

RESOLUTION OF THE CITY COUNCIL

No. 301

Approved July 2, 2025

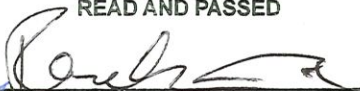

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Contract Extension Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(1), (2), (4) and (5) of the Code of Ordinances.

Downes Construction Company
(Department of Public Property)

\$18,914,190.00

IN CITY COUNCIL

JUN 26 2025
READ AND PASSED


RACHEL M. MILLER, PRESIDENT

CLERK

I HEREBY APPROVE.



Mayor

Date: 7/2/25



OFFICE OF THE INTERNAL AUDITOR
City of Providence

May 14, 2025

Ms. Tina Mastroianni
City Clerk's Office
City of Providence
25 Dorrance Street
Providence, RI 02903

Dear Tina:

I am writing to request that the following be submitted to the City Council and the Finance Committee for approval:

- **Department of Art, Culture and Tourism:**
 - Requesting Approval of Change Order #2 to FirstWorks for PVDfest Producing Partner in the amount of \$20,000.00 in accordance with the Code of Ordinances, Section 21-26 (b)(4).
 - Award to High Output, LLC for an amount of \$300,000 to provide technical and production services – 2 year contract in accordance with the Code of Ordinances, Section 21-26 (b)(2).
- **Department of Public Property:**
 - Request to amend "Owner's Program Manager for School Construction Projects with Downes Construction Company in the amount of \$904,295.00, for a revised contract amount of \$7,370,986 in accordance with the Code of Ordinances, Section 21-26 (b) (5).
 - Requesting approval of a "Contract Extension with Downes Construction Company for Owner's Program Manager for School Construction Projects through 2028 for an additional cost of \$11,543,204.00" for a revised contract amount of \$18,914,190.00 through 2028 in accordance with the Code of Ordinances, Section 21-26 (b) 1), (2), (4) and (5).

Sincerely,

A handwritten signature in blue ink that reads "Gina M. Costa".

Gina M. Costa,
Internal Auditor



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

JOHN ARZOOMANIAN
DIRECTOR OF PUBLIC PROPERTY

May 9, 2025

The Honorable Brett P. Smiley
Chairman, Board of Contract and Supply
City Hall
25 Dorrance Street
Providence, RI 02903

**RE: Requesting Approval of a Contract Extension with Downes Construction Company for
Owner's Program Manager for School Construction Projects Through 2028.**

ID Number: 49535

Original Award Date: September 14, 2020

Original ID Number: 29728

Minority Participation: 0% MBE, 0% WBE

Account Code: RIHBEC 2024G; 351-351-53401

Dear Mayor Smiley,

The department of Public Property respectfully requests to extend the contract with Downes Construction Company for Owner's Program Management Services for School Construction Projects, to include the upcoming construction and/or major renovations of seven (7) PPSD facilities, for an additional cost of \$11,543,204.00, for a revised contract amount of \$18,914,190.00 through 2028.

The contract extension will enable Downes Construction Co. to remain the Owner's Project Manager for the construction of the following seven (7) PPSD locations, in accordance with the 2022 & 2023 RIDE MOAs: Spaziano Middle School, Fogarty School, Kizirian School, Messer School, Lima/Stuart School, Kennedy School, and Mt. Pleasant High School. The construction of these locations will directly benefit the students and educators of Providence Public Schools. These construction projects are eligible for PayGo reimbursements through RIDE, in the amount of \$25,107,762.00 for the 2022 MOA, and \$34,996,734.00 for the 2023 MOA, and will also be eligible for Housing Aid reimbursements at 80% of cost upon completion. The continuation of this specific agreement with the originally contracted vendor will save the city on administrative costs associated with switching vendors during the mid-construction phase of certain school builds and renovations. The additional term to this contract will reduce the risk of disruption to project timelines, loss of institutional knowledge specific to the ongoing projects, impending budgetary impacts. Phase 4 of school construction projects will be evaluated and competitively solicited at a later date.

