



# RESOLUTION OF THE CITY COUNCIL

No.

WHEREAS, Pursuant to Article IV, Sec. 416 of the City's Home Rule Charter, the Council must approve the lease of city-owned real property.

NOW, THEREFORE, BE IT RESOLVED, That the Mayor of the City of Providence is hereby authorized by this Council to enter into a lease agreement with Excel Academy Rhode Island, for an initial period not to exceed thirty-five years and total period not to exceed sixty-five years, for the property at the Carl G. Lauro Elementary School at 99 Kenyon Street, as presented in Exhibit A attached hereto.

IN CITY COUNCIL  
JUL 24 2025

READ AND FAILED

Handwritten signature of Tina L. Mastrosanni in cursive script.

CLERK

## LEASE

This LEASE (the "Lease") is entered into between the City of Providence (the "Lessor" or the "City") and Excel Academy Rhode Island, a Rhode Island non-profit corporation (the "Lessee" or "Excel") on the latest date signed below. The City and Excel shall hereinafter collectively be referred to as the "Parties". It is agreed by the Parties as follows:

1. Property: The Lessor hereby leases to the Lessee the land and buildings at 99 Kenyon Street, commonly known as Carl G. Lauro Elementary School, and known as Assessor's Plat 28, Lots 827 and 329 (the "Property"). For the purposes of this Lease, this Property is conceptually divided into three sections, which are referred to as the "South Wing", the "North Wing" and the "Shared Middle Space" and as set forth and illustrated in Exhibit A hereto. The Parties estimate square footage of the sections as follows: the South Wing is estimated to be 40,500 ft<sup>2</sup>, the North Wing is estimated to be 48,400 ft<sup>2</sup>, and the Shared Middle Space is estimated to be 34,300 ft<sup>2</sup>. The Parties will make reasonable and timely efforts within 90 days of the execution of this Lease to verify or re-calculate these square footage figures for the purposes of rent calculation and for any other purpose required herein.
2. Rent: During the initial five (5) years of the Initial Term, the Lessee will pay to the Lessor annual rent of \$7.50/ft<sup>2</sup> for Occupied Space (defined below) by Lessee (the "Gross Rent"), net of rent deductions for capital improvements made to the building by the Lessee pursuant to Section 7 of this Lease and subject to the calculations set forth in Section 2(a) of this Lease, payable in quarterly installments. From July 1, 2025, through June 30, 2030, the term "Occupied Space" means the North Wing and fifty percent (50%) of the Shared Middle Space of the Property pursuant to the Occupancy Schedule set forth in Section 3 of this Lease. From July 1, 2030, through the termination of this Lease, the term "Occupied Space" means the North Wing, the South Wing, and one hundred percent (100%) of the Shared Middle Space of the Property. Notwithstanding the foregoing, the rent due from Lessee to Lessor shall be prorated for the date of delivery of the Property by Lessor to Lessee in the event that Lessor delivers the Property to Lessee after July 1, 2025.
  - (a) The Gross Rent amount per square foot shall increase by two percent (2%) in July 2030 (i.e. to \$7.65/ft<sup>2</sup>) and then by two percent (2%) again every five (5) years thereafter through the Initial Term. All other terms and conditions of this Lease, including the calculation of rent deductions for capital improvements pursuant to Section 7 of this Lease, shall remain unchanged when the Gross Rent rate changes
  - (b) If the Lessee exercises its options to extend the Lease beyond the Initial Term and beyond each Extension Term pursuant to Section 5(b), the Gross Rent amount per square foot shall increase by two percent (2%) every five (5) years in the same manner as indicated in Section 2(a). All other terms and conditions of this Lease, including the calculation of rent deductions for capital

improvements pursuant to Section 7 of this Lease, shall remain unchanged when the Gross Rent rate changes.

(c) The Lessee's expenditures on capital improvements made to the building and reported to the Lessor (the "Capital Improvement Additions") shall be credited to a Capital Improvement Account. The Lessee will receive annual rent deductions (the "Rent Credits") equal to the balance of the Capital Improvements Account, up to a maximum of 80% of Gross Rent payable each year under this Lease. The Rent Credits applied each year will reduce the balance in the Capital Improvement Account, and the balance of the Capital Improvement Account, plus annual Capital Improvement Additions and minus annual Rent Credits, will roll over for Rent Credits in future years.

3. Occupancy Schedule: The Lessee will reserve the South Wing of the Property to be available for occupancy and use by the Providence Public School District (PPSD) until June 30, 2030, provided that PPSD enters into a reasonable and mutually agreed upon sub-lease agreement with the Lessee regarding the South Wing of the Property (also including shared use of the Shared Middle Space) before occupying and using the South Wing of the Property. Without limitation, any such sub-lease agreement entered into between PPSD and the Lessee (i) will not charge PPSD rent exceeding \$1.00 per year plus all proportionally allocated costs, fees, liabilities, expenses, and utilities and (ii) will include all customary and reasonable protections and rights including but not limited to with respect to insurance, liability, and indemnification. To the extent that PPSD becomes a holdover sub-tenant of any portion of the Property, including without limitation the South Wing of the Property, the Lessor shall indemnify and hold harmless the Lessee for any and all costs, expenses, expenditures, charges, fees, attorney's fees, and damages incurred by the Lessee in relation to PPSD's holdover tenancy or the enforcement of the Lessee's sub-lease agreement with PPSD.
4. Permitted Use: The Lessee will use the Property primarily for educational purposes and for uses incidental thereto, including, without limitation, the operation of one or more charter school authorized by the Rhode Island Department of Education ("RIDE"), administrative and academic services, educational training, physical education, before and after school programming and care, recreational and extracurricular activities (e.g. clubs, sports, remedial education), nonprofit and support uses, Lessee's respective charter management organization, provided such uses are in compliance with all Property Requirements. At all times one or more charter school authorized by RIDE shall be operated on the Property. The Lessee will observe and comply with all present and future laws, ordinances, requirements, orders, directives, rules and regulations (the "Property Requirements") of federal, state, and city governments, and all other governmental authorities affecting the Property or the Lessee's use thereof, provided, however, that the Lessee shall be entitled to a reasonable amount of time to bring the Property into compliance with existing Property Requirements.
5. Term and Termination:

- (a) The Initial Term of this Lease shall be for a thirty-five (35) year period, which period shall begin on the date that the Property is delivered to Lessee by Lessor (the "Initial Term") and shall expire, unless earlier terminated or extended pursuant to the terms of this Lease, on June 30, 2060.
- (b) The Lessee shall have the option to extend the Initial Term of this Lease for three (3) successive extension periods of ten (10) years each (each extension, an "Extension Term" and together with the Initial Term, the "Term"), subject to the same terms and conditions as set forth herein, including the Gross Rent rates indicated in Section 2(b). The Extension Terms shall be subject to the approval of the Mayor and the City Council, which shall not be unreasonably withheld, provided that the Lessee notifies the Lessor in writing not less than three years before the expiration of the Initial Term or the applicable Extension Term of its intent to exercise the Extension Term option. Lessor must approve or deny any such extension request in writing within 180 days of receiving written notification of Lessee's intent to extend the Lease. If Lessor does not approve or deny such extension request in writing within 180 days of receiving Lessee's written notification, the Extension Term is automatically approved under this Agreement.
- (c) Notwithstanding the foregoing, the Lessee will be entitled to renegotiate or terminate the Lease in the event that its (i) charter is revoked or materially changed, including but not limited to with respect to student headcount, or (ii) any law or regulation (city, state, or federal) materially restricts or encumbers the Lessee's ability to responsibly operate or meaningfully fulfill its educational mission. Notwithstanding the foregoing, the Lessee also shall be entitled to terminate this Lease upon providing the Lessor with notice of its intention to terminate this Lease at least one (1) year in advance of the termination date.

6. Condition of the Property, Repairs, Maintenance and Utilities.

- (a) Except as otherwise set forth herein, the Lessee agrees to keep the Property in a condition not worse than the condition existing as of the commencement of the Initial Term, reasonable wear and use and casualty excepted.
- (b) The Lessee or its subtenant shall pay for and perform exterior grounds maintenance on the Property during the Term to keep the sidewalks, curbs, drives, and grounds in good order and repair, in clean and orderly condition, and safe for students attending school within the building, free of dirt, rubbish, snow, ice, and unlawful obstructions; such exterior grounds maintenance shall include, but not be limited to, recycling and waste removal, grass mowing, snow removal, snow plowing, and sanding/salting.
- (c) The Lessor shall pay for or perform recycling and waste removal for daily operations of the schools in the building. Waste removal for activities outside of daily operations (eg. Construction or other significant efforts) will be managed by the Lessee.
- (d) The Lessee shall be responsible for custodial services required to maintain the interior of the Property during the Term.

- (e) During the Term, the Lessee shall be responsible for directly contracting with any utility providers and paying any utility invoices directly to such utility providers.
- (f) The Lessor agrees to use its best efforts to apply for and receive State Housing Aid Reimbursements to pay for capital improvements on the Property or Building to be made by Lessee, or other funding similar in nature. In the event State Housing Aid Reimbursements are awarded to pay for capital improvements to be made by Lessee on the Property or Building, Lessee agrees to pay the applicable prevailing wage in accordance with Rhode Island law to those contractors and subcontractors selected and paid by Lessee to perform such reimbursed capital improvements.
- (g) Notwithstanding anything herein to the contrary, the Lessor shall extend its contract pricing to Lessee for Lessee's school support contracts, including custodial, custodial supplies, food service, and repairs and maintenance. Lessee shall have the option, but not the obligation, to opt into any such school support contract.

7. Alterations and Improvements:

- (a) Lessee agrees to make at minimum \$14,352,964.00 of capital improvements, maintenance, and upkeep to the Property in the aggregate during the Initial Term ("Lessee's Investment"). Not greater than forty-five (45) days following the full execution of a sub-lease agreement by PPSD and Lessee, the Lessee will place \$1,296,000 of Lessee's Investment in an escrow account for the purpose of improving, maintaining, and upkeeping the Shared Middle Space of the Property. Lessee shall annually report to the City's Department of Public Property and the City Council the nature and cost of said work performed in the previous year at the Property, with reasonable documentation of said work provided upon written request to Lessor for up to one (1) year following submission of such annual report. Lessee shall make commercially reasonable efforts to limit any disturbance caused by Lessee's Investment to PPSD's operations at the Property during PPSD's subtenancy.
- (b) Subject to all applicable laws, regulations, rules, and/or ordinances, Lessee will place fifty thousand dollars (\$50,000) in a designated account on an annual basis for the Initial Term to be disbursed and used at the reasonable discretion of the Ward 13 Councilperson for the purpose of supporting neighborhood improvements and/or community engagement in Ward 13 (the "Neighborhood Funds"). The Parties agree that: (a) Lessee shall have and incur no liability with respect to the disbursement or the use of the Neighborhood Funds and (b) Lessee shall have no obligation to account for or maintain records documenting the disbursements or uses of the Neighborhood Funds beyond the Lessee's placement of such funds in the designated account.
- (c) The Lessee, at its sole cost, shall have the right to make such non-structural alterations, additions and improvements to the Property as may be necessary or desirable without

Lessor's consent, provided that such non-structural alterations, additions, and improvements do not decrease the value of the Property in any material respect.

- (d) The Lessee, at its sole cost, shall have the right, with the prior written consent of the Lessor, which consent shall not be unreasonably withheld, conditioned, or delayed, to make structural alterations, additions, and improvements (the "Structural Alterations") to the Property, provided such Structural Alterations do not decrease the value of the Property in any material respect. Notwithstanding the foregoing, any of the capital improvements described on Exhibit B attached hereto are considered pre-approved by the Lessor and shall not require the Lessor's further consent.
- (e) The Lessee shall, before making any alterations, additions, or improvements (including Structural Alterations), at its sole cost, obtain all permits, approvals and certificates required by any governmental authority. The Lessor agrees to use its best reasonable efforts in assisting the Lessee obtain such permits, approvals, and certificates.
- (f) The Lessee will cause the Lessee's contractors and subcontractors to carry such worker's compensation, general liability, and personal and property damage insurance as the Lessor may reasonably require.
- (g) Except for moveable equipment and trade fixtures (including, without limitation, any window air conditioning units), any alterations, additions, or improvements (including Structural Alterations) to the Property made by the Lessee during the Term shall upon the expiration of the Term become the property of the Lessor without payment therefor by the Lessor, and shall be deemed included in the Property, and the terms and conditions of this Lease shall be fully applicable thereto. The Lessee may, prior to making any such additions, alterations, or improvements, request the Lessor's consent to their removal at the end of the Term. If such consent is requested, the Lessor shall be deemed to have given such consent unless a written denial is given to the Lessee within fifteen (15) days after such consent is requested in writing. Lessee shall have no obligation to remove any alterations, additions or improvements (including Structural Alterations) to the Property upon the expiration of the Term.
- (h) For any individual contract executed by Lessee for capital improvements to the Property that exceeds three million dollars (\$3,000,000) in labor costs, Lessee will ensure that not less than ten (10) percent of the total hours worked under that contract will be worked by apprentices registered in apprenticeship programs as defined in 29 C.F.R. § 29 et seq. Lessee, its prime contractor, or any other person or entity so authorized by Lessee, may petition in writing the City's Director of Planning and Development, or their designee, to adjust the total hours worked requirement herein to a lower percentage or to waive such requirement upon a showing that:

1. A trade or field does not have an apprenticeship program or cannot produce members from its program capable of performing the scope of work within the contract; or
2. The size and scope of the work will not allow for the contractor to comply with apprenticeship ratio requirements for the craft affected; or
3. For any other non-economic justifiable reason that demonstrates good cause.

