

RESOLUTION OF THE CITY COUNCIL

No. 497

Approved November 22, 2017

BE IT RESOLVED, That:

SECTION 1. Pursuant to Chapter 45-38.2 of the General Laws, an amount not to exceed \$2,010,000 is appropriated for the purpose of financing repairs, alterations, renovation, improvements and equipping of schools and school facilities in the City (the "Project").

SECTION 2. The City Treasurer and the Mayor be and hereby are authorized to obtain an amount not exceeding Two Million Ten Thousand Dollars (\$2,010,000) from the Rhode Island Health Educational Building Corporation and to issue on behalf of the City, bonds, notes, evidences of indebtedness or appropriation obligations (the "Obligations") therefor, at one time, or from time to time in order to meet the foregoing appropriation. Pursuant to Section 45-38.2-4(d)(2) of the General Laws, the amount of the loan portion shall not exceed \$500,000.

SECTION 3. The said officers from time to time may issue and refund not exceeding \$2,010,000 interest bearing or discounted short term notes in anticipation of the issue of said Obligations or in anticipation of the receipt of federal or state aid for the purpose specified in Section 1 hereof.

SECTION 4. The manner of sale, amount, denominations, maturities, conversion or registration privileges, interest rates, medium of payment, and other terms, conditions and details of the Obligations may be fixed by the officers authorized to sign the Obligations. Such Obligations may be secured by the full faith, credit and taxing power of the City or payable solely from annual appropriations made therefor.

SECTION 5. The said officers from time to time may apply for, contract for and expend any federal or state advances or other grants or assistance which may be available for the purposes specified in Section 1 hereof. The City may enter into financing agreements with the Rhode Island Health and Educational Building Corporation (the "RIHEBC") in accordance with Chapter 45-38.2 to evidence loans, advances or grants from the school building authority capital fund administered by RIHEBC.

SECTION 6. Pending the issuance of the Obligations under Section 2 hereof or pending or in lieu of the issue of notes under Section 3 hereof, the City Treasurer may expend funds from the general treasury of the City for the purposes specified in Section 1 hereof. Any advances made under this section shall be repaid without interest from the proceeds of the Obligations issued hereunder or from proceeds of applicable federal or state assistance or from other available funds.

SECTION 7. The City Treasurer and the Mayor are also authorized, empowered and directed, on behalf of the City, to: (i) execute, acknowledge and deliver any and all other documents, certificates or instruments necessary to effectuate such borrowing; (ii) amend, modify or supplement the Obligations and any and all other documents, certificates or instruments at any time from time to time, in such manner and for such purposes as such officers shall deem necessary, desirable or advisable; (iii) do and perform all such other acts and things deemed by such officers to be necessary, desirable or advisable with respect to any matters contemplated by this resolution in order to effectuate said borrowing and the intent hereof.

SECTION 8. The City Treasurer together with the Mayor be, and hereby are, authorized to deliver the Obligations to the purchaser or purchasers and, if the Obligations are to be issued on a tax-exempt basis, said officers be, and hereby are, authorized and instructed to take all actions on behalf of the City, necessary to ensure that interest on the Obligations will be excludable from gross income for federal income tax purposes and to refrain from all actions which would cause interest on the Obligations to become subject to federal income taxes.

SECTION 9. This resolution is an affirmative action of the City Council of the City toward the issuance of Obligations in accordance with the purposes of the laws of the State. This resolution constitutes the City's declaration of official intent, pursuant to Treasury Regulation §1.150(2), to reimburse the City for certain capital expenditures for the Project paid on or after the date which is sixty (60) days prior to the date of this resolution but prior to the issuance of the Obligations. Such amounts to be reimbursed shall not exceed \$2,010,000 and shall be reimbursed not later than eighteen (18) months after (a) the date on which the expenditure is paid or (b) the date the Project is placed in service or abandoned but in no event later than three (3) years after the date the expenditure is paid.

SECTION 10. This resolution shall take effect upon passage.

IN CITY COUNCIL

NOV 16 2017

READ AND PASSED

Sabina Noto

ACTING PRES.

Lou L. Lugo

CLERK

I HEREBY APPROVE.