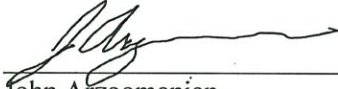
Funds in the amount of \$11,543,204.00 are available in RIHBEC 2024G; 351-351-53401. Activity breakdown as follows:

DEPARTMENT OF PUBLIC PROPERTY
Providence City Hall | 25 Dorrance Street, Room 407 | Providence, Rhode Island 02903
401 680 5300 ph | 401 455 0475 fax
www.providenceri.gov

Spaziano Middle, 351-0808-25: \$862,500.00
Kizirian, 351-0805-25: \$1,381,329.00
Fogarty, 351-0802-25: \$1,414,375.00
Messer/W. Broadway, 351-0901-25: \$1,573,750.00
Lima/Stuart, 351-0902-25: \$1,573,750.00
Robert F. Kennedy, 351-0906-25: \$1,987,500.00
Mt. Pleasant, 351-0903-25: \$2,750,000.00

Downes Construction Co.
200 Stanley St.
New Britain, CT 06051

Respectfully Submitted,



John Afzoomanian
Director of Public Property

Financial Approval



301 Metro Center Blvd, STE 104
 Warwick, RI 02886
 401.229.3755
 downesco.com

March 27, 2025

The City of Providence
 Board of Contract and Supply
 Providence City Hall
 25 Dorance Street
 Providence, RI 02903

RE: City of Providence School Construction Projects – Amendment No. 2
 Downes Construction Company, LLC – AIA C172 – 2014 – Dated 12/15/2020

Dear Board

Downes Construction herein offers the following contract amendment to our Owner's Project Manager agreement with an original date of December 15th 2020.

This amendment incorporates updating of the Owners Project Management Services for the additional services for Project Management for Phases 2 and 3 of the Providence School Building programs.

Additional Services	Phase	Original Contract	Contract Value as of this Amendment 2
Owners Project Management		\$6,466,691	\$7,370,986
Spaziano Middle School	2	N/A	\$862,500
Kizarian	2	N/A	\$1,381,329
Forgarty	2	N/A	\$1,414,375
Messer/West Broadway	3	N/A	\$1,573,750
Lima/Stuart	3	N/A	\$1,573,750
RFK	3	N/A	\$1,987,500
Mount Pleasant HS	3	N/A	\$2,750,000
Total Contract Amendment:			\$11,543,204
Amended Contract Total			\$18,914,190

PO Extensions by Year	Estimated Value
Value thru June 2025	\$1,968,967
Value thru June 2026	\$3,873,918
Value thru June 2027	\$3,566,720
Value thru June 2028	\$2,133,599
Total Amendment	\$11,543,204

DOWNES CONSTRUCTION COMPANY
 Employee Owned · Community Invested

Attachments:

1. 2022 & 2023 MOA – Phase 2 and 3 – Summary
2. 2022 & 2023 MOA – Phase 2 and 3 – Projected Cash Flow – Feb 2024 to Jun 2024
3. 2022 & 2023 MOA – Phase 2 and 3 – Projected Cash Flow – Jul 2024 to Jun 2025
4. 2022 & 2023 MOA – Phase 2 and 3 – Projected Cash Flow – Jul 2025 to Jun 2026
5. 2022 & 2023 MOA – Phase 2 and 3 – Projected Cash Flow – Jul 2026 to Jun 2027
6. 2022 & 2023 MOA – Phase 2 and 3 – Projected Cash Flow – Jul 2027 to Jun 2028

We thank you and appreciate the opportunity to work with The City of Providence for the above referenced project. If you have any questions regarding the above or if you require any additional information, please contact me.

Submitted by:
Downes Construction Company

Signature:

Signature:

Joseph Desanti

Program Director

Date:

Approved by:
City of Providence, Board of Contracts
and Supply
Signature:

Signature:

Name:

Title:

Date:

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
City of Providence School Construction
Projects

AGREEMENT INFORMATION:
Date: 3/18/2025

AMENDMENT INFORMATION:
Amendment Number: 2

Date: 3/18/2025

OWNER: *(name and address)*
City of Providence-Board of Contracts
and Supply
25 Dorrance Street, Providence RI
02903

ARCHITECT: *(name and address)*
N/A

The Owner and Owners Project Manager amend the Agreement as follows:

The Owners Project Manager compensation and schedule shall be adjusted as follows:

Compensation Adjustment: \$11,543,204

Schedule Adjustment: TBD

SIGNATURES:

DOWNES CONSTRUCTION CO. LLC

OWNER City of Providence

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE