion, including design and engineering for future projects at Burnside, Collyer, and Lippitt parks, the Mt. Pleasant Fields & Concession Stand, a complete overhaul at Dexter Training Grounds in the West End - land clearing, regrading, paving, and new playground equipment, and HVAC repairs at the City Center Rink.

Projects currently underway include the 3-Seasons Tent at Roger Williams Park, the Harriet and Sayles Park, part of the M.E. Fogarty Green Schoolyards Complex - providing upgrades and improvements to existing play structures and water park features, adding value to the facilities. Reconfiguration and upgrades to the Roger Williams Park Mounted Command equestrian facility, improvements to Locust Grove Cemetery in the Elmwood neighborhood, and Ascham Street Park in the Charles Street neighborhood.

The beginning stages of improvements are underway to several parks' facilities, work has begun at Jacqueline Clements Park. This small park in Lower South Providence is frequently used by the community and will be a complete overhaul, removing the defunct fountain and adding new site furnishings and seating areas. Design development, topographic and GPR surveying has commenced for the Roger Williams Park Stormwater Treatment plan.

Recently completed projects at Roger Williams Park include HVAC replacement at the Boathouse, flooring renovations and pergola installation at the Botanical Center. This pergola is part of a larger improvement to the "Rose Meadow Path" - a serpentine stone dust path connecting the Conservatory to the Rose Maze. Other recently completed projects include demolition, installation of new playground equipment, outdoor classroom elements, and environmental remediation at the Bailey Baxter Playspace in Lower South Providence, and new fitness equipment and mulching done at Amos Park.

Recently awarded projects include splash pad and rain garden installation at Bucklin Park, playground structures, benches and picnic tables at Regent Park, playground equipment at Brassil Park, and walkway improvements at Corliss Park.

Planning Department

The Planning Department has begun construction on the Woonasquatucket River Greenway project and connection to the Washington Secondary Trail. The shared use path segment through the Gotham Greens and Atwells Fire Station sites will connect several urban neighborhoods (Olneyville, Valley, the West End, Federal Hill, and Downtown) and regional communities (Providence, North Providence, Johnston, Cranston, Warwick, West Warwick, and Coventry) to one another, increasing access to the Woonasquatucket River and providing a comfortable public outdoor recreation facility for people of all ages and abilities to enjoy. As a collaborative project brought forth by the City of Providence in partnership with the Providence Redevelopment Agency and Woonasquatucket River Watershed Council (WRWC), this project (the Project)

includes: an asphalt-paved shared use path along the Woonasquatucket River, invasive plant removal and native plant landscaping to support wildlife, riverbank restoration, and ADA-accessibility. Additional funds for engineering and construction provided by the State Transportation Improvement Program, RIDEM Green Economy Bond and the Outdoor Recreation Grant Program, and the Southeast New England Partnership.

Road Safety Improvements, Phase 1 and 2 projects have commenced. The improvement plan includes multiple vendors and several City streets. Scope of work includes adding or repairing traffic signs and signals, repainting, road cleaning and sweeping, sidewalk repairs, and other miscellaneous items required to keep City streets safe and accessible for all vehicles and pedestrians.

The Planning Department will also be continuing to work alongside the Public Property Department and PPBA in upcoming months to assist with the building design and development of the RFP for the DPW Complex.

Public Property Department

Repairs to the PEMA building envelope are underway to investigate and address water intrusion. Work done during this quarter includes repairing lintels above the building's windows as a long-term preventative repair and an emergency replacement of damaged wood discovered in the process of repairing the Charles Street canopy. Additional masonry work to be completed in Spring 2023 to finish repointing work.

The Elmwood Community Center remains underway, receiving extensive renovations to HVAC, plumbing, electrical systems, upgraded sports facilities, and ADA compliant restrooms, as well as new interior and exterior finishes to ensure they are working and up to code. Using braided funding of \$1.5 million obtained through the ARPA grant and \$1.5 million in CIP funds, the City's effort in making regular investments in our neighborhood spaces will continue to revitalize these integral community spaces.

The Benefit Street lighting fixtures have been delivered and installation has begun. Installation of all fixtures will be completed by June 2023.

Masonry repairs have been completed to fire stations at Allens Avenue, Hartford Avenue, Reservoir Avenue, and recently Mt. Pleasant. Repairs included repointing and replacement of damaged and loose or missing bricks. Final design schematics addition of women's restrooms in Fire Stations

The Public Property department has also completed major HVAC system replacements at Zuccolo and Rogers Recreation Centers, fire alarm panel replacements at the North Main Street Fire Station, and a failed sewage ejection pump replacement at DPW.

Public Works Department

The Public Works Department oversees ongoing improvements to the city's roads, sewers, and sidewalks. There are currently several paving contracts with multiple vendors, contract 7 has been completed, and contracts 9, 10, and 11 are in progress.

Phase 1-7 of sidewalk repairs have been completed, with the exception of Atwells Ave, where a complete sidewalk replacement is needed and underway.

Emergency repairs to the Francis Street bridge deck and joint repairs.

Construction has begun on the Collyer Street retaining wall project. The wall evaluation determined that accelerated degradation of the existing retaining walls along Collyer Street will require full replacement and road reconstruction instead of wall repairs. The road will be closed for the duration of the project due to possible safety conditions.

The 2021 Pilot Sewer Rehabilitation design is being finalized and construction has begun. Additional investigation and repairs to the sewer system were added due to funding provided by ARPA. Fox Point Hurricane Barrier System is in the design engineering phase, and continued investigations and tracking of stormwater discharge and sewer cleanings.

Arts, Culture, and Tourism Department

The Department of Arts, Culture, and Tourism, a recent addition to the Capital Improvement Program, is developing its Landmark Artwork project. This will be a large-scale showcase of an art piece at prominent public areas around the city, aimed to make strong visual statements about the diverse communities of Providence. Site Survey is complete, and contract is being finalized.

School Capital Projects - Payments Issued:

2021D Bond Expenditures			
CIP #	Project	Amount	Vendor
8.00	Construction @ NLC	\$1,471,424.92	Bacon Construction
	Construction Testing Service	\$446.04	Geissier Engineering
8.01	Construction @ Spaziano Annex	\$7,467,417.13	O&G
	Asbestos Abatement	\$88,921.80	Aramark
	Commissioning Agent	\$4,635.00	Sustainable Engineering Solutions
8.03	Construction @ Hope	\$2,286,072.55	Shawmut
	Construction Admin	\$32,175.00	Studio Jaed
8.05	Design Services	\$24,118.50	Studio Jaed
8.06	Demolition @ D'Abate	\$1,322,876.00	Ahlborg Construction
8.07	Renovations and Repairs @ Greene	\$48,780.00	Maron Construction
8.08	A/E Services @ Spaziano MS	\$70,000.00	Tecton Architects
OPM	OPM Services	\$200,060.00	Downes Construction
	Legal Services	\$78,811.00	West Group Law
	Demographics Study	\$5,000.00	Cropper GIS, LLC
	Total Quarterly Expenses:	\$13,100,737.94	