

# THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## RESOLUTION OF THE CITY COUNCIL

No. 308

Approved June 26, 1990

WHEREAS, the Providence Public Buildings Authority (the "Authority") was constituted as a body corporate and politic of the City of Providence pursuant to the provisions of Chapter 50 of Title 45 of the General Laws of Rhode Island (the "Act") and a resolution duly passed by this City Council on August 13, 1987; and

WHEREAS, the Authority's creation was approved by the Public Finance Management Board on February 12, 1988; and

WHEREAS, the Authority may now duly transact its business of acquiring and constructing public facilities and acquiring public equipment; maintaining, renovating, repairing and operating the same; and issuing its revenue bonds and/or notes to finance the public facilities and public equipment; and

WHEREAS, the Authority may develop its projects only upon request of the Mayor and the City Council; and

WHEREAS, such request must take the form of a proposal by the Mayor approved by the City Council; and

WHEREAS, the Mayor has submitted the proposal attached hereto as Exhibit "A" for the City Council's approval,

NOW, THEREFORE, Be it resolved,

1. That the City Council hereby approves the Proposal of the Mayor dated \_\_\_\_\_, (the "Proposal") which, among other things, requests the Authority to use its best efforts to develop the Municipal Buildings and Facilities Rehabilitation Program which shall include, but not be limited to, renovations and improvements to City Hall, including but not limited to, furnishing and installing a smoke evacuation system, upgrading electrical systems, repairing the foundation and sidewalks and repairs to the roof; renovations to fire stations; repairs to City swimming pools and recreation centers; and repairs and improvements as needed for Camp Cronin (the "Project"), provided however, that the Authority shall initially be restricted to expend no more than \$1.5 million dollars of the proceeds and within 120 days of passage of this Resolution, shall report to the City Council as to the priorities of the Project and a timetable for completion of the Project and thereafter at intervals of not more than 120 days reporting their progress.

2. That the President of City Council be, and he hereby is, authorized to execute the Proposal and to deliver it to the Authority.

3. That the City Council hereby approves the transfer of the real property and equipment described on Exhibit "B" to the Authority.

4. That the City Council hereby authorizes the Mayor to negotiate and lease the Project from the Authority.

5. That the Mayor be, and he hereby is, authorized to take any and all action and to execute, file and deliver any and all agreements, notes, deeds, leases and other documents as he, in his sole discretion, may deem necessary or desirable to implement the transaction contemplated by the Proposal.

Be it further resolved that Resolution #264 approved on June 11, 1990, is hereby rescinded.

This Resolution shall take effect on passage.

THE COMMITTEE ON

FINANCE

Approves Passage of  
The Within Resolution

*Steve M. Mendelsohn*  
Chairman

June 13, 1990

IN CITY COUNCIL

JUN 21 1990  
READ AND PASSED

*Richard W. Egan*  
PRES.

*Michael R. Clement*  
First Deputy  
CLERK

APPROVED

JUN 26 1990

*John J. ...*  
MAYOR



Executive Chamber, City of Providence, Rhode Island

JOSEPH R. PAOLINO, JR.  
MAYOR

, 1989

Providence Public Buildings Authority  
c/o Mr. John Rao, Jr.  
Chairman  
44 Washington Street  
Providence, Rhode Island 02903

Gentlemen and Ladies:

Section 45-50-10 authorizes any authority created pursuant to the Municipal Public Building Authorities Act to acquire and construct public facilities and to acquire public equipment; to maintain, renovate, repair and operate the same; and to issue revenue bonds to finance the same.