[Signature]

Mayor

Date:

11/22/17

Improving Rhode Island's Public Schoolhouses



SCHOOL BUILDING AUTHORITY CAPITAL FUND

FOR HIGH PRIORITY REPAIR PROJECTS

FY 17 APPLICATION

Project I – Mt. Pleasant High School Envelope Repair

AUGUST 1, 2016

Rhode Island Department of Education – School Building Authority | 255 Westminster Street, Providence, RI 02909

Telephone (401)222-4600 Website: www.ride.ri.gov

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Section 1
Capital Fund Application

School Building Authority Capital Fund Application
Due September 9, 2016

Local Education Agency:	Providence Public School Department
Contact Person:	Mr. Alan Sepe
Title:	Director of Operations
Address:	25 Dorrance Street
Phone:	(401)421-7740
Email:	asepe@providenceri.com
Project Location:	Mt. Pleasant High School Envelope Repair

Project Description:

The existing limestone coping and spires at the building perimeter have been spalling and creating a life safety issue for students, staff and the public. This project includes selective demolition of the coping, selective demolition and replacement of the spires, a partial replacement of the existing roof membrane to facilitate installation of a new roof edge. See the attached condition report for specific issues and recommendations for corrective actions.

Project cost:

\$2,009,988

Board of Education approval date:

6/9/2015

Did the LEA submit an Asset Protection Plan in FY 16?*

*LEAs that did not submit an Asset Protection Plan in FY16 will not be eligible for SBACF funding in FY17.

Yes

Does the LEA have access to a dedicated Capital Reserve Fund?

*LEAs must have access to a revolving Capital Reserve Fund dedicated to school construction projects to be eligible for SBACF funding in FY17. LEA without a revolving Capital Reserve Fund can maintain eligibility by committing to establish a Fund that is replenished with one or more of the following: housing aid reimbursement for capital projects, school construction bond refinancing, or with municipal contributions. If the LEA does not have a dedicated Capital Reserve Fund, please submit a letter signed by the Superintendent and a municipal representative that commits to establishing a Capital Reserve Fund in FY2017.

Yes

Can the LEA complete this project by December 31, 2017?

Yes

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Funding Option (select one)

1. Total Project Cost Loan - Local Share Repaid Upon Completion
2. State Share Project Cost – No Repayment Required

XX

Scoring Criteria

The FY17 SBA Capital Fund is intended to fund high priority projects across the State, as defined by the RIGL 16-105-3 (7). High priority projects are those intended repair and/or renovate building systems which are unsound or otherwise in a condition seriously jeopardizing the health and safety of school children. The scoring criteria are intended to help prioritize projects based on the level of urgency as documented by citations, variances, reports, and certifications.

Prioritization and Level of Urgency

Health and Safety Priority Certification

(10 points)

- The municipality/LEA has provided a Health and Safety Priority Certification signed by an appropriate professional and the superintendent.

Health and Safety Citation

(10 points)

- The LEA has provided documentation from an Authority Having Jurisdiction (AHJ) identifying high priority needs requiring action. AHJs are federal, state, and local regulatory entities such as – but not limited to – building commissioner and inspectors, fire marshals, Department of Health, Department of Environmental Management, Environmental Protection Agency, Occupational Safety and Health Administrations, and the Governor's Commission on Disabilities.

LEA Project Prioritization

- If the LEA is submitting more than one high priority project, these must be prioritized by urgency. LEAs should only submit project prioritization on one application. LEAs highest priority projects will receive points. Please list the projects below in order of urgency, with the highest priority at number 1:

1. Mt. Pleasant High School Envelope Repair (10 points)
2. Fire Code Violation Corrections (7 points)
3. _____ (5 points)
4. _____ (3 points)
5. _____ (1 points)

Level of Urgency

- The municipality/LEA has been cited and given a deadline by an Authority Having Jurisdiction
 - The project must complete within six months (20 points)
 - X The project must complete within one year (15 points)
 - Documented presence of hazardous material (5 points)
(i.e., AHERA report)

If so, provide citation, variance, report, or appropriate documentation that substantiates level of urgency, as well as assurances that demonstrate the project can be substantially complete before the date indicated.