Pursuant to Section 45-50-10 of the General Laws of the State of Rhode Island, I hereby propose and request that the Providence Public Buildings Authority (the "Authority") use its best efforts to develop the Municipal Buildings and Facilities Rehabilitation Program which shall include but not be limited to renovations and improvements to City Hall, installation of a smoke evacuation system, upgrading electrical systems, repairs to the foundation and sidewalks and repairs to the roof; repairs and renovations to fire stations; repairs to City swimming pools and recreation centers; and development of an elderly education center at Camp Cronin (the "Project"). The Authority is further requested to obtain a security interest in the improvements from the City of Providence and to cooperate with the City in development, planning, construction, maintenance, and operation of the project and to lease the Project to the City for the benefit of the citizens of Providence.

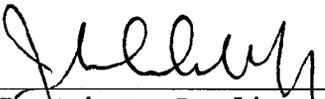
The Authority is requested to issue its Bonds and/or Notes in an amount not to exceed six million five hundred thousand dollars (\$6,500,000) to provide funding for the Project, to capitalize interest, at its option, for no more than two years, to pay the costs of issuance of the Bonds and/or Notes and such other expenses as may be necessary or incidental to the completion of the Project.

John Rao, Jr.  
, 1989  
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This request is subject to the approving vote of the Providence City Council.

Please send copies of all official actions taken by the Authority in response to this request to the undersigned and to the Director of Administration, City Hall, 25 Dorrance Street, Providence, Rhode Island 02903.

Sincerely,

  
\_\_\_\_\_  
Joseph R. Paolino, Jr.  
Mayor of Providence

APPROVED BY THE CITY COUNCIL ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 1989.

\_\_\_\_\_  
City Council President

2630M

P.B.A. Resolution

5/21/90

D

City Hall and other  
Municipal Facilities

\$ 3,800,000

Pool

1,250,000

Fire Station

1,250,000

Camp Cronin

200,000

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\$ 6,500,000

Report Date ----->

22-May-90

9

Department of Public Property  
Municipal Buildings and Facilities Rehabilitation Program.

I N D E X  
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Schedule A - Summary of Planned Projects.

Schedule B - Detail Of Allocated Projects In Schedule A.

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**SCHEDULE A**  
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| Type of Work   | Location            | Vendor Currently Issued a P.O. | % OF PROGRAM | Budget       | Purchase Orders w/Change Orders | Paid-To-Date |
|--|---------------------|--------------------------------|--------------|--------------|---------------------------------|--------------|
| 1) Repairs and Improvements  | Municipal Buildings | See Schedule B                 |              | 2,850,000.00 | 898,476.15                      | 288,078.15   |
| 2) Pool Repairs and Improvements   | Various             | To Be Awarded                  |              | 937,500.00   | 0.00                            | 0.00         |
| 3) Fire Station Repairs and Improvements   | Various             | To Be Awarded                  |              | 937,500.00   | 0.00                            | 0.00         |
| 4) Camp Cronin Repairs and Improvements  | Camp Cronin         | To Be Awarded                  |              | 150,000.00   | 0.00                            | 0.00         |
| SUBTOTAL   |                     |                                | 75%          | 4,875,000.00 | 898,476.15                      | 288,078.15   |
| 5) General Expenditures<br>(This number includes estimates for Construction Management Services, Architectural Services, Interest Expense, Legal & Underwriting, and other services that are directly related to these projects) |                     |                                | 25%          | 1,625,000.00 | 16,000.00                       | 3,135.00     |
| TOTAL  |                     |                                | 100%         | 6,500,000.00 | 914,476.15                      | 291,213.15   |

10% 4,875,000 / Arch/Eng 487,500  
 9.5% 4,875,000 Cons Manage 450,000  
 4,875,000 8% F&M  
 7.5 6,500,000 Int Exp 487,500  
 6,500,000  
 Unexpected Cost 300,000  
 Misc Fencing, Ut. Testing  
 Security, Owner Representation

**SCHEDULE B**

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| Type of Work                                 | Location   | Vendor Currently Issued a P.O.   | Budget              | Purchase Orders w/Change Orders | Paid-To-Date      |
|--|--|----------------------------------|---------------------|---------------------------------|-------------------|
| <b>HARD CONSTRUCTION</b>                     |  |                                  |                     |                                 |                   |
| 1) Hazardous Material Abatement              | Various City Buildings   | A&R Construction                 | 400,000.00          | 300,000.00                      | 0.00 ✓            |
| 2) Hazardous Material Abatement              | Police Headquarters<br>209 fountain St.  | Yankee Fiber                     | 69,200.00           | 69,200.00                       | 69,200.00 ✓       |
| 3) Window Replacement                        | Messer St. Fire Station  | Graham Glass                     | 13,672.00           | 13,672.00                       | 13,672.00 ✓       |
| 4) Shower Stall Renovations                  | Messer St. Fire Station<br>Allens Ave Fire Station<br>Atwells Ave Fire Station | Gen Plumbing                     | 17,895.00           | 17,895.00                       | 17,895.00 ✓       |
| 5) Smoke Evacuation System                   | City Hall  | Bailey Building Co.              | 400,000.00          | 349,818.00                      | 39,420.00 ✓       |
| 6) Boiler Replacement & Asbestos Abat.       | Police Headquarters  | HY-Test Oil Co.                  | 55,334.00           | 55,334.00                       | 55,334.00 } Gen   |
| Boiler Replacement & Asbestos Abat.          | Dexter St. Fire Garage   | HY-Test Oil Co.                  | 27,563.15           | 27,563.15                       | 27,563.15 } Gen   |
| Boiler Replacement & Asbestos Abat.          | Messer St. Fire Station  | Gen Plumbing & Heating Co., Inc. | 19,764.62           | 19,764.62                       | 19,764.62 } Gen   |
| Boiler Replacement & Asbestos Abat.          | Reservoir Ave Fire Station   | Gen Plumbing & Heating Co., Inc. | 19,764.62           | 19,764.62                       | 19,764.62 } Gen   |
| Boiler Replacement & Asbestos Abat.          | Humbolt Fire Station   | Gen Plumbing & Heating Co., Inc. | 19,684.78           | 19,684.78                       | 19,684.78 } Gen   |
| 7) Handicap Access/Open Meeting Construction | Various City Buildings   | To Be Awarded                    | 105,000.00          | 0.00                            | 0.00              |
| 8) Asbestos Removal                          | Reservoir Ave Fire Station   | Gen Plumbing & Heating Co., Inc. | 1,926.66            | 1,926.66                        | 1,926.66 } Gen    |
| Asbestos Removal                             | Humbolt Fire Station   | Gen Plumbing & Heating Co., Inc. | 1,926.66            | 1,926.66                        | 1,926.66 } Gen    |
| Asbestos Removal                             | Messer Street Fire Station   | Gen Plumbing & Heating Co., Inc. | 1,926.66            | 1,926.66                        | 1,926.66 } Gen    |
| <b>TOTAL ALLOCATED CONSTRUCTION</b>          |  |                                  | <b>1,153,658.15</b> | <b>898,476.15</b>               | <b>288,078.15</b> |
| <b>UNALLOCATED HARD CONSTRUCTION</b>         |  |                                  | <b>1,696,341.85</b> | <b>0</b>                        | <b>0</b>          |
| <b>TOTAL HARD CONSTRUCTION</b>               |  |                                  | <b>2,850,000.00</b> | <b>898,476.15</b>               | <b>288,078.15</b> |

*Handwritten notes:*  
1,153,658.15  
1,696,341.85  
2,850,000.00

1. City Hall - \$1.7 million
  - Roof
  - Exterior covering - walls
  - Doors & windows
  - Foundation
  - Sidewalk & grading
  
2. Pools repairs & improvements
  - Zuccolo \$150,000
  - South Providence 150,000
  - Danforth 200,000
  - Joslin 200,000
  - Bucklin 100,000
  - Almagno 100,000
  - \$900,000
  
3. Stations
  - 2 highest priority stations
  - Broad Street
  - Allens Avenue

2200D