Housing Aid Share Ratio

(30 points maximum)

- In addition to the scoring criteria listed above, all projects will receive points based on the LEAs Housing Aid share ratio (reimbursement rate). LEAs will receive points on a scale of 0 to 30 based on their Housing Aid share ratio. For example, an LEA with a 50% housing aid state share ratio, would receive 15 points ($30 \times 50\% = 15$ points). RIDE will apply FY17 housing aid share ratios to each project's scoring criteria.

School Enrollment

(15 points maximum)

- Enrollments, for the schools in which the project will occur, will also be used in scoring the SBA Capital Fund applications. October 1, 2016 enrollments reported by LEAs to RIDE will be multiplied by the school's utilization rate – enrollment divided by capacity (building capacity is pulled from LEA submitted asset protection plans) – and then award one point for each 100. For example, a high school with 1,200 students and 75% utilization rate would receive 9 points ($((1,200 \times 0.75) / 100 = 9)$).


Assurances (please initial on each line):

The LEA must assure that:

- ☒ Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- ☒ Projects must comply with School Construction Regulations.
- ☒ Project will substantially complete by December 31, 2017. If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2019 Housing Aid.
- ☒ The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- ☒ Project will receive all required design review prior to commencing with construction.
- ☒ All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

Certification of Eligibility:

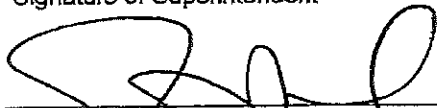
I certify under penalty of perjury that to the best of my knowledge, the information in this proposal is true and correct and is in compliance with statutes and administrative provisions of the Rhode Island Department of Education. The governing board of the above named school LEA has authorized me to sign this application on its behalf, and has certified through a resolution that the LEA has met the criteria contained in this proposal.



Signature of Superintendent

9/6/16

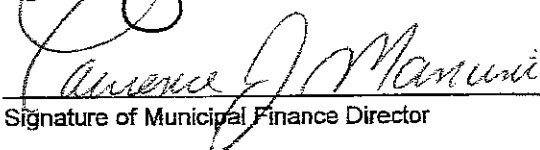
Date



Signature of School Committee Chair

9/6/16

Date

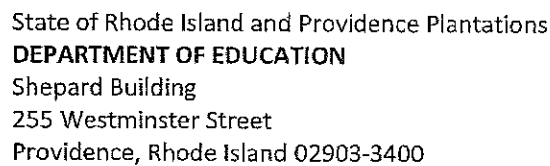


Signature of Municipal Finance Director

9/9/16

Date

Section 2
Health & Safety Certification



SCHOOL DISTRICT	Providence School Department
DATE	September 7, 2016
PROJECT	Mt. Pleasant High School Envelope Repair
ADDRESS	434 Mt. Pleasant Avenue Providence, RI 02908

Mt. Pleasant High School Envelope Repair	\$ 2,009,317.00
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL:	\$ 2,009,317.00

Telephone (401)222-4600 Fax (401)222-6178 TTY (800)745-5555 Voice (800)745-6575 Website: www.ride.ri.gov
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16-7-41.1. Eligibility for reimbursement. --

Notwithstanding the provisions of this section, the Board of Regents (*Board of Education*) shall not grant final approval for any project between June 30, 2011 and May 1, 2015 in the FY14 except for projects that are necessitated by immediate health and safety reasons. In the event that a project is requested during the moratorium because of immediate health and safety reasons, those proposals shall be reported to the chairs of the house and senate finance committees.



Firm Name: Studio JAED Architects & Engineers
Address: 875 Centerville Road
Building 4, Unit 11
Warwick, RI 02886
Phone: 401-648-0884

Signature of Architect/Engineer

Superintendent's Statement:

I certify that the above information is correct to the best of my knowledge and belief and that the project costs include only immediate health and safety issues.

Signature of Superintendent

Telephone (401)222-4500 Fax (401)222-5178 TTY (800)745-5555 Voice (800)745-6575 Website: www.ride.ri.gov

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Section 3
Health & Safety Citation

Section 4
Detailed Condition Report

September 1, 2016

School Building Authority Capital Fund
High Priority Repair Projects
FY 17 Application

Re: Mt. Pleasant High School Envelope Repair Testing Project

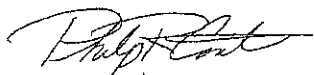
An extensive exploratory demolition effort was executed in July 2016 at Mt Pleasant High School in an effort to better understand the building envelope deficiencies that currently exist. Temporary corrective measures were installed but a comprehensive and permanent remediation that addresses the failing stone panels at the spires, coping stone caps, roof edge and associated roof assembly is required.

Mt. Pleasant is a brick and limestone structure. Over the years the limestone has failed and most recently has started to fall from the building façade. The falling debris has resulted in areas around the building to be secured from pedestrians. The failing limestone façade components pose a significant health and life safety concern to the occupants and the community. In addition to the risk of falling debris the deteriorated building envelope will permit water infiltration and propagate the growth of mold and mildew therefore negatively affecting the indoor air quality to the occupants. The delamination and spalling of the limestone, particularly at the coping and roof edge, needs to be addressed immediately. The life safety of the occupants, as well as property subject to damage, is at risk.

Limestone is a natural product and as such there can be wide variations in the durability from one piece to another. Durability can also be affected by placement, if it is more or less exposed to the weather and by design and shape issues in so far as how water moves across the structure, or how the sun heats the architectural element. There is also consideration to be made that damage could have been caused to a stone in the process of fabrication and setting.

A significant contributor to the existing condition is the current roof edge termination. The falling limestone spalls were created from rust jacking of ferrous anchors internal to the masonry. The manner of mechanical attachment of the termination bar on the roofing system has caused extensive spalling of the limestone panels at the spires and coping caps. The method of attachment was to drill a hole into the stone and then to install a tap-in anchor. This anchor acts in a manner to apply pressure internal to the stone and therefore creates stress cracks and subsequent spalling. Not only has the stone been damaged with this method, the failure of the attachment of the termination of the roof system allows water penetration at the perimeters beneath the roofing membrane. This is an unacceptable termination detail. This method of attachment has also lead to the failure of the integrity of the roofing system. See attached Leland Torrence report for further information.

Sincerely,



Philip R. Conte, AIA, NCARB



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Mount Pleasant HS, Providence, RI

Site Visit: 07/15/2016

Present

StudioJAED: Phil Conte [Architect]

LTE: Leland Torrence, Ken Follett [Façade & Masonry Consultants]

Gilbane: Tony, Joe Willette [General Contractor]

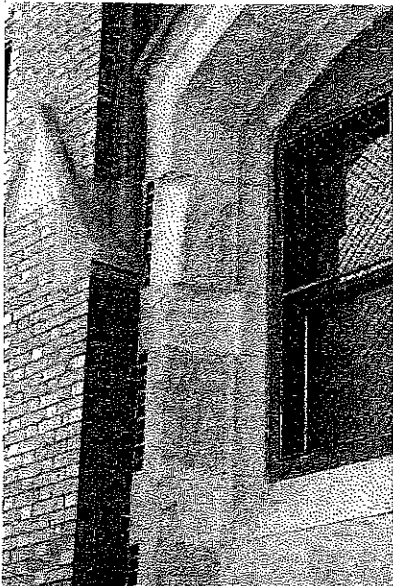
M. DiSandro & Sons Masonry (Disandro): David Sandin [Masonry Subcontractor]

Observations

DiSandro as a sub to Gilbane had a crew on site working from two boom lifts, cutting back the limestone roof coping on the south portion of the east (front) elevation of the school. They were also working on opening up the top of one of the limestone 'spires,' as well as deteriorated limestone panels in a few locations at the upper east-south corner.

Observations were also made of areas that had been opened, at other locations at the roof level throughout the building.

Observation was also made, close up from the boom lift, at the front entry area of the building, where limestone lintels had previously been removed.



Noted that there were fresh spalls on the building that had not been observed during previous visits to the site. Some missing stones, which were not previously identified as a safety risk, showed no visual signs of deterioration that would indicate a hazard. Observed units of limestone that had been fabricated for hangers and fasteners, but there was limited and inconsistent use of same. Where hangers were observed, they were steel and rusted through, no longer providing support. Concluded that it is impossible from visual observation alone to identify whether a particular individual stone is cracked.

The limestone lintels continue to exhibit deterioration, which is primarily caused by their configuration in relation to the ferrous steel that supports the units and the effect of rust jacking from water intrusion.

Brick was noted to be displaced above the univent grills. Brick was removed and one area above a grill opened for observation. The displacement is caused by rust jacking of the supporting steel.

Bricks were removed at one lintel area above the main entrance in order to determine the configuration and condition of the steel spandrel beam behind. The spandrel beam extends higher than the top of the limestone lintel and appeared to be in good and sound condition.



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Gilbane stated that they had a limited window of time in which to undertake work on the building with an objective to make-safe.

As has been stated in previous reports, the protection at the entry/exit door locations to the school are not adequate.

Findings

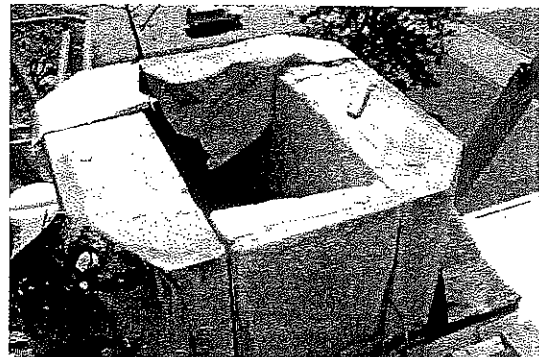
The 'spires' consist of a limestone cap stone, panels of limestone below (6-8" in thickness and dependent on their geometry) and an infill of brick. There was no

evidence of structural steel in the spires, and there was no evidence of any sort of flashing below the cap stone.

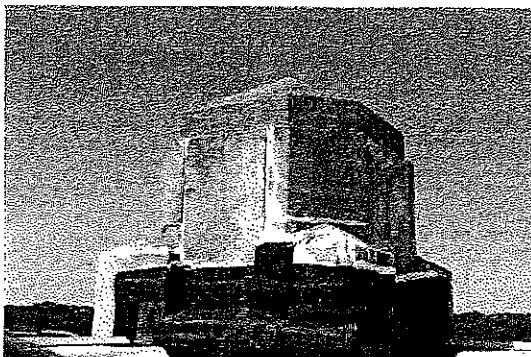
No pins were found between the stone units. They are held in place through gravity and friction.

Concluding Recommendations

The cap stone on the spires should be removed and a lead-coated copper flashing installed over the full area of their footprint, coming down the side of the spire roughly 4" with a drip edge. Then the roofing membrane on the inboard side (the areas not to be seen from the ground) should be run up and beneath the lead-coated copper flashing. Vertical reglets should be cut into the limestone to provide a lead coated copper termination over the vertical edges of the roofing membrane. The metal should be set in the reglet with a Type O mortar.



Recommendation that a mock-up of the flashing assembly be completed for the architect's review and approval. Also in order to work toward a standardization of the metal flashing pieces such that they could be shop produced and not made custom in the field. The idea being to reduce labor costs in the field.



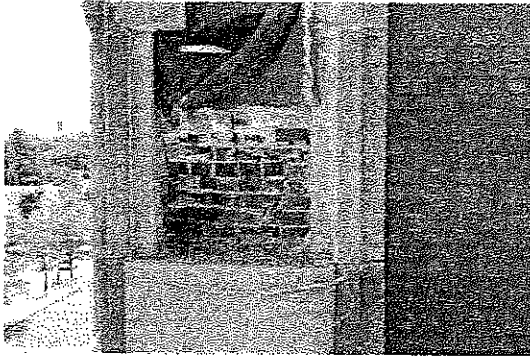
The limestone panels themselves should be sounded, and repaired with composite patch materials, and Helifix stainless-steel spiral anchors should be installed in their face in order to anchor them to the back-up masonry.

In areas where the limestone panels are significantly deteriorated, they should be replaced with precast units made to match the existing limestone. In areas that will be covered with flashing or roofing



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membrane, the geometric profile of the pieces can be built up without any need to match the color or texture of the surrounding limestone.

The deterioration of the limestone appears to be from water saturation and freeze-thaw activity, which is a repeated deterioration cycle that takes place over several years of exposure. We suggest that an application of a siloxane (breathable/clear) waterproof solution be applied to the limestone. If a siloxane is applied the limestone should be washed with a moderate-jet-water spray and that there

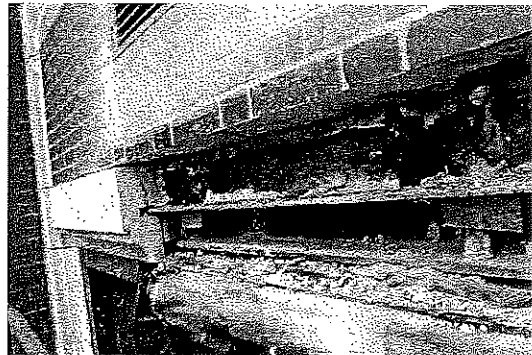
should be no use of masonry cleaning chemicals. The purpose for this is to remove surface dirt and also to reduce the need for chemicals, which would require containment, present potential damage to other areas of the masonry, and risk exposure to the users of the building, as well as potential soil contamination from chemical run-off.

It is possible that different qualities of limestone were chosen across the entire building. The main ornamental tower structures, though they show a reasonable amount of erosion, do not appear to have the problems of the limestone at the spires. As to the condition of the limestone of the main ornamental towers, it was a consensus that these structures require further monitoring and investigation.

NOTE: No caulking is to be used on the masonry at any location on the building. Water being trapped into the masonry is a significant cause of the deterioration.

All joints on the limestone and related masonry that have been previously caulked with a sealant should have the sealant removed and they should be repointed with a Type O mortar.

The limestone lintels should be removed and replaced with a precast unit to match to the existing limestone in color and surface texture. The supporting steel, which has rusted, should be given a waterproof membrane and a rust-inhibitive coating, and a to steel, and a galvanized steel angle should be installed that would be exposed on the bottom edge, bridged from the top of the stone window jamb to jamb, and to support the masonry unit above.



Section 5
Order of Magnitude Budget

Providence Public Schools
Mt Pleasant High School
Envelope Repair - Coving Repair & Roof Stabilization
Concept Design-Order of Magnitude Budget
27-Aug-16

DESCRIPTION	PROGRAM QUANT	PROGRAM UNIT	PROGRAM TOT.	REMARKS
Masonry				
Replace Roof Pedestals	30 EACH	12000.00	\$360,000	
Misc . Masonry Allowance	1 LPSM	185000.00	\$185,000	
Subtotal			\$545,000	
Roof Repair				
Demo Roofing	9,000 SQFT	9.00	\$81,000	
Wood Blocking	18,000 BDFT	17.00	\$306,000	
Roof Membrane	9,000 SQFT	22.00	\$198,000	
Coving	3,000 LNFT	110.00	\$330,000	
Flashing	1,000 SQFT	22.00	\$22,000	
Caulking	3,000 LNFT	9.00	\$27,000	
Subtotal			\$964,000	
SUBTOTAL TRADE COST			\$1,509,000	
GENERAL CONDITIONS				
Existing Conditions (2%)			\$30,180	
Permit & Fees (2%)			\$30,180	
Insurance (1%)			\$15,090	
P&P Bonds (1.2%)			\$18,108	
General Conditions (10%)			\$150,900	
SUBTOTAL GENERAL CONDITIONS			\$244,458	
SOFT COSTS				
CM Fee (5%)			\$75,450	
Design Fees (7%)			\$105,630	
Contingency (5%)			\$75,450	
SUBTOTAL SOFT COST			\$256,530	
TOTAL PROJECT COST			\$2,009,988	

**RHODE ISLAND DEPARTMENT OF EDUCATION
SCHOOL BUILDING AUTHORITY
CAPITAL FUND
MEMORANDUM OF AGREEMENT**

The Providence School Committee and the School Building Authority at the Rhode Island Department of Elementary and Secondary Education (RIDE) hereby enter into this Agreement with respect to projects approved by the Council on Elementary and Secondary Education on November 1, 2016 for funding through the School Building Authority Capital Fund. These projects are consistent with district's existing Necessity of School Construction approval.

Scope of the Project: This project includes capital improvements at multiple school facilities. All construction projects will be completed and closed out by December 31, 2017. All projects will comply with the Northeast Collaborative for High Performance Schools (NECHPS), Version 3.0.

1. SBA Capital Fund Approved Projects: This project will address high priority repairs at eight schools in the Providence Public Schools District.

Approved Project Cost:	\$ 5,211,851
SBA Capital Fund Commitment:	\$ 4,667,534
Approved Projects (Project Code):	
Charles N. Fortes Elementary School – Fire Protection	(28122-001)
Esek Hopkins Middle School – Fire Protection	(28137-001)
Frank D. Spaziano Elementary School – Fire Protection	(28134-001)
Frank D. Spaziano Elementary School Annex– Fire Protection	(28106-001)
Hope High School – Fire Protection	(28149-001)
Mary E. Fogarty Elementary School – Fire Protection	(28160-001)
Mt. Pleasant High School – Building Envelope Repairs	(28150-001)
Mt. Pleasant High School – Fire Protection	(28150-002)
Veazie Street School – Fire Protection	(28130-001)

The Project Cost includes project management, design fees and other soft costs, which shall not exceed 20% of the total general construction costs.

Dollar Authorization (budget agreement): The parties to this Agreement understand and agree that total expenditures for this Approved Project shall not exceed **\$5,211,851**.

Timelines: The district must procure and contract all design and construction services and RIDE will not be party to any local contractual agreements. All projects will participate in ongoing School Building Authority (SBA) at RIDE design reviews at 100% Schematic Design, 100% Design Development and 60% Construction documents (pursuant to RIDE 1.09 & 1.10).

The district will submit monthly paid requisitions no later than the 5th day of the month, with a cumulative total of at least \$10,000 of project costs, for reimbursement throughout the project.

The project shall be substantially complete and close out will be complete by December 31, 2017.

**RHODE ISLAND DEPARTMENT OF EDUCATION
SCHOOL BUILDING AUTHORITY
CAPITAL FUND
MEMORANDUM OF AGREEMENT**

For districts that select the total project cost loan, repayment will begin upon project completion pursuant to the RIHEBC agreement terms.

Standing Contingency:

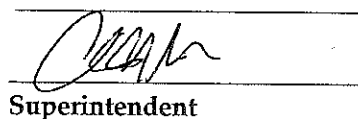
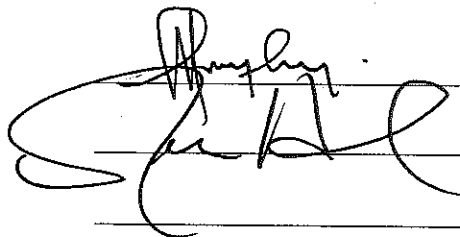
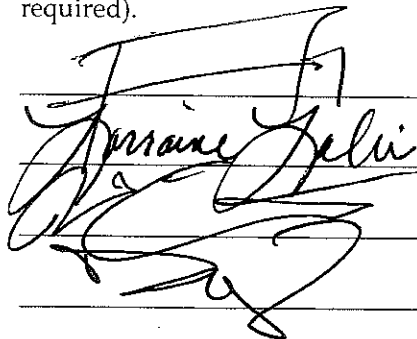
The district agrees to work with the School Building Authority at RIDE, and the SBA's designees, to confirm the progress of the design and construction of any approved project. If a project misses key milestones or is falling behind SBA Capital Fund application schedule, the district may be subject to remediation measures and/or may jeopardize the capital fund commitment.

The undersigned acknowledge that they have received a copy of the RIDE School Construction Regulations (May 24, 2007) and understand the requirements imposed by these regulations. The undersigned further agree that they will at all times ensure that the Approved Project is, and all activities related thereto are, in compliance with all applicable provisions of these Regulations. Further the district agrees to promptly notify RIDE of any deviation from the approved scope, timeline or cost of the Approved Project. Per the Regulations, RIDE or its representatives reserve the right to conduct an audit of any and all Project Files.

Special Contingencies: The district must participate and obtain all jurisdictional (federal, state and local) reviews and approvals pursuant to RIDE 1.03-1, 7, 8 & 9.

All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

Providence School Committee (signatures of all members of the School Board and the Superintendent are required).


Superintendent

Date JANUARY 9, 2017

For the Rhode Island Department of Elementary and Secondary Education

Date _____