Accompanying such petition, the Lessee must provide contemporary evidence of the good faith efforts taken to comply. Should the City's Director of Planning and Development, or their designee, not make a written determination in response to such petition within 14 calendar days of delivery of such petition, the petition will be deemed to have been approved.

The Parties agree that this Section 7(h) does not in any way, nor shall this Section 7(h) be construed to: (a) provide the Parties or any third parties with rights, obligations, or venues for grievance beyond those set forth by applicable law, and/or (b) notwithstanding any language in this Lease to the contrary, provide the City with any right to terminate or amend this Lease, including without limitation by or through any allegation or assertion of default or breach of this Section 7(h) of the Lease.

8. Insurance:

- (a) Lessee will obtain and pay for commercial general public liability insurance insuring against loss from and liability for damages on account of loss or injuries suffered by any person within or upon the property, the coverage and protection of such insurance to be not less than the following: on account of an event resulting in injuries to one person, including death, Five Hundred Thousand Dollars (\$500,000), subject to the same limit for each person; on account of any one event resulting in injuries to more than one person, including death, One Million Dollars (\$1,000,000); and on account of an accident resulting in damage to property, One Hundred Thousand Dollars (\$100,000). Lessee shall include the Lessor as an additional insured on such general commercial public liability insurance.
- (b) The Lessee will obtain and pay for property and casualty insurance on the Property, in an amount equal to full replacement cost thereof with an agreed amount endorsement, such insurance to afford protection against fire and other perils customarily covered by a so-called special form "all risk" policy. The Lessee shall include as mortgagee and loss payee on such property and casualty insurance the Lessor and any mortgagee or holder of indebtedness secured by any mortgage or trust deed upon the leasehold estate which the Lessor or such mortgagee or trustee may request to be included as an additional insured in writing to the Lessee.

- (c) Any insurance policy required pursuant to this Lease shall not be canceled without at least thirty (30) days prior written notice to each insured named therein, except in the event of non-payment which shall require ten (10) days written notice prior to cancellation. On or before the commencement of the Initial Term and thereafter prior to the expiration date of each expiring policy, certificates of such policies by such insurers shall be delivered by the Lessee to the Lessor and by the Lessor to the Lessee, as applicable.
9. Assignments and Subleases: Lessee will not assign or encumber its respective interest in this Lease or in the Property or sublease all or any part of the Property, or permit any other person, firm, or corporation to occupy or use all or any part of the Property without first obtaining the Lessor's written consent, which consent shall not be unreasonably withheld or delayed, provided that, without the Lessor's consent, Lessee may assign their respective interest in this Lease or sublet the Property or any portion thereof to any of the following: (i) an entity which indirectly controls, is directly or indirectly controlled by, or is under direct or indirect common control with Lessee; (ii) a school, a governmental entity, or a nonprofit organization; or (iii) as expressly set forth in this Lease. For this Section 9, "control" shall mean the power to direct the management and policies of such entity whether through the exercise of voting rights or similar rights under the constituent organizational documents of such an entity. If Lessee subleases the Property, or any portion thereof, to any party other than PPSD, Lessee will not charge such sublessee a rent rate exceeding the rent rate that Lessee pays the Lessor in the same period pursuant to Section 2 of this Agreement, plus the calculated depreciation of Lessee's Capital Improvement Additions in the subleased portion of the Property during the same period, plus the sublessee's proportionally allocated costs, fees, liabilities, expenses, and utilities. In addition, it is agreed that Lessee has the right to mortgage or otherwise encumber its respective leasehold interest as provided in Section 23 without first obtaining the Lessor's written consent.
10. Lessee Default:
- (a) The Lessee will be in default under this Lease upon the occurrence of any of the following events or conditions:
- (i) The Lessee's failure to pay rent or make other payments at the time and the manner provided for herein, such failure having continued for a period of thirty (30) days after Lessee's receipt of written notice from the Lessor.
  - (ii) The Lessee's failure to perform or fulfill any other term, condition or agreement contained or referred to herein, such failure having continued for a period of thirty (30) days after Lessee's receipt of written notice thereof from the Lessor, provided that if the default is of such a nature that it cannot be cured within said thirty (30) day period, Lessee shall have such additional time as is needed to cure provided it uses its due diligence to do so.

(iii) Unless otherwise permitted in writing by the Lessor, there is no charter school authorized by RIDE operating at the Property.

(b) Upon the occurrence of an event of default under this Section 10(b), after the expiration of any notice and cure period, the Lessor may, at its option, terminate this lease by written notice to the Lessee and expel the Lessee and those claiming under the Lessee, without being guilty of any manner of trespass, subject to Section 22 of this Lease. Notwithstanding the foregoing, in the event of a termination under this Section 10 by the Lessor, the Lessor agrees to effectuate the termination as of the end of the then-current school year.

11. Lessor Default: The Lessor will be in default under this Lease upon the Lessor's failure to perform or fulfill any term, condition or agreement contained or referred to herein, such failure having continued for a period of thirty (30) days after notice thereof to the Lessor by the Lessee. Upon the occurrence of an event of default under this Section, the Lessee may, at its option, in addition to its remedies at law, terminate this lease by written notice to the Lessor, and thereafter the Lessee shall have no further obligations to the Lessor hereunder.
12. Option to Purchase: At any time during the Term of this Lease, Lessee may petition the City Council to purchase the Property in accordance with, and subject to the requirements of, Section 416 of the Providence Home Rule Charter.
13. Informational Data: The Lessee will make available to the City end-of-year data pertaining to student demographics for informational purposes only by the City (the "Informational Data"), provided that the public disclosure of the Informational Data is non-confidential and permitted by applicable law. The Parties agree that this Section 13 does not in any way, nor shall this Section 13 be construed to: (a) provide the City with any educational oversight role or right behind those set forth by applicable law, and/or (b) notwithstanding any language in this Lease to the contrary, provide the City with any right to terminate or amend this Lease, including without limitation by or through any allegation or assertion of default or breach of this Section 13 of the Lease.
14. Employee Relations: The Lessee acknowledges and respects the rights of employees to organize, form, join, or assist labor organizations as well as the right to refrain from any or all such activities. As a responsible employer, the Lessee shall not threaten, intimidate, discriminate against, retaliate against, or take any adverse action against any employees based on their decision to support or oppose union representation. The Lessee agrees not to pay public funds to outside consultants or legal advisors for the purpose of encouraging or discouraging union organizing activity. Nothing in this provision shall be construed to prohibit the Lessee from using public funds to engage legal counsel for advice, representation, or participation in connection with labor agency proceedings or collective bargaining. Nothing in this provision shall be interpreted to waive any rights or protections afforded to Lessee under attorney-client privilege, work-product doctrine, or other related confidentiality doctrines. The Parties agree that this Section 14 does not in any way, nor shall

this Section 14 be construed to: (a) provide the Parties or any third parties with rights, obligations, or venues for grievance beyond those set forth by applicable law, and/or (b) notwithstanding any language in this Lease to the contrary, provide the City with any right to terminate or amend this Lease, including without limitation by or through any allegation or assertion of default or breach of this Section 14 of the Lease.

15. Indemnification: The Lessee does hereby agree to indemnify and hold the Lessor harmless from and against any cost and expense of any litigation and from and against any and all actions, causes of action, claims, demands, damages, and/or judgments ( a "Claim") that may be brought successfully against the Lessor as a result of the Lessor entering into this Lease, unless such Claim arises from or results from (i) the fault, misconduct or negligence of the Lessor or its agents, servants or employees or (ii) the failure of Lessor to fulfill its obligations set forth in Section 6 of this Lease. The Lessor shall give the Lessee prompt notice in writing of any action or proceeding relating thereto. The Lessee shall have the option to defend against any such Claim with counsel of its choice and the Lessor agrees to cooperate reasonably in any such defense. As long as the defense is being handled by the Lessee, the Lessor shall not settle any such claim, action, or proceeding without the prior written consent of the Lessee. In the event the Lessee shall elect not to defend any such claim, action, or proceeding, the Lessee shall indemnify the Lessor as herein provided.
16. Notices: No notice, approval, consent, or other communication permitted or required under this Lease will be effective unless sent post pre-paid, by United States registered or certified mail, return receipt requested, to the other party at the following addresses: if to the City: Director of Public Property, City Hall, 25 Dorrance Street, Providence, RI 02903, with a copy to the City Solicitor, Law Department, 444 Westminster Street, Suite 200, Providence, RI 02903; if to the Lessee: Excel Academy Rhode Island, 622 Woonasquatucket Ave, North Providence, RI 02911 to the attention of Chief Executive Officer.
17. Director of Public Property. If required under the terms of the Lease, approval of (i) any alterations or improvements by the Lessor, (ii) any alternate uses of the Property, (iii) any subletting or assignment of the Property, or (iv) any estoppel agreement may be made by and on behalf of the City by the Director of Public Property. All approvals pursuant to this Section 17 are subject to the terms and conditions of this Lease.
18. Signage: The Lessee shall be allowed to erect signage consistent with the City's Zoning Ordinance on the Property, including on the building face, without Lessor's consent. Existing signage may be removed by the Lessee and delivered to the City Director of Public Property.
19. Destruction by Casualty: If the Property is damaged or destroyed in whole or part by storm, fire, lightning, earthquake, natural disaster, war, terrorism, Act of God, and/or other casualty, the Lessor shall promptly commence restoration of the Property, provided that the insurance coverage required in Section 8(b) covers said damage, to substantially its condition immediately prior to such destruction and shall continue such restoration with all due diligence and dispatch. The City will commence restoration within twenty-four (24) hours of

insurance approval and complete them in a timely manner. If access to the Property is substantially denied to Lessee, or twenty-five percent (25%) or more of the usable area of the Property is rendered unusable by Lessee, in Lessee's good faith judgment, as a result of such casualty, then Lessee may cancel this Lease by written notice to the Lessor and this Lease shall terminate thirty (30) days after the date of such notice. Notwithstanding the foregoing, in the event the Lessee elects to cancel this Lease as provided for in this Section 19, the Lessor must immediately repay the Lessee (through the insurance provided for in Section 8(b)) for any capital improvements made by the Lessee, calculated in accordance with Section 25 herein, which repayment shall be made by the Lessor first to the holder of any mortgagee or holder of indebtedness secured by any mortgage or trust deed upon the leasehold estate, and then to the Lessee, all as limited by the receipt of insurance proceeds unless any loss incurred by the Lessee arises from the failure of the Lessor to maintain insurance in accordance with the terms hereof. Subject to the foregoing, the Lessor shall have no obligation to make any additional payments to compensate the Lessee, its mortgagee or holder of indebtedness.

20. Eminent Domain:

- (a) If the entire Property shall be taken for public purposes, then this Lease shall terminate as of the date the Lessee shall be required by law to vacate the Property or earlier upon the Lessee's election by giving at least thirty (30) days prior written notice to the Lessor. Lessor shall use any condemnation proceeds to repay the Lessee for the value of its leasehold estate and any capital improvements made by the Lessee, calculated in accordance with Section 25 herein, which repayment shall be made by the Lessor first to the holder of any mortgagee or holder of indebtedness secured by any mortgage or trust deed upon the leasehold estate, and then to the Lessee.
- (b) If such portion of the Property or access thereto shall be taken so as to render the Property, after repair and restoration, unsuitable for the continuance of the Lessee's business in substantially the same manner as was being conducted immediately prior to such taking, the Lessee shall have the right to terminate this Lease by giving at least thirty (30) days prior written notice to the Lessor. Lessor shall use any condemnation proceeds to repay the Lessee for the value of its leasehold estate and any capital improvements made by the Lessee, calculated in accordance with Section 25 herein, which repayment shall be made by the Lessor first to the holder of any mortgagee or holder of indebtedness secured by any mortgage or trust deed upon the leasehold estate, and then to the Lessee.
- (c) Nothing herein shall be deemed to prevent Lessee from making a claim in any condemnation proceedings or to pursue an independent claim in response to such condemnation proceeding.

21. Covenant of Quiet Enjoyment: The Lessor covenants that upon the Lessee's paying the rent herein reserved and performing and observing all the other covenants to be performed and

observed on the part of Lessee, Lessee may use and occupy the Property throughout the Term.

22. Non-Disturbance: The Lessor covenants and agrees to obtain for, and to provide to, Lessee from each mortgagee or holder of indebtedness secured by any mortgage or trust deed upon the leasehold estate, beneficiary under a deed of trust, underlying Lessor or other part whose title might now or hereafter become superior to the title of the Lessor, or who may perfect any title that might otherwise cause a termination of this Lease (collectively, the "Superior Parties"), a written agreement, in form and substance reasonably satisfactory to Lessee, providing that Lessee's use, occupancy and possession of the Property, and other rights, under this Lease will not be disturbed so long as the Lessee shall not be in default hereunder beyond any applicable grace or cure period for curing the same. The Lessor represents and warrants to Lessee that there are as of the date of this Lease no Superior Parties.
23. Mortgaging of Leasehold Estate: In the event Lessee mortgages its leasehold estate and the leasehold mortgagee or holder of the indebtedness secured by the "leasehold mortgage or trust deed" shall notify the Lessor, in the manner provided for the giving of notice, of the execution of such leasehold mortgage or trust deed and name the place for service of notice upon such mortgagee or holder of indebtedness, then, in such event, the Lessor agrees that for the benefit of such leasehold mortgagees or holder of indebtedness from time to time:
  - (a) Lessor will give to any such leasehold mortgagee or holder of indebtedness simultaneously with service on the Lessee, a duplicate of all notices or demands given by the Lessor to the Lessee. Such notices shall be given to the mortgagee or holder of indebtedness by deposit in the United States mail, certified, return receipt requested or by overnight courier, return receipt, addressed to the mortgagee or holder of indebtedness at the last mailing address furnished in writing to the Lessor by Lessee or the mortgagee or holder of indebtedness. The date of the notice shall be five (5) days after deposit in the U.S. mail or two (2) business days after deposit with a reputable national overnight courier such as UPS or Federal Express.
  - (b) Such mortgagee or holder of indebtedness shall have the privilege of performing any of Lessee's covenants under this Lease, of consenting to assignment of and/or modifications to the Lease, of curing any default of the Lessee or of exercising any election, option or privilege conferred upon the Lessee by the terms of this Lease within the applicable cure periods set forth herein, except that all cure periods shall be extended by 60 days.
  - (c) The Lessor shall not terminate this Lease or the Lessee's right of possession for any non-monetary default of the Lessee which, although curable, is of such a nature that it cannot be cured within a period of 30 days, if, within a period of 30 days after the Lessor gives such default notice, such mortgagee or holder of indebtedness commences to eliminate the cause of such default and proceeds diligently and with reasonable dispatch as provided. While such cure is being prosecuted, the mortgagee or holder of indebtedness shall pay or cause to be paid all rent on a timely basis.

- (d) No rights, privilege or option to amend, cancel or terminate this Lease, available to the Lessee, shall be deemed to have been exercised effectively unless joined in by any such mortgagee or holder of the indebtedness.
  - (e) Except as aforesaid, no liability for the payment of rental or the performance of any of Lessee's covenants and agreements shall attach to or be imposed upon any mortgagee or holder of any indebtedness secured by any mortgage or trust deed upon the leasehold estate, unless such mortgagee or holder of indebtedness forecloses its interest and becomes Lessee under this Lease.
  - (f) Following a foreclosure of any leasehold estate by any mortgagee or holder of any indebtedness secured by any mortgage or trust deed (or its designee(s) or nominee(s)), Lessor agrees to execute and deliver a new lease to such mortgagee or holder of indebtedness (or its designee(s) or nominee(s)), having the same relative priority in time and in right as the Lease and having the benefit of all of the right, title, interest, powers and privileges of Lessee under the Lease in and to the Property, including specifically an assignment of the Lessor's interest in and to any then-existing sublease where the sublessee may have attorned to the Lessor and may have been recognized by the Lessor. Lessor hereby agrees that with respect to any such sublease, that it will not modify or amend any of the terms or provisions thereof, during the period between the expiration or termination of the Lease and the execution and delivery of the new lease.
  - (g) Nothing contained herein shall be deemed to obligate the Lessor to subordinate its fee interest to any such leaseholder mortgage or trust deed or other lien or right.
  - (h) Lessor agrees to execute one or more estoppel and consent agreement for the benefit of both Lessee and any leasehold mortgagee who may encumber the Lessee in a form reasonably acceptable to such leasehold mortgagee and Lessor.
24. Estoppel Certificate: The Lessor and the Lessee agree, at any time, and from time to time, upon not less than 21 days' prior written notice from the other party, to execute, acknowledge and deliver to the requesting party, and to any mortgagee or holder of indebtedness secured by any mortgage or trust deed upon the leasehold estate, or any other specific third party which the requesting party may designate a statement in writing addressed to the requesting party and other party designated by the requesting party certifying all of the following: this Lease is in full force and effect without any amendments or modifications (or, if there have been modifications, that the same is in full force and effect as modified and stating the modifications), stating the actual commencement and expiration dates of this Lease, stating the dates to which rent and other charges, if any, have been paid and stating whether or not to the knowledge of such party there exists any default by either party in the performance of any covenant, agreement, term, provision or condition contained in this Lease, and, if so, specifying each such default of which the signer may have knowledge and the claims or offsets, if any, claimed by the certifying party; it being intended that any such statement delivered pursuant hereto may be relied upon by the party to whom it is certified.

25. Capital Improvements. The calculation of any repayment of capital improvements by the Lessor to the Lessee under this Lease shall be based on the initial construction cost, including, without limitation, hard and soft costs of construction, of the capital improvements less depreciation of such capital improvements in accordance with the requirements of the Internal Revenue Code in effect at the time of repayment.
26. Amendments, Waivers, Consents, etc.: No assent, express or implied, by one party to any breach of any covenant or condition herein contained on the part of the other to be performed or observed, and no waiver, express or implied, of or failure by one party to insist on the other's prompt performance or observance of any such covenant or condition, shall be deemed to be a waiver of or assent to any succeeding breach of the same, or any other covenant or condition, and, except as provided herein, any party may assert its rights and remedies hereunder without any prior or additional notice to the other that it proposes to do so. Wherever any consent or approval is required from any party to this Lease it shall not be unreasonably withheld or delayed.
27. Cumulative Rights: All rights and remedies which either party may have hereunder shall be cumulative and the exercise of any one of such rights shall not bar the exercise of any other right or remedy which said party may have.
28. Entire Agreement: This instrument contains the entire and exclusive agreement between the parties and supersedes and terminates all prior or contemporaneous arrangements, understandings, and agreements, whether oral or written. This Lease may not be amended or modified, except by a writing executed by the Lessor and the Lessee.
29. Governing Law and Severability: This Lease shall be governed by and interpreted in accordance with the laws of the State of Rhode Island. In the event any provision of this Lease shall be determined to be invalid or unenforceable under applicable law such provision shall, insofar as possible, be construed or applied in such manner as will permit enforcement; otherwise this Lease shall be construed as if such provision had never been made part hereof.

IN WITNESS HEREOF, the City and Excel have caused this Lease to be executed as of the latest date below.

**CITY OF PROVIDENCE**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**EXCEL ACADEMY RHODE ISLAND**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form and correctness:

\_\_\_\_\_

Exhibit A: Illustration of Property

### **Exhibit B: Pre-Approved Capital Improvements**

Lessee anticipates making the following capital improvements during the Term of this Lease. Such improvements may include (at Lessee's sole option), but are not limited to, the following:

1. Reconfigure spaces for programmatic needs.
2. Life safety improvements including but not limited to fire alarm systems, ancillary devices, emergency light fixtures, fire extinguishers, exit signs, and sprinkler system.
3. Electrical improvements including but not limited to lighting and light fixtures, outlets, wires, generator, transfer switches, main electrical gear, electrical distribution panels, security system, phone system, public address system, clock system, egress lighting, and stage lighting.
4. HVAC improvements including but not limited to boiler plant, air conditioning, ventilation system, steam or hot water lines, water treatment system, boiler upgrades and replacements, creation of emergency boiler options, radiator control valves, steam traps, and removal of abandoned equipment.
5. Plumbing improvements including but not limited to sanitary piping and fittings (site and/or interior), domestic potable water piping and systems, sump pumps, piping within the building (including sanitary, storm, and sewer), water fountains, sinks, and toilets.
6. Interior shell improvements including but not limited to flooring, lockers, patching, painting, cleaning, polishing, millwork, doors and hardware, finishes, fixtures, accessories, surfaces, seal penetrations, interior masonry, whiteboard/bulletin board installation, and kitchen preparations, food storage preparations, server preparations, seating, stair treads, and handrails.
7. Furniture, fixture, and equipment installation including but not limited to classrooms, offices, kitchen, dishwashing, bathrooms, cafeteria, nurse's office, auditorium, and stage.
8. Information technology improvements including but not limited to information technology service, wiring, connectivity, networks, systems, and equipment.
9. Exterior shell improvements including doors, hardware and keying, windows, roofs and roof systems, weather-stripping, and security features.
10. Masonry improvements including but not limited to stairs, handrail walls, repointing, parapet coping, and entryways.
11. Security improvements, including security system and security features.
12. Exterior grounds improvements including but not limited to fencing, paving, striping, sidewalks, regarding, landscaping, and playscape or play area.
13. Demolition of former boys' and girls' locker rooms and showers to convert to new use.
14. ADA accessibility improvements in building and grounds, including elevator and/or lifts.
15. Abatement/containment as necessary of hazardous materials, including, without limitation, lead paint and asbestos remediation.
16. Any other improvements required for statutory purposes.



**To:** Honorable Members of the Committee on Ordinances  
**From:** Council Staff  
**Date:** July 17, 2025  
**Re:** Architectural and Financial Feasibility Assessment of Housing Conversion at Carl G. Lauro School

---

## **Background**

At the direction of the Council President and with authorization from a City Council resolution, the Council entered into a contract with CoEverything to study the feasibility of converting the vacant Carl G. Lauro elementary school (99 Kenyon St in the Federal Hill neighborhood of Providence) into housing. Following the completion of the contracted study, the Council office worked with Seth Zeren, Principal and VP for Development of Armory Revival Company and Michelle Bleau, Director of Housing Development at One Neighborhood Builders to do basic financial analysis of the study. This was critical considering the original response to the request for proposals submitted by Winn/One Neighborhood Builders in 2024 was rejected due to a lack of confidence in funding sources. To accurately analyze the feasibility of housing, an understanding of the fiscal landscape was necessary, and engaging with both Armory Revival and One Neighborhood Builders enabled the Council to have perspectives from both a for-profit and non-profit developer.

## **CoEverything's Architectural Study**

CoEverything's completed conceptual housing feasibility study, including drawings, is attached to this memo. Their documents lay out a conceptual plan for 76 apartments (4 studios, 45 one-bedrooms, 27 two-bedrooms). The design "stacks" repeatable unit layouts on each floor to minimize new construction, reusing as much of the existing corridors, walls, and utilities as possible in order to reduce costs. CoEverything concludes that the site layout, high ceilings, and structural integrity make the building broadly suitable for housing. While concluding that the conversion would be technically feasible, CoEverything notes that even if the acquisition cost was reduced significantly through a long-term ground lease (e.g. 99 year at \$1/year), there would be meaningful financial challenges to make the project 'pencil,' requiring a layered financial strategy.

## **Financial Feasibility Analysis**

A pro forma model prepared by Seth Zeren of Armory Revival Co. indicates very high development costs and large funding gaps. Zeren's spreadsheet, which is attached to the memo, finds that only about 50–51% of the gross building area can be rented as apartment space (the rest is wide hallways, walls, etc.). "Of the roughly 120,000 gross usable square feet," Zeren found, "the plans provide for apartments containing just over 60,000 net square feet." What he describes as "extreme low floor plate efficiency" drives total development cost to roughly \$43 million, or about \$566,000 per unit. These figures are far above the industry norms for adaptive-reuse projects. For example, the spreadsheet notes that while \$300–\$450/GSF is normal for historic rehab, this project would be about \$704/net SF, which he refers to as "extremely high, higher than medical/university institutional." The result is that without deep subsidies, rents cannot cover the gap. Zeren's model shows an equity shortfall of tens of millions of dollars.

# Carl G. Lauro School Housing Study

## Conceptual Housing Feasibility Study

99 Kenyon St, Providence, RI, 02903

Prepared by Co-Everything, LLC: 06/23/2025

### Proposed Residential Program

- **Total Proposed Apartments:** 76 units
  - 4 Studios (~625-725SF)
  - 45 One-Bedrooms (~675-775 SF)
  - 27 Two-Bedrooms (~850-1,000 SF)
- **Design Approach:**
  - Floor plans use repeatable, stacked apartment layouts to minimize construction costs and to reuse existing walls and structure, and utility space wherever possible.
  - Layouts are driven by existing corridors, structure, and window placement for historic preservation.
  - All units exceed minimum Rhode Island Housing (RIH) size requirements, due to the shape of the building and the wide corridors.
  - Reuse all existing parking, including additional spaces in the parking lot across Europe St.
  - Universal design: provide accessible entries via ramps or pathways at the buildings with the least amount of steps to the sidewalk.
  - Only proposed demolition is of the existing rear canopy in the play yard to be replaced with green space.
  - Increase green space and provide landscape and plantings on all sides of the building and a central green space.

### Site & Building Overview

- **Zoning:** PS – Public Space
- **Land Area:** 67,953 SF (1.56 acres)
- **Existing Building:** 140,000 SF gross, ~40,682 SF footprint
- **Green Space:** 11,180 SF (with potential to convert 2,300 SF to 8 more parking spaces)
- **Parking:** 42 spaces (including 4 accessible) → **0.55 parking ratio**
- **New Street Trees Proposed:** 11
- **Basement Area (Utility Only):** 5,400 SF
- **Elevators:** 3 total (two 3-stop elevators, one 4-stop elevator). 1 per wing, would allow a variety of placement options for Accessible units (minimum 5% or 4 units required, and 2% or 2 sensory units required).

### Amenity and Common Space

- **Community Room / Flex Event Space:** 4,700 SF with double-height ceilings and ADA-accessible community kitchen
  - Optional revenue-generating use as a rentable event space
  - Potential for shared use with residents and management by a nonprofit, supporting eligibility for **New Markets Tax Credits**
- **Laundry Room:** 850 SF

- **Rebuild Rhode Island Tax Credits** – An essential funding source
- **Additional soft subsidies** from city, state, and federal sources

To maintain public control of the land while allowing access to critical financing tools, the City may consider a **long-term ground lease** (e.g., 99 years). This structure enables the developer to own the building—a requirement for tax credit eligibility—while the City retains land ownership.

Return on Equity	7.26%	7.99%	8.75%
Return on Equity + Gap	2.35%	2.59%	2.84%
Post Completion Cap Rate	1.03%	1.13%	1.24% <i>must exceed typically 7%</i>

Cash Flow Analysis	2025	2026	2027	2028	2029	2030
Improvements	\$ -	\$ (18,768,220.00)	\$ -	\$ -	\$ -	\$ -
Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 441,913.08	\$ 486,656.18	\$ 532,443.29
Refinancing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disposition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,389,075.45
<b>Total</b>	\$ -	\$ (18,768,220.00)	\$ -	\$ 441,913.08	\$ 486,656.18	\$ 11,921,518.74
Internal Rate of Return		-9%				\$ (5,918,132.00) <i>(negative are losses)</i>

**Capital Stack** *(sources = uses)*

**Capital Uses**

Land Cost	\$ -	99-year land lease at \$1/year	\$ 14,175,000.00	alternate, plug in this land value
Hard Cost	\$ 36,000,000.00	\$300 per SF		Critical assumption; could be anywhere between 250-350/sf
Soft Cost	\$ 2,520,000.00	7% of hard		Architecture, engineering, legal, inspections, etc.
Carrying	\$ 600,000.00	\$5 per SF		Utilities, taxes, insurance, etc.
Financing	\$ 1,850,000.00	2-years I/O on debt, round up for transaction fees		
Developer Fee	\$ 2,048,500.00	5% of all but land		
<b>Total Development Cost</b>	<b>\$ 43,018,500.00</b>			

**Capital Sources**

Debt	\$ 17,400,096.00		
Historic Tax Credits	\$ 6,850,184.00		
Other Incentives	\$ -		Fill other incentives in here
Equity	\$ 6,087,552.27	8%	Max to obtain min 8% coupon return on equity
Gap / Equity	\$ 12,680,667.73		This is unfunded, would require subsidy
<b>Total Sources</b>	<b>\$ 43,018,500.00</b>		

Total Development Cost / Unit	\$ 566,032.89	<i>This is very high compared to other projects (market or affordable) and a result of the high amount of un-usable space</i>
Total Development Cost / GSF	\$ 358.49	<i>This is in the normal range for this kind of redevelopment \$300-450/sf TDC</i>
Total Development Cost / NSF	\$ 704.64	<i>This is extremely high, higher than medical/university institutional</i>
GSF / DU	1,578.95	

**Disposition Value**

\$ 1,830,539.81	Terminal NOI
6.25%	Cap Rate
\$ 29,288,637.02	Income Valuation
\$ 1,171,545.48	Transaction Costs (4%)
\$ 16,728,016.09	Remaining Mortgage
\$ 11,389,075.45	Net Proceeds

**Historic Tax Credits**

\$ 42,813,650.00	QRE's
20%	Credit
\$ 8,562,730.00	Total credit
\$ 0.80	Sale discount
\$ 6,850,184.00	Value of Credits

Return on Equity	7.26%	7.99%	8.75%
Return on Equity + Gap	1.16%	1.28%	1.40%
Post Completion Cap Rate	0.67%	0.74%	0.81% <i>must exceed typically 7%</i>

Cash Flow Analysis	2025	2026	2027	2028	2029	2030
Improvements	\$ -	\$ (24,810,877.60)	\$ -	\$ -	\$ -	\$ -
Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 288,446.72	\$ 317,651.56	\$ 347,537.84
Refinancing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disposition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,433,908.58
<b>Total</b>	\$ -	\$ (24,810,877.60)	\$ -	\$ 288,446.72	\$ 317,651.56	\$ 7,781,446.42
Internal Rate of Return	-24%					\$ (16,423,332.91) <i>(negative are losses)</i>

**Capital Stack (sources = uses)**

**Capital Uses**

Land Cost	\$ -	99-year land lease at \$1/year	\$ 14,175,000.00	alternate, plug in this land value
Hard Cost	\$ 36,000,000.00	\$300 per SF		Critical assumption; could be anywhere between 250-350/sf
Soft Cost	\$ 2,520,000.00	7% of hard		Architecture, engineering, legal, inspections, etc.
Carrying	\$ 600,000.00	\$5 per SF		Utilities, taxes, insurance, etc.
Financing	\$ 1,850,000.00	2-years I/O on debt, round up for transaction fees		
Developer Fee	\$ 2,048,500.00	5% of all but land		
<b>Total Development Cost</b>	<b>\$ 43,018,500.00</b>			

**Capital Sources**

Debt	\$ 11,357,438.40		
Historic Tax Credits	\$ 6,850,184.00		
Other Incentives	\$ -		Fill other incentives in here
Equity	\$ 3,973,483.82	8%	Max to obtain min 8% coupon return on equity
Gap / Equity	\$ 20,837,393.78		This is unfunded, would require subsidy
<b>Total Sources</b>	<b>\$ 43,018,500.00</b>		

Total Development Cost / Unit	\$ 566,032.89	<i>This is very high compared to other projects (market or affordable) and a result of the high amount of un-usable space</i>
Total Development Cost / GSF	\$ 358.49	<i>This is in the normal range for this kind of redevelopment \$300-450/sf TDC</i>
Total Development Cost / NSF	\$ 704.64	<i>This is extremely high, higher than medical/university institutional</i>
GSF / DU	1,578.95	
Gap per unit	\$ 274,176.23	

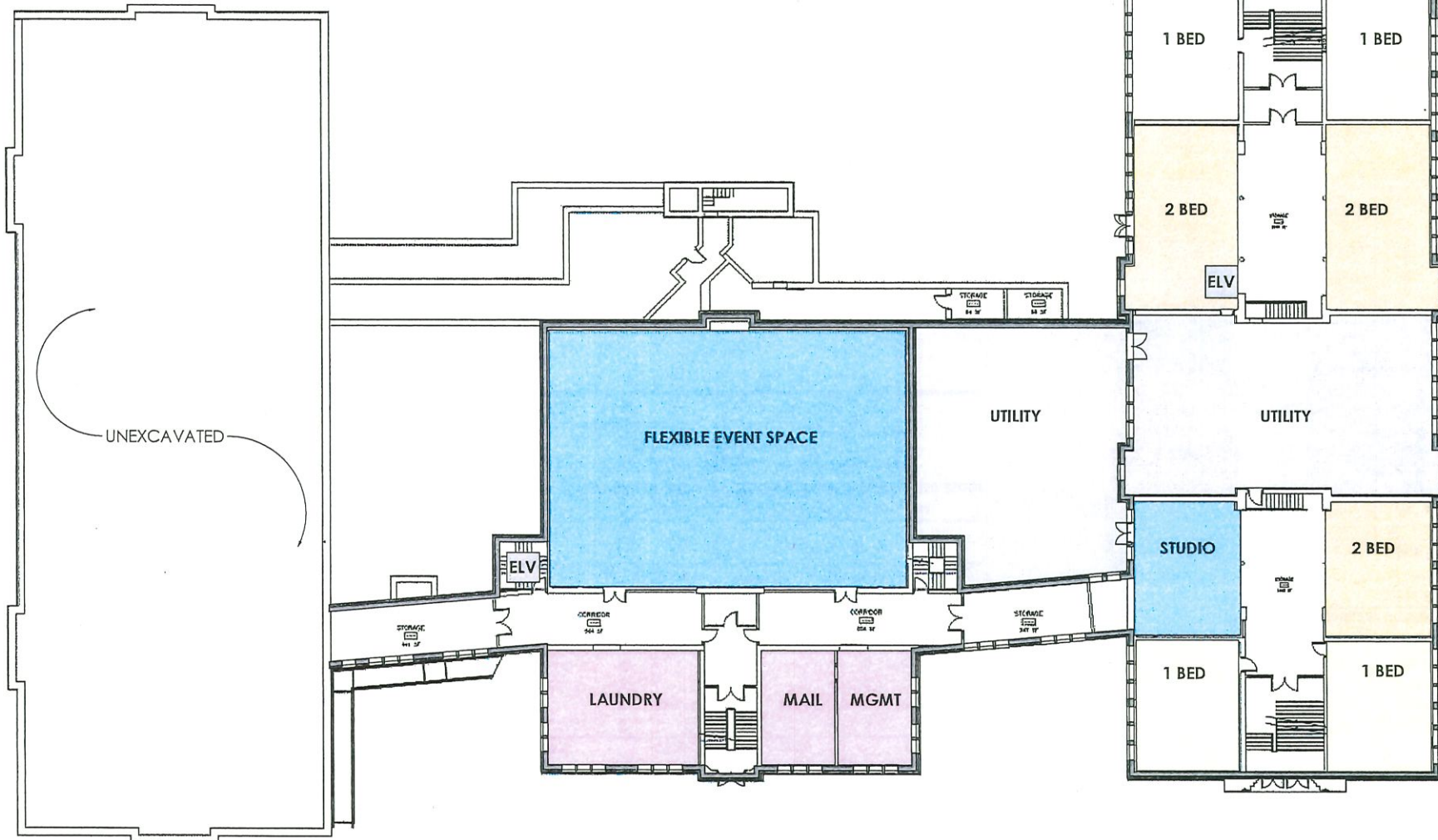
**Disposition Value**

\$ 1,194,834.97	Terminal NOI
6.25%	Cap Rate
\$ 19,117,359.51	Income Valuation
\$ 764,694.38	Transaction Costs (4%)
\$ 10,918,756.55	Remaining Mortgage
\$ 7,433,908.58	Net Proceeds

**Historic Tax Credits**

\$ 42,813,650.00	QRE's
20%	Credit
\$ 8,562,730.00	Total credit
\$ 0.80	Sale discount
\$ 6,850,184.00	Value of Credits

- AMENITY SPACES: ~1,750sf
- RENTABLE EVENT SPACE: ~4,650sf
- UTILITY SPACES: ~5,500sf
- STUDIOS UNITS: 4
- 1 BEDROOM UNITS: 45
- 2 BEDROOM UNITS: 27
- TOTAL UNITS: 76



**CARL G. LAURO  
ELEMENTARY**

PROJECT ADDRESS: 89 Kenyon St Providence, RI 02911  
 TAX PARCEL #: 288927-000000-0000  
 OWNER: Providence City Council  
 June Rose, Chief of Staff  
 jrose@providenceri.gov

ARCHITECT: Co-Everything LLC  
 Haley Hardwick-Wilms  
 haley@coeverything.com

CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP + FIRE PROTECTION

CODE CONSULTANT

SIGNATURE

DATE: 06/23/2022

**CONCEPTUAL HOUSING STUDY  
NOT FOR CONSTRUCTION**

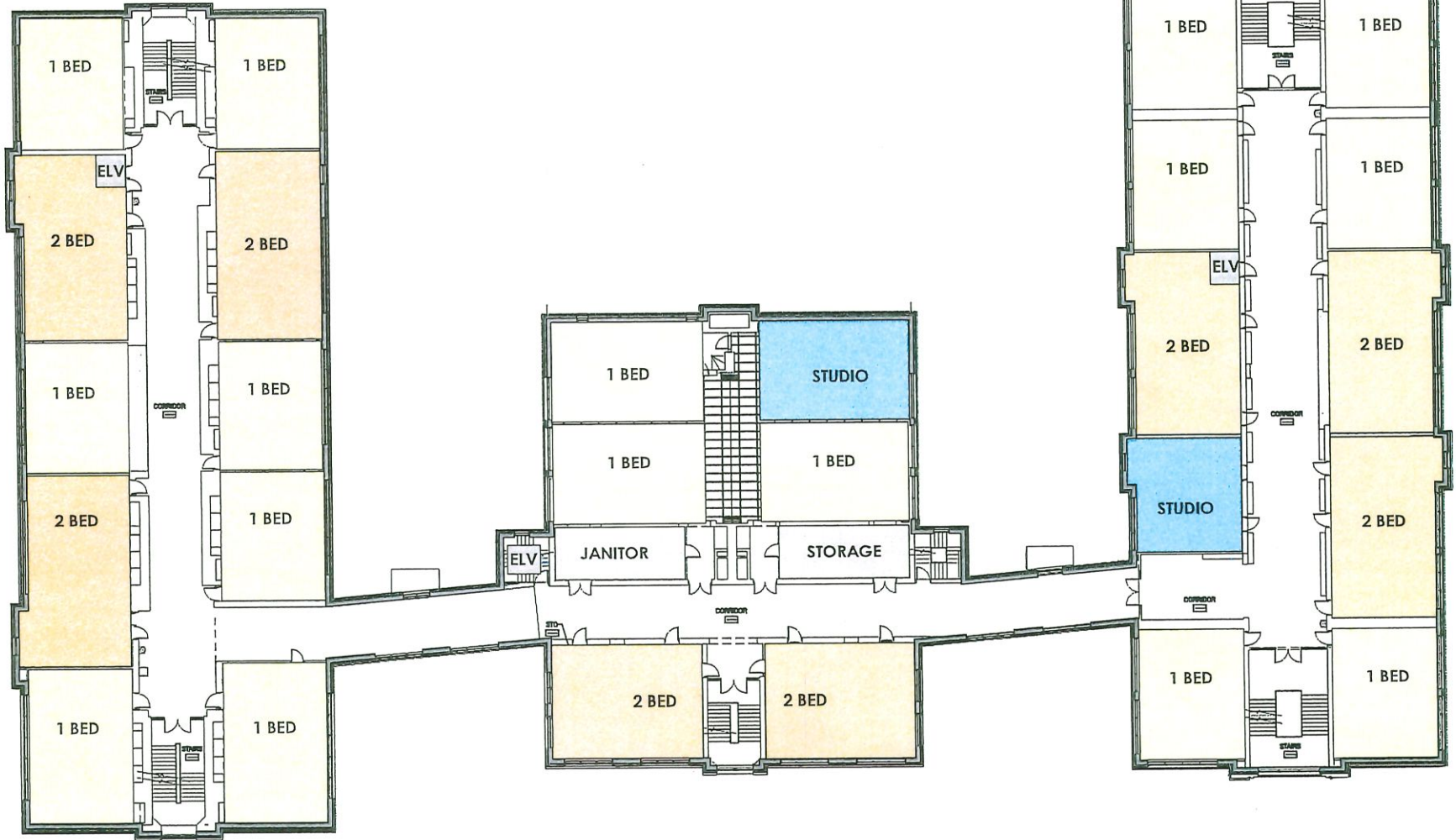
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 COPYRIGHT: CO-EVERYTHING LLC  
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FLOOR PLAN - BASEMENT

A.01

- AMENITY SPACES: ~1,750sf
- RENTABLE EVENT SPACE: ~4,650sf
- UTILITY SPACES: ~5,500sf
- STUDIOS UNITS: 4
- 1 BEDROOM UNITS: 45
- 2 BEDROOM UNITS: 27
- TOTAL UNITS: 76



LEVEL 2  
3/32" = 1'-0"

**CARL G. LAURO  
ELEMENTARY**

PROJECT ADDRESS: 99 Kenyan Providence, RI 02907  
 TAX PARCEL #: 280827-000000-00001  
 OWNER: Providence City Council  
 June Rose, Chief of Staff  
 jrose@providenceri.gov

ARCHITECT: Co-Everything LLC  
 Haley Hardwick-Wilms  
 haley@coeverything.com

CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP + FIRE PROTECTION

CODE CONSULTANT

SIGNATURE

DATE: 06/23/2015

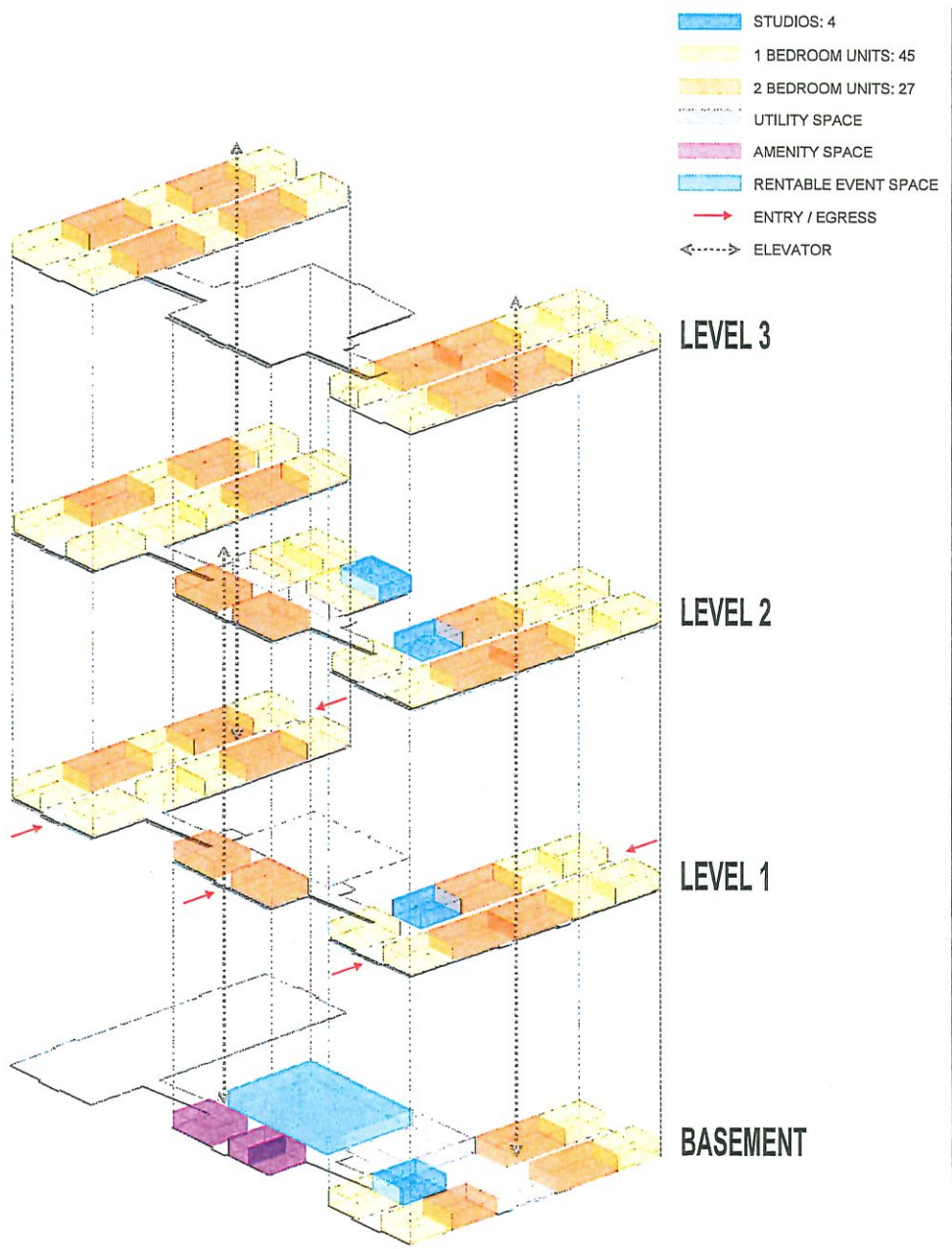
**CONCEPTUAL  
HOUSING  
STUDY  
NOT FOR  
CONSTRUCTION**

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FLOOR PLAN-  
LEVEL 2

A.2



- STUDIOS: 4
- 1 BEDROOM UNITS: 45
- 2 BEDROOM UNITS: 27
- UTILITY SPACE
- AMENITY SPACE
- RENTABLE EVENT SPACE
- ENTRY / EGRESS
- ←---→ ELEVATOR

**LEVEL 3**

**LEVEL 2**

**LEVEL 1**

**BASEMENT**

**CARL G. LAURC  
ELEMENTARY**

PROJECT ADDRESS: 88 Kenyon Providence, RI 029  
 TAX PARCEL #: 280827-000000-0000  
 OWNER: Providence City Council  
 June Rose, Chief of Staff  
 jrose@providenceri.gov

ARCHITECT: Co-Everything LLC  
 Haley Hardwick-Wilms  
 haley@coeverything.com  


CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP + FIRE PROTECTION

CODE CONSULTANT

SIGNATURE

DATE: 06/23/2022

**CONCEPTUAL HOUSING STUDY  
NOT FOR CONSTRUCTION**

MARK	DATE	DESCRIPTION

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 COPYRIGHT: CO-EVERYTHING LLC  
 6/23/2022 4:44:03 PM

AXONOMETRIC



**To:** Honorable Members of the Committee on Ordinances  
**From:** Council Staff  
**Date:** July 17, 2025  
**Re:** Architectural and Financial Feasibility Assessment of Housing Conversion at Carl G. Lauro School

---

## **Background**

At the direction of the Council President and with authorization from a City Council resolution, the Council entered into a contract with CoEverything to study the feasibility of converting the vacant Carl G. Lauro elementary school (99 Kenyon St in the Federal Hill neighborhood of Providence) into housing. Following the completion of the contracted study, the Council office worked with Seth Zeren, Principal and VP for Development of Armory Revival Company and Michelle Bleau, Director of Housing Development at One Neighborhood Builders to do basic financial analysis of the study. This was critical considering the original response to the request for proposals submitted by Winn/One Neighborhood Builders in 2024 was rejected due to a lack of confidence in funding sources. To accurately analyze the feasibility of housing, an understanding of the fiscal landscape was necessary, and engaging with both Armory Revival and One Neighborhood Builders enabled the Council to have perspectives from both a for-profit and non-profit developer.

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## **Financial Feasibility Analysis**

A pro forma model prepared by Seth Zeren of Armory Revival Co. indicates very high development costs and large funding gaps. Zeren's spreadsheet, which is attached to the memo, finds that only about 50–51% of the gross building area can be rented as apartment space (the rest is wide hallways, walls, etc.). "Of the roughly 120,000 gross usable square feet," Zeren found, "the plans provide for apartments containing just over 60,000 net square feet." What he describes as "extreme low floor plate efficiency" drives total development cost to roughly \$43 million, or about \$566,000 per unit. These figures are far above the industry norms for adaptive-reuse projects. For example, the spreadsheet notes that while \$300–\$450/GSF is normal for historic rehab, this project would be about \$704/net SF, which he refers to as "extremely high, higher than medical/university institutional." The result is that without deep subsidies, rents cannot cover the gap. Zeren's model shows an equity shortfall of tens of millions of dollars.

In practical terms, this means reuse is not financially viable without major public subsidy. In fact, Zeren concludes that “even as a pure market-rate project, substantial public subsidy would be required to make the project financially feasible,” and notes that “a mixed-income project doesn’t make things better.” Remember, the CoEverything study concluded by saying that even assuming the City gave the building to the developer for \$1/year, the project “would require a layered financing strategy.” That strategy would have to include federal Low-Income Housing Tax Credits (LIHTC), which restrict rents to 30–80% AMI, as well as federal and state historic tax credits (requiring historic preservations in the building). Other subsidies (e.g. state “Rebuild RI” credits and additional direct subsidies from the City) would also be needed. Zeren’s analysis echoes CoEverything’s conclusion that revenue from apartments alone would not cover costs, so “enormous public subsidies” would be required.

Michelle Bleau of One Neighborhood Builders reviewed Zeren’s analysis and CoEverything’s study and affirmed that the Lauro building can be converted to housing in principle, but she warns it would come with significant challenges. Like the others, Bleau stresses that conversion will require massive subsidy support and the coordination of multiple tax-credit programs. She notes that new federal rules (a \$500K per-unit cap on LIHTC basis) have tightened the available equity, making projects harder to finance. Because assembling LIHTC and historic credits is complex, any such project would have a very long lead time. According to Bleau, it would be a minimum of 5 years for planning, approvals, and financing. Bleau emphasized that conversion would be technically feasible, but only with substantial public funding and significant patience.

CoEverything reviewed the earlier 2024 RFP submission for housing in the Lauro submitted by Winn/One Neighborhood Builders. They note that it was ultimately deemed unworkable under the RFP assumptions. The City’s staff noted that the proposal lacked clarity on funding, while the developers responded that the RFP assumed an unusually high purchase price (90% of the assessed value of around \$15M) with only \$1.5M local subsidy (2.6% of costs). CoEverything’s study explains that this meant per-unit acquisition cost was about five times the norm. In other words, that earlier plan failed mainly for financial (not technical) reasons. The current studies address this problem by using updated cost estimates that assume the City would provide the land and building with a long-term ground lease, testing whether renovation alone can pencil out.

## **Conclusion**

Even with zero land cost, financing remains a major barrier without massive new subsidies. The studies and analysis done by Council partners find that costs for the conceptual conversion would be very, perhaps prohibitively, high. In every scenario, a significant public funding gap remains. These documents provide the City Council with a detailed factual basis: the building can become housing, but only with a very large subsidy and significant multi-year effort. In other words, while housing in the Lauro building may be *technically* possible, it is not *reasonably* feasible, with an exceptionally high price tag and a very lengthy timeline. These findings help clarify the constraints around a housing conversion at this time. Councilors should consider these realities as they evaluate future uses of the site, potentially considering uses other than housing.

**Letter of Support from Imani Blake, Providence Resident and Excel RI Board Member**

May 28, 2025

Councilman James Taylor

Providence City Council – Ward 8

25 Dorrance Street

Providence, RI 02903

Dear Councilman Taylor,

My name is Imani Blake, and I am a proud resident of Providence, currently living at 114 Bellevue Avenue. I also have the honor of serving on the Board of Trustees for Excel Academy Rhode Island. I am writing today to express my strong support for the resolution that would authorize a lease agreement between the City of Providence and Excel Academy for the use of the former Carl G. Lauro school building.

As a board member, I have witnessed firsthand the incredible impact Excel Academy has on its students and families. Over the past year, I've had the privilege of working alongside a deeply committed team that approaches every decision with care, thoughtfulness, and an unwavering belief in the potential of our young people. What makes Excel so special is its intentional and holistic approach to education—supporting students both academically and personally in an environment where they feel valued, challenged, and encouraged to thrive.

Expanding Excel Academy's capacity is a vital step toward meeting the growing demand from families seeking high-quality, student-centered learning environments. There are hundreds of families on our waitlist, and the need is especially urgent in communities like Federal Hill, where the Lauro building currently stands vacant. Restoring this building as a public school would bring life and safety back to the neighborhood, provide better access for enrolled students, and foster deeper community ties.

Excel Academy is ready to make a long-term investment in this site—one that will revitalize the area, support working families, and give more children access to the excellent education they deserve. I urge you to support this initiative, which will deliver lasting benefits to the students and neighborhoods of Providence.

Thank you for your time and consideration. Please don't hesitate to reach out if I can be of further assistance or answer any questions.

Sincerely,

Imani Blake

Board Member, Excel Academy Rhode Island

114 Bellevue Avenue, Providence, RI 02907

May 10, 2025

Dear Council Member Miller,

My name is Adelaida Benites. I live in **ward 13** at 75 Ridge Street in Providence, and my child attends Excel Academy Rhode Island.

I have lived in Providence for over 45 years. I chose to apply to Excel Academy because I did not have a good experience with traditional public schools, and I wanted something better for my child. Since joining Excel, I've seen my child grow academically, and it has been a very positive experience for our family. One of the things I appreciate most is the idea that Excel could grow to include grades K-12, allowing my child to remain in a consistent and supportive learning environment throughout their school years.

We were fortunate not to be placed on a waitlist — we were accepted right away, which made the process even more rewarding.

The renovation of the Carl G. Lauro building is important to me and my family because it would allow Excel Academy to expand and offer even more resources to our children. If Excel opened a new school building there, it would make a huge difference for us. We live just three to four blocks away, so the commute would be much easier — we could simply walk to school. It would also be a great addition to our neighborhood, bringing more opportunity and educational excellence right into our community.

I am writing this letter to express my strong support for the plans to renovate the Carl G. Lauro building for Excel Academy Rhode Island. As a proud member of the Excel community, I believe that this new facility represents a significant step forward in providing the best education and support for our students.

Please consider this letter as a testament to the importance of keeping the Carl G. Lauro building as a school for our family and for families across Providence. Thank you for your commitment to the children of our city and for supporting this meaningful vision.

Sincerely,

**Adelaida Benites**

**75 Ridge St**

**Providence, RI**

**AIDAB1971@YAHOO.COM**

**401-692-4756**

May 10, 2025

Dear Councilmember Harris,

My name is Katherine Ventura. I live in **ward 11** at 248 Sayles Street, #3 in Providence, and my child attends Excel Academy Rhode Island.

I have lived in Providence for 13 years. I chose to apply to Excel Academy because of the strong reputation for high-quality education that I heard about and researched. As parents, we were drawn to the structure and discipline that charter schools like Excel offer. Since enrolling, we have seen our child grow academically and personally.

Our experience at Excel has been very positive, especially when it comes to communication between teachers and parents. This opportunity is incredibly important to us because we want our child to go to college, just like many Excel alumni have successfully done. That kind of long-term support and guidance means everything to our family.

We were on the waitlist for a short time, but thankfully, before the end of the school year, we were accepted, and our child was able to transfer quickly into the school. That moment was a huge relief and a turning point for us.

The renovation of the Carl G. Lauro building is important not only to my family but also to many other families across the city. If Excel opened a new school building there, it would create more opportunities for students to access a strong, college-preparatory education. It would be a game-changer for Providence families seeking access to charter school systems that prioritize student success and community.

I am writing this letter to express my full support for the plans to renovate and repurpose the Carl G. Lauro building for Excel Academy Rhode Island. As a proud member of this community, I believe this new facility will represent a major step forward in providing the resources and educational excellence our children deserve.

Please consider this letter as a heartfelt endorsement of keeping the Carl G. Lauro building as a school. Thank you for your commitment to our children's future and for helping make this vision a reality.

Sincerely,

**Katherine Ventura**

**248 Sayles St #3**

**Providence, RI**

***kathyventura.kv@gmail.com***

**401-601-3266**

May 10, 2025

Dear Council Member Harris,

My name is Vanessa Lisboa. I live in **ward 11** at 75 Comstock Avenue, Unit 1, in Providence, and my son attends Excel Academy Rhode Island.

I've lived in Providence for a year and a half. I chose to apply to Excel because it seemed like a good school in a great location. I also wanted a charter school for my son because he is very smart, and I knew he could thrive with the extra support and resources that Excel provides.

My experience with Excel has been great. It feels like a proper school, with consistent meetings and strong communication between teachers and families. This opportunity is very special to us—my son has grown academically, and I have no complaints. I always hope he can stay at Excel long-term, and I get excited about the possibility that my younger daughter might one day attend the school as well.

We were on the waitlist for a few months, and thankfully, he was accepted at the start of the school year. That moment meant a lot to us as a family.

The renovation of the Carl G. Lauro building is important to me because if Excel opened a new school there, it would allow the school to continue growing and serving more students. Personally, I don't want to move my son to another school—he's doing well, and we want that consistency. A new building would also be very convenient, as it's just 5–10 minutes from where we live. It would be a great benefit to our family and many others in the community.

I am writing this letter to express my strong support for the plans to renovate the Carl G. Lauro building for Excel Academy Rhode Island. As a proud parent in the Excel community, I truly believe this new facility represents a major step forward in expanding educational opportunity for children in our city.

Please consider this letter as a reflection of how deeply this matters to families like mine. Thank you for your ongoing support of our children's futures and your efforts to make this vision a reality.

Sincerely,

**Vanessa Lisboa**

**75 Comstock Avenue, Unit 1**

**Providence, RI**

***vlisboa982@gmail.com***

**(401) 935-8078**

May 10, 2025

Dear Council Member Mary Kay Harris,

My name is Marlene Mangru. I live in **ward 11** at 1 Salisbury Street, #2 in Providence, and my child attends Excel Academy Rhode Island.

I've lived in Providence for six years. I chose to apply to Excel because I wanted my child to attend a charter school and I believed in the fairness of the blind lottery system. I felt it was the best chance to find a school that would meet his academic needs.

My experience at Excel has been very wonderful—at times overwhelming, but in a good way. I find myself hoping that Excel will eventually expand to include a high school, so my child can stay in the same nurturing and focused environment. He is more attentive, engaged, and is finally at a level of learning that suits him. At his previous school, he often expressed that he didn't feel like he was truly learning, so this change has been transformational for us.

Yes, we were on the waitlist for two years, but it was absolutely worth it. He's grown so much academically, and I'm grateful we stuck it out.

The renovation of the Carl G. Lauro building would mean so much to families like mine. If Excel opened a new school building there, it would be a tremendous opportunity—not only for us, but for many families who live closer to the area. It would help more students access a high-quality, advanced education, and it would be a step forward for the entire community.

I am writing this letter to share my full support for the plans to renovate and reopen the Carl G. Lauro building for Excel Academy Rhode Island. As a dedicated parent in this school community, I know firsthand how impactful this expansion could be for our city's youth.

Thank you for your commitment to education in Providence and for continuing to advocate for the children and families of our neighborhoods.

Sincerely,

**Marlene Mangru**

**1 Salisbury St, #2**

**Providence, RI**

**mmangru219@gmail.com**

**401-692-2081**

May 10, 2025

Dear Councilmember Mary Kay Harris,

My name is Leopoldina Valenzuela. I live in **ward 11** at 228 Saratoga Street, Apt. 2 in Providence, and my son attends Excel Academy Rhode Island.

I have lived in Providence for four years. I chose to apply to Excel because I received many recommendations and references from other families who had positive experiences with the school. I wanted a place where my son could grow academically and be truly supported.

So far, our experience at Excel has been very good. My son now has more opportunities after school, and what makes me happiest is that he enjoys going—he's excited to wake up and head to school every morning. That's something we didn't always experience before.

We were fortunate to be accepted right away, without having to go through a waitlist. That made the transition smooth and gave us a sense of relief knowing he would start the year in a strong academic environment.

If Excel opened a new school building at the Carl G. Lauro site, it would be much closer to home for us. That would make a big difference—students would be able to get more rest, and families like mine could avoid long commutes that can take up to an hour. A nearby school would mean better energy and focus for our kids, and more quality time together at home.

I'm writing to express my strong support for the plan to renovate and reopen the Carl G. Lauro building for Excel Academy Rhode Island. This expansion would be a major step toward giving more students access to the kind of education that truly makes a difference in their lives.

Thank you for your continued commitment to the families and children of Providence.

Sincerely,

**Leopoldina Valenzuela**  
**228 Saratoga St, Apt. 2**  
**Providence, RI**  
**valenleo573@gmail.com**  
**917-724-3757**

May 10, 2025

Dear Council Member Mary Kay Harris,

My name is Marcos Ocasio. I live in **ward 11** at 212 Saratoga Street, Apt. 3 in Providence, and my child attends Excel Academy Rhode Island.

I've lived in Providence my whole life. I chose Excel because I wanted my children to receive a better education with more challenging coursework. I believed that a strong academic foundation would set them up for long-term success.

My experience at Excel has been nothing but positive. The school has excellent communication and is always responsive. There's a clear structure that supports students, and I've seen how that adjustment is helping better prepare my child for high school and eventually college. It's reassuring as a parent to know your child is in the right environment.

Yes, we were on the waitlist for a year. That's because we were applying for 6th grade, where fewer seats are available—but I'm incredibly grateful that we were eventually given the opportunity.

If Excel opened a new school building at the Carl G. Lauro site, it would mean a lot to families like mine. The location is closer to home, which would make a huge difference in our daily routine. It would also give more students in Providence the chance to apply and benefit from this kind of high-quality education.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a proud member of the Excel Academy Rhode Island community, I believe that this new facility represents a significant step forward in providing the best education and resources for our students.

Please consider this letter as a testament to the profound significance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your dedication to the children of our city and for your efforts in making this vision a reality.

Sincerely,  
**Marcos Ocasio**  
**212 Saratoga Street, Apt. 3**  
**Providence, RI**  
**hernandez\_892007@yahoo.com**  
**(401) 680-3543**

May 10, 2024

Dear Councilmember Harris,

My name is Alison Lee. I live in **ward 11** at 22 Gladstone Street in Providence, and my children are currently on the waitlist to attend Excel Academy Rhode Island. We are excited and hopeful to become part of the Excel Academy community.

I've been living in Providence for 35 years. I chose to apply to Excel Academy because I heard great recommendations from families who had positive experiences there.

We first heard about Excel Academy Rhode Island through word of mouth and from community members who had children already enrolled. Everything we've learned about the school so far has been encouraging and aligns with what we want for our child's education.

If we are accepted, I believe this opportunity will be incredibly special. I expect that my child will not only learn the fundamentals of academics but will also grow as a leader and build meaningful friendships. The structure and values of Excel Academy seem like the right fit to help support his personal and academic growth.

The renovation of the Carl G. Lauro building is important to me and my family because it would create new opportunities for Providence families and ease commute burdens for parents like me. Having a high-quality school located closer to home means less time commuting and more time spent learning, growing, and being together as a family.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a new proud member of the Excel Academy Rhode Island community, I believe that this new facility represents a significant step forward in providing the best education and resources for our students.

Please consider this letter as a testament to the profound significance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your dedication to the children of our city and for your efforts in making this vision a reality.

Sincerely,

**Alison Lee**

**22 Gladstone St**

**Providence, RI 02905**

**alisonjaylee14@gmail.com**

**(401) 543-5929**

May 10, 2024

Dear Councilmember Harris,

My name is Shaniece Delsanto. I live in **ward 11** at 322 Plain St, #1 in Providence, and my children are currently on the waitlist to attend Excel Academy Rhode Island. We are excited and hopeful to be part of the Excel Academy community soon.

I've lived in Providence for over 10 years. I applied to Excel because I am not satisfied with the current school district where we live. I believe Excel offers a better school setting for my children.

We first heard about Excel Academy Rhode Island through a family member who recommended it due to the school's strong academic reputation and the opportunity to learn in a more diverse environment. In contrast, the Providence School District has been facing numerous challenges, even in terms of basic support for families.

I have been on the waitlist for a while now and am anxiously awaiting to hear back soon about my child's enrollment. I believe Excel is the right place for my child's growth.

The renovation of the Carl G. Lauro building is important to me and my family because it would provide a closer, more accessible location for students in our community. It would also make transportation easier, allowing families like ours to benefit from a high-quality education without the added stress of long commutes.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a hopeful future member of the Excel Academy Rhode Island community, I believe this new facility would be an excellent step forward in offering our children the best education and resources they deserve.

Please consider this letter as a testament to the profound significance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your dedication to the children of our city and for your efforts in making this vision a reality.

Sincerely,

**Shaniece Delsanto**

**322 Plain St, #1**

**Providence, RI 02905**

**delsantoxo@icloud.com**

**(401) 422-8055**

May 10, 2024

Dear Councilmember Harris,

My name is Ilyanne Galvan. I live in **ward 11** at 90 Potters Ave, #2 in Providence, and my children are currently on the waitlist to attend Excel Academy Rhode Island. We are hopeful and excited to be part of the Excel Academy community soon.

I've been living in Providence for 3 years and decided to apply to Excel because of the positive reviews I've heard from other parents about the school. The feedback on Excel's education and environment was a key factor in making this decision.

We first heard about Excel Academy Rhode Island through recommendations from other parents who spoke highly of the school's commitment to excellence. After seeing how well my daughter has done in a charter school, I'm confident that my son would benefit from the same opportunity.

It will be a special opportunity for my family because my daughter already attends a charter school, and since Excel operates on a blind lottery, I would love the chance for my son to have the same educational experience.

I am currently on the waiting list, and my daughter attends International Charter, so I understand the process of getting off the waitlist, depending on seat availability. I hope that with a new facility, more students on the waitlist, like my son, could be accommodated and given a seat.

The renovation of the Carl G. Lauro building is important to me and my family because it would provide more opportunities for students in Providence to access a great education. The city's public school system needs improvements, and Excel Academy offers a model that I believe should be expanded.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a future member of the Excel Academy Rhode Island community, I believe this new facility will provide the best education and resources to more students in our city.

Please consider this letter as a testament to the profound significance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your dedication to the children of our city and for your efforts in making this vision a reality.

Sincerely,

***Ilyanne Galvan***

***90 Potters Ave, #2***

***Providence, RI 02905***

***ili\_0708@hotmail.com***

***(401) 954-6392***

May 10, 2024

Dear Councilmember Harris,

My name is Katia Andujar. I live in **ward 11** at 133 Oxford St, #2 in Providence, and my daughter will be attending Excel Academy Rhode Island for the first time this fall. We are excited and thrilled to be part of the Excel Academy community.

I've lived in Providence for 6 months, and I chose Excel because a friend recommended the school to me. After attending open houses and events, I felt that Excel was a very well-kept school with a strong academic focus.

Although my daughter hasn't started at Excel yet, I hope her experience will help her improve her knowledge in her last year of middle school. I'm confident that Excel will provide her with the tools and support she needs to excel in high school and beyond.

I was automatically accepted, and I am super grateful for the lottery results. It's such a relief to know my daughter will be attending a school that truly values education.

The renovation of the Carl G. Lauro building is important to me and my family because the closer commute distance will be very beneficial. Additionally, since my daughter is in 8th grade, I hope that Excel will have a high school program that will allow her to continue her strong education through graduation.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a new member of the Excel Academy community, I believe that this new facility represents a significant step forward in providing the best education and resources for our students.

Please consider this letter as a testament to the profound significance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your dedication to the children of our city and for your efforts in making this vision a reality.

Sincerely,

**Katia Andujar**

**133 Oxford St, #2**

**Providence, RI 02905**

**vale.yexan@gmail.com**

**(401) 347-7149**

May 10, 2024

Dear Councilmember Harris,

My name is Claris Aponte Alemán. I live in **ward 11** at 36 Warren St, Providence, RI, and my children are currently on the waitlist to attend Excel Academy Rhode Island. We are excited and hopeful for the opportunity to be part of the Excel Academy community.

I have lived in Providence for 9 years. I chose to apply to Excel because I want my son to have the opportunity to attend a different school than the ones in our district. His cousin already attends Excel and has shown great progress in her academics, which has made me confident in the school's ability to provide my son with a high-quality education.

This will be a great opportunity for our family because the schools in Providence have faced many challenges, and I believe that new schools like Excel provide a much better environment with fewer problems. Excel offers more opportunities for students to succeed and grow academically, which is something we are really hoping for our child.

Yes, I have been on the waitlist for 1 year now, and I am looking forward to hearing back soon. I understand that there are limited spots, but I am hopeful that my child will be one of the fortunate ones to be accepted soon.

The renovation of the Carl G. Lauro building is especially important to my family. A 10-minute commute would make a huge difference, and it would offer us peace of mind knowing that my son would be close to home. I would feel more comfortable with him staying after school for sports and other activities, as the shorter commute would allow him to get home more quickly after school hours.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a prospective member of the Excel Academy community, I believe that this new facility will allow Excel to continue providing an exceptional education and give students like my son the opportunity to succeed.

Please consider this letter as a testament to the importance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your commitment to the children of Providence and for your efforts in making this vision a reality.

Sincerely,

**Claris Aponte Alemán**

**36 Warren St**

**Providence, RI 02907**

**claris.aponte.20@gmail.com**

**(401) 243-5608**

May 10, 2024

Dear Councilmember Harris,

My name is Julissa Ramos. I live in **ward 11** at 280 Plain St, Apt 2, Providence, RI, and my children are currently on the waitlist to attend Excel Academy Rhode Island. We are excited and hopeful for the opportunity to be part of the Excel Academy community.

I have lived in Providence for 15 years, and I chose to apply to Excel because my child's cousins attend the school, and my sister has spoken very highly of it. Hearing about their positive experiences with Excel, I felt it would be the right place for my child to grow academically and socially.

I am hopeful that Excel will help my child become more focused on school, as it offers a structured environment with more discipline and attention to each student's progress. The supportive environment at Excel is something we are looking forward to.

I've been on the waitlist for about 3 months now, and we're eagerly waiting for the chance to get off the list and have our child enrolled in Excel. I understand there are limited spots, but I'm optimistic that the opportunity will come soon.

The renovation of the Carl G. Lauro building is especially important to our family. A school in a location closer to home would not only make the daily commute easier but also provide a greater opportunity for many students to leave the public school system, which we feel does not offer the same opportunities Excel provides.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a family eager to be a part of the Excel community, I believe this new facility will provide a greater opportunity for students to thrive in a supportive educational environment.

Please consider this letter as a testament to the importance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your dedication to the children of Providence and for your efforts in making this vision a reality.

Sincerely,

**Julissa Ramos**

**280 Plain St, Apt 2**

**Providence, RI 02905**

**julissar794@gmail.com**

**(401) 588-0827**

May 10, 2025

Dear Councilmember Harris,

My name is Marlen Franco. I live in **ward 11** at 338 Willard Ave, Providence, RI, and my children are currently on the waitlist to attend Excel Academy Rhode Island. We are excited and hopeful for the opportunity to be part of the Excel Academy community.

I've lived in Providence all my life, and I chose to apply to Excel because I wanted something different and better for my child. I've always been interested in charter schools and feel that Excel could provide the kind of education and structure my child needs to succeed.

This is a great opportunity for our family, and I believe it will make a positive impact on my child's academic and personal growth. The chance to be part of a well-organized, disciplined environment with high standards is something we are very much looking forward to.

We've been on the waitlist for a couple of months now, and we're hopeful that we'll be able to secure a spot soon. Excel's focus on student success and individualized learning is exactly what we're looking for, and we can't wait to be a part of that.

The renovation of the Carl G. Lauro building is particularly important to our family. Not only is it much closer to home, but it is also just a few minutes from City Hall, which makes it an even more accessible option for our family. A closer school means less time spent commuting and more time spent on extracurricular activities or simply being at home together.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. I believe this new facility will provide an even better environment for students to excel academically and socially, and will benefit the entire Providence community.

Please consider this letter as a testament to the importance of keeping the Carl G. Lauro building as a school for both our family and the wider community. Thank you for your commitment to the children of Providence and for your efforts in making this vision a reality.

Sincerely,

**Marlen Franco**

**338 Willard Ave**

**Providence, RI 02907**

**marlenfranco1907@gmail.com**

**(401) 771-2721**

May 10, 2025

Dear Councilmember Harris,

My name is Lyllian Sorbo, and I live in **ward 11** at 18 Harvard Ave, #3, Providence, RI 02907. My children attend Excel Academy Rhode Island.

I've lived in Providence all my life, and when it came to choosing a school for my kids, Excel stood out right away. It's a great school, and I truly love the culture they've created—it feels like a community that supports and challenges our children in the best ways.

Being part of Excel has been a wonderful opportunity for my family. I'm especially grateful that my children are receiving such a high-quality education without the high cost that often comes with schools like this. We were on the waitlist for a few schools, but Excel was our first choice—and thankfully, we were accepted quickly.

The renovation of the Carl G. Lauro building is something I fully support because of what it could mean for families like mine. If Excel were able to open a new campus there, it would give more students access to the same amazing opportunities my children have. It would also be great for our community—closer to home, easier commutes, and a renewed space filled with purpose and learning.

I'm writing to show my strong support for turning the Carl G. Lauro building into a new home for Excel Academy Rhode Island. This would be an important step in bringing better education options to more families in our city.

Thank you for your time, your leadership, and your commitment to the future of our children.

Sincerely,

**Lyllian Sorbo**

**18 Harvard Ave, #3**

**Providence, RI 02907**

**[lyllian87@yahoo.com](mailto:lyllian87@yahoo.com)**

**(401) 952-3219**

May 10, 2024

Dear Councilmember Harris,

My name is Susana Mendez, and I live in **ward 11** at 31 Reynolds Ave, #3, Providence, RI 02905. My children are currently on the waitlist to attend Excel Academy Rhode Island.

I've lived in Providence my entire life, and when it came time to look for a better school for my kids, Excel Academy stood out. Friends of mine have their children there and always speak so highly of it, which made me want the same opportunity for my own family.

Finding the right school hasn't been easy. My son has been in public schools that haven't offered the kind of support he needs, especially at home. What I'm really looking for is a school that provides strong academics, one-on-one attention, and understands the needs of students like mine—especially since he has an IEP.

The renovation of the Carl G. Lauro building means a lot to us. Not only would it bring the school closer to home, but it could also open up more spots for families like mine who are still waiting for a chance. A new school in that building would be a big step forward for the neighborhood and for kids across Providence who need more from their education.

I'm writing to show my full support for the plan to bring Excel Academy into the Carl G. Lauro building. This would be a huge win for families in our city who are searching for better opportunities for their children.

Thank you for all the work you do for our community, and for considering the future of our students in your decisions.

Sincerely,

**Susana Mendez**

**31 Reynolds Ave, #3**

**Providence, RI 02905**

**sumend144@gmail.com**

**(774) 257-1273**

May 10, 2025

Dear Councilmember Miller,

My name is Elianne Almonte, and I live in **ward 13** at 17 Messer Street, #2, Providence, RI. My child is currently a student at Excel Academy Rhode Island.

I have lived in Providence for 12 years, and I chose to apply to Excel Academy because I believe it offers a stronger educational experience than traditional public schools. The school's structured and disciplined environment has made a noticeable difference at home, and I've seen my child grow in positive ways since attending.

We were fortunate to be automatically accepted in December, and I know how beneficial that has been for my family, especially considering how long some families wait to gain access to a quality education like this.

The renovation of the Carl G. Lauro building is important to me and my family. I really appreciate the building itself, and if it can be remodeled and reopened as a new Excel Academy facility, I believe it would benefit not only my family but also the entire community. Its central location would ease our commute and provide easier access to education for many families nearby.

I am writing this letter to express my strong support for the plans regarding the Carl G. Lauro building for Excel Academy Rhode Island. As a proud member of the Excel Academy community, I believe this project represents a major step forward in providing our children with the high-quality education and resources they deserve.

Please consider this letter a reflection of how deeply this initiative matters to my family and many others in the neighborhood. Thank you for your ongoing commitment to the children and families of Providence, and for your efforts to bring this vision to life.

Sincerely,

**Elianne Almonte**

**17 Messer Street, #2**

**Providence, RI 02909**

**(401) 678-7906**

## Mastroianni, Tina

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**From:** Keyra Fernandez <kfe1918@gmail.com>  
**Sent:** Monday, June 16, 2025 9:45 AM  
**Cc:** Ward15; Ward12; Ward11; Ward13; Ward4; Clerk, City; Ward1  
**Subject:** [EXTERNAL] Request for Prudent Consideration Regarding Excel Academy Rhode Island's Expansion To the Esteemed Members of [Relevant Decision-Making Body, e.g., Rhode Island Board of Education / Providence School Board / Charter School Authorizing Board]

The times wishful thinking did not work out, far more exceed facts.

I am writing to express my perspective on the proposed expansion of Excel Academy's footprint within Rhode Island. As a deeply invested member of the community and a proponent of high-quality education for all students, I believe it is crucial to approach such decisions with careful consideration of demonstrated performance. Excel Academy Rhode Island is a relatively new institution, having opened its doors to its founding 5th-grade class in the 2022-2023 school year. We acknowledge and commend the initial positive indicators reported, such as a 94% daily attendance rate, a 50% decrease in suspensions, and a 22% increase in English Language Learner students meeting their benchmarks on the ACCESS test. These are encouraging signs for a nascent school. However, it is also important to consider the school's current accountability rating from the Rhode Island Department of Education (RIDE), which shows a 2-star rating. While this represents a measured performance, it also indicates that there are significant areas for improvement and that the school has not yet achieved the higher levels of performance that would typically justify rapid expansion. The success of Excel Academy's network in Massachusetts is well-documented, and their model has shown promising results elsewhere. However, the unique educational landscape and student needs in Rhode Island require that the local campus demonstrate its own sustained and exceptional academic outcomes over a longer period. A 2-star rating, while a starting point, does not yet provide the robust, multi-year evidence of academic excellence in core subjects, student growth, and college readiness that should be a prerequisite for a significant increase in its operational scope. Expanding a school's capacity and reach is a substantial commitment of public resources and impacts a large number of students and families. It is vital that such expansion is predicated on a proven track record of consistently high performance within the local context. We would be repeating cycles. (If public schools would have been held accountable to this bar the students with the experience of change would have experienced this change in their home schools) When we give autonomy to a third party we trust this; why put trust in unverifiable data? Wishful thinking that is.

We need to see clear, sustained improvement in state assessment results, graduation rates (as the school matures), and college matriculation data specifically for Excel Academy Rhode Island over several academic cycles. Therefore, I respectfully urge the [Relevant Decision-Making Body] to defer any decisions regarding the expansion of Excel Academy Rhode Island's footprint until the school has had sufficient time to establish a consistent track record of higher performance ratings (e.g., 3-star or higher) and demonstrable, long-term academic success for its students. This prudent approach will ensure that future growth is based on verified, sustained excellence, ultimately serving the best interests of Rhode Island's students and communities.

While both housing and education are crucial for a thriving city, the data strongly suggests that **Providence has a more pressing and widespread need for increased housing supply, especially affordable housing, than it does for new school buildings to accommodate a growing student population.** The challenge for schools is more about improving the quality and condition of existing facilities, and adapting to shifting enrollment patterns. It is my humble opinion it should be used for affordable housing.

Thank you for your time and consideration of this critical matter.

Sincerely,

Keyra Fernandez

## Mastroianni, Tina

---

**From:** Clerk, City  
**Subject:** FW: [EXTERNAL] Testimony and statement on Asa Messer /excel

*Tina L. Mastroianni, City Clerk  
Department of City Clerk, City of Providence  
[tmastroianni@providenceri.gov](mailto:tmastroianni@providenceri.gov)  
(401) 680-5392*

**From:** tiparrillo@verizon.net <tiparrillo@verizon.net>  
**Sent:** Monday, June 16, 2025 3:11 PM  
**To:** Clerk, City <cityclerk@providenceri.gov>  
**Subject:** Re: [EXTERNAL] Testimony and statement on Asa Messer /excel

Here's some more.

The City Council should be ashamed of yourselves. You won't be.

To tear down a peer text build campus for elementary the Best Elementary in Providence.

Is plain sabotage!!!

Fields campus full access top to bottom to Fill your agenda of promoting Excel and Who knows what else.

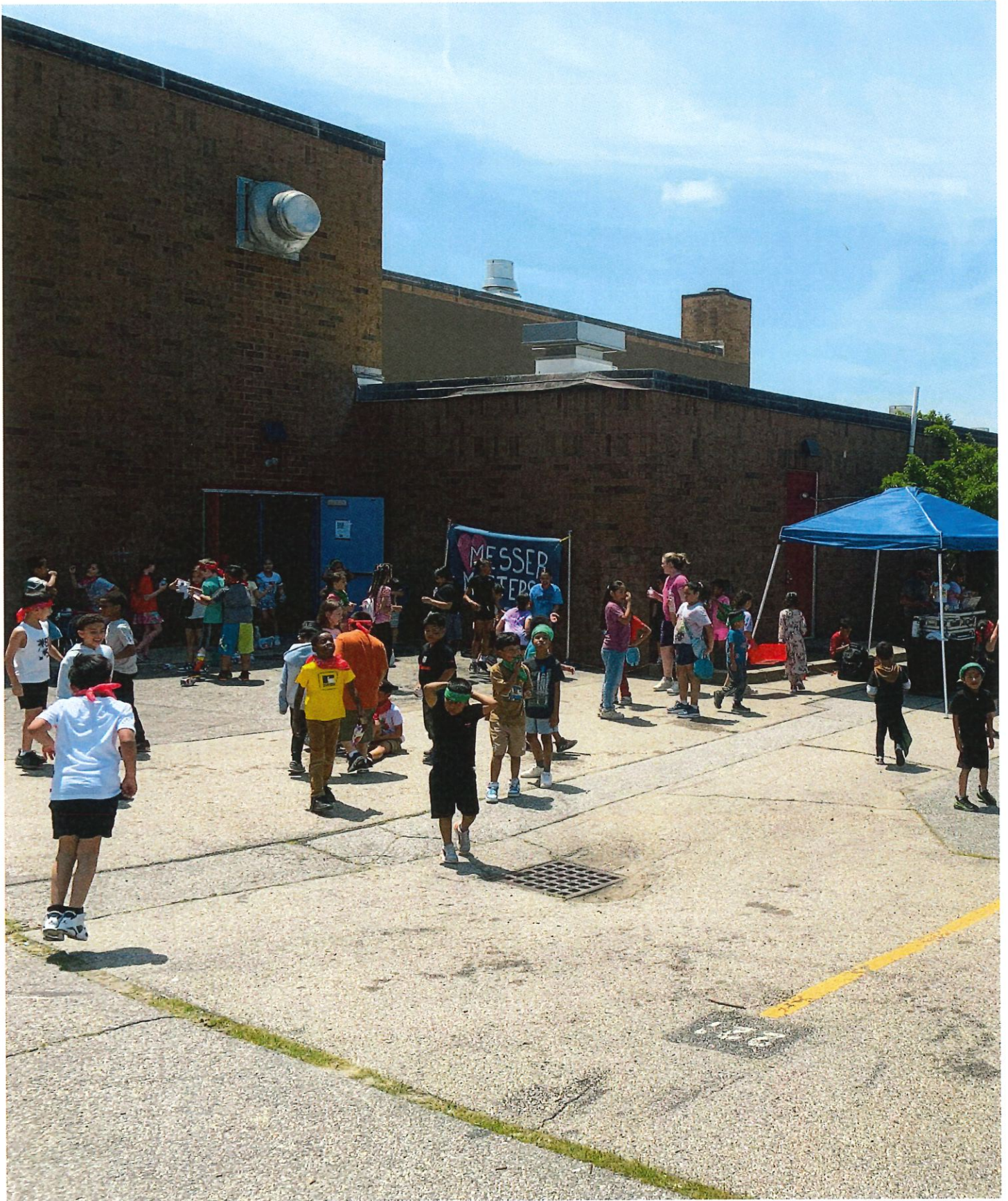
Asa Messer needs to remain the same!! And knowing your behind the k-8 agenda. Building construction etc. Is despicable in my and 500 + families. It's never been in the best interest of our students.

All things Matter our Students' Matter and AsaMesserMatters!!!

Makes no sense and in the end our students will be forced out of building in the best shape of the city. Maybe we will get screwed even more and you'll give it to another charter who pays you enough money That's how we all feel And don't feel like it's in our best interest to continue our progres!







[Sent from the all new AOL app for iOS](#)

On Tuesday, May 13, 2025, 12:09 PM, Clerk, City <[cityclerk@providenceri.gov](mailto:cityclerk@providenceri.gov)> wrote:

Hello,

Your testimony has been received. I will forward a copy to the Council.

Best, Tina

**Tina L. Mastroianni, City Clerk**

**Department of City Clerk, City of Providence**

**[tmastroianni@providenceri.gov](mailto:tmastroianni@providenceri.gov)**

**(401) 680-5392**

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**From:** [tiparrillo@verizon.net](mailto:tiparrillo@verizon.net) <[tiparrillo@verizon.net](mailto:tiparrillo@verizon.net)>

**Sent:** Monday, May 12, 2025 6:47 PM

**To:** Clerk, City <[cityclerk@providenceri.gov](mailto:cityclerk@providenceri.gov)>

**Subject:** [EXTERNAL] Testimony and statement on Asa Messer /excel

### **New Plan for Messer**

To: Superintendent, Martinez. All of Providence School Department administration, Building Committee, Providence School Board, Council people in our district and for the whole city, the City council, Mayor Smiley, all State officials, including the Commissioner and state Education board all the way to the Governor;

I'll start by saying a Simple statement, "Change the plan on Asa Messer Elementary School"!

WE were just recognized by the state/Governor, and Board of Education for being the best Elementary school in Providence, and one of the best in the state. We just moved to being a 3 Star Elementary School! We as a staff during COVID, building operations, and overall facilities were recognized for the Best handling of Protocols, to screen, keep students going to school, having a healthy and safe environment. We have improved our Attendance, to higher than it was before COVID, (also recognized by the state) at the

State of the State for this improvement in attendance. We are the poster School and Best example and used for setting #Mathmatters #AttendanceMatters improving RICAS in Math and Literacy.

Why would, the city, the school department, the state decision makers, put this school on a list to move us out of a safe, structurally sound immaculate building and campus that has already had upgrades; to improve an already highly rated accessible school building, school campus, and fully functional PreK-4th grade school that only needs some work to "make it like new". I know the PreK-8 plan is the prime reason, but not all schools will be making that change. (Ex: Nathan Bishop and Vartan). Who always get their way. Pleasant View elementary did not change to K-8th. We should not be on any plan to be moved or shut down at all. Especially since we were just added to the phase 2 building plans, right before and during the time the Library and boiler system were upgraded. So knock us down after you spent a ton of \$ to upgrade. If West Broadway Middle School is the problem, but yet they get to stay in their building for the two years like the "Plan" says, then change the plan, knock down Carl Lauro, build a new state of the art Middle school there, where our students would transition for Middle school. Just like they do now to West Broadway Students and families remain together from Prek-8, unless those parents choose to move their child to another Middle school in or out of the district. This is the case with West Broadway and Asa Messer already. Just like Vartan and Nathan Bishop were allowed to remain, Asa Messer should remain the same as well.

In the last two years, the district has spent money on installing a new heating system in the 2023-2024 year. It also spent money on upgrading and renovating the library. There is a new roof, which was installed within the last 4-5 years. WE have a fully wheelchair accessible building, and PreK Playground. We have access to a field and walking track and a good school yard that could have some improvements for safety to make like new. The improvements needed could still come from the bond money to make Asa Messer Elementary a model 21st century school building. Make basic structural improvements, like leaky areas, Better HVAC system for air quality and AC, paint and room improvements, and better use of all the space in the school, for storage, turning dead space into useful space for the special classes like Music, Art, library and a few things in the large middle school gym to make it even better. This should be the only plan period.

Asa Messer is the least in need of being demolished, which is the new plan, from the original plan/design to build off of what's here now. The reasoning to speed up the moving phase and get it started phase is not valid. The 90% reimbursement from the state runs out in 2029 but the use of the bond funding should go to more Educational sound decisions and better use. Using some of the bond money \$3mill was last total know of it to slap some paint and get Carl Lauro barely suitable for a working teaching and learning space is a waste of that money period. Wasteful spending . It's not the Narducci Center at all. Which should just be turned into a new school like new as well. Again, we should be off this list for this plan. And if this plan is to go forward, there is no reason to rush, we could all transition to Narducci center which has already been constructed for such a transition, after the schools in there now have moved back to their new buildings

My next question comes off all that I have just stated. Since this makes no sense, I, along with others (including families, parents community members, former educators from the district, who in some way have been kept in the dark of the original plan, the closing plan and the building committee meetings.

I have asked this question every meeting and I'll ask it again. Which gets scheduled poorly and no one attends. Asa Messer Prek-8, will remain a Providence School Department school? Our entire staff, teachers, administration will be transitioning back to our school, with no rehiring or need to apply for your job tactics when it's all done? We are performing the way we do because of the team and organization that serves these students and families, in one of the best buildings of the district. At the meetings we have heard yes, but all the decisions from the building committee to the school board, and the push for more Achievement First Charter Schools in Providence, make many of us think that is not 100% accurate and or fully the truth. Since the Excel/Achievement 1st Charter Co. couldn't buy Carl Lauro for a \$1, blocked by city council (Rachel Miller was one of the prime advocates to block it) and needed to look elsewhere, and this school already got upgrades and is in need of Less costly renovations So it would make a great location for that to happen. The timing of Asa Messer being put on the list, the upgrades, and the almost sabotage move for Asa Messer(the best elementary in Providence to be moved out is way to coincidental. This school is highly performing, even better than most charter schools and as good as the rest. based on past experiences with school closings, moves etc., I would not be surprised if we moved out this May/June and a Charter Moved in after Summer renovations. I question the move all together, but why would we have to move so soon, when we are in the design phase of the building. The plans rhe design etc. has not even been started? On the Construction Projects page, it says the design phase for this school will take place from spring 2025 to Fall of 2025 and possibly longer. That makes no sense for us to move out at the end of this school year. Again, a questionable decision, disrupting this school's success, safety, and continuous progressive work because the building and the environment is exceptional for teaching and learning. Students want to be here, and parents want to send their children here, because we are the best School. In the last two months. We have taken in almost 2 dozen new students because parents are choosing to send their children to the best school in Providence.

I feel like the parents have been told, but the awareness that a lot of parents don't understand what's really happening here is an easy way to get this plan thru, without any push back. Which would never happen with parents at Vartan or Nathan Bishop. Many of the parents who are finding out now, never got a real chance to hear the plan, why its happening and decide if they, as parents, want this or want the best elementary school in Providence to be left off the plan. There are many parents who have students just starting, siblings etc. that are in protest of it but haven't had the resources to say No! I'm sure Parents and Community of Nathan Bishop and Vartan got their info, and chance to agree or negate the plan. Certain Neighborhood's get what they want, others have things happen because the schools the communities are not aware of the power moves that happen.

I grew up in Providence, attended Windmill St K-8th school. It was a great School, neighborhood school but bused in too. I Attended Classical, Graduated Central High School 1990. I've been a teacher at Asa Messer since 1998. Moved from a too old to costly building to this Building. in 2011 since then this school has been a Learning Community, we feed West Broadway. We are the Best Elementary school in Providence. We have had generations of families attend here because we are that good and close to our families.

Please Change the Plan! Renovate Asa Messer, like new, Knock down Carl Lauro, make that a Nathan Bishop level Middle school or better.

Joe Parrillo  
PE/Health/ APE Educator at Asa Messer Elementary!

For One reason, our students, families, teachers and staff deserve to stay in the best Elementary school in Providence Period.

sent same message to every City council member.  
And got one response

[Sent from the all new AOL app for iOS](#)

# PROVIDENCE SCHOOL BOARD

## Office of the President

Providence, Rhode Island

July 16th, 2025

Dear Council President Miller,

First, congratulations on closing the City's budget for this year. I know how much time, coordination, and dedication went into that process, and I want to commend you and your team for your hard work in bringing it across the finish line.

We are at a pivotal moment. Public education is under attack. Providence is already facing steep federal funding cuts, and the policies coming from the current Trump administration are deliberately undermining public schools. Giving away a public school facility during this time, especially one as centrally located and adaptable as Carl G. Lauro, would only deepen these challenges and further destabilize our district's long-term financial health.

This building is not a liability. It is a valuable opportunity. Lauro can and should be repurposed to meet several of the district's most pressing needs.

### **Swing Space for School Renovations and Transitions**

Carl G. Lauro is already being used as a swing space for schools in transition. The portion currently being considered for charter use can and should continue supporting this function. Cities such as Boston and New York invest in dedicated swing space to ensure stability during school construction and renovation.

### **Therapeutic and Alternative Education**

The district currently spends nearly thirty million dollars each year on out-of-district placements for students with therapeutic or specialized learning needs. By creating these programs in-district at Carl G. Lauro, we can better serve our students and reduce the need to outsource services. This will keep students closer to home and connected to their communities.

### **Career and Technical Education**

We have a growing need for high-quality CTE programs in healthcare, technology, and the trades. Carl G. Lauro has the space to support hands-on training programs that prepare students for competitive careers. These programs can be funded through sources such as Perkins V, the Workforce Innovation and Opportunity Act, the Department of Labor, and other public education and workforce development grants.

### **Adult and Workforce Education**

This facility can also serve adult learners through GED preparation, ESL instruction, reentry services, and job training in partnership with CCRI, RIC, workforce boards, and community-based organizations. Federal and state dollars for adult education are already available, and the city and school department should work together to bring these resources into our neighborhoods.

**Alternative Learning Pathways**

Carl G. Lauro can support students who need nontraditional academic environments by offering flexible and personalized pathways to graduation. This is especially important for students who are at risk of disengaging from traditional school settings.

**Mental Health and Family Support**

We continue to see rising mental health needs across our student population. This building can house a community-centered hub for mental health services, housing and food support, and family stabilization programs in collaboration with trusted local organizations. Other districts have seen success with this model, and so can we.

The families we serve are focused on survival. Many are choosing between paying rent, putting food on the table, keeping their jobs, or avoiding deportation. They do not have the time or means to attend public meetings or organize campaigns. That is why they rely on people like me, other School Board members, and trusted community advocates to speak on their behalf.

Council President, you and I know what the right thing to do here is. And if none of the priorities listed above are convincing enough, just look at what is happening across the country under the Trump administration. There is a clear and coordinated attack on public education, and allowing this transfer to go through would only add fuel to fire.

Who cares who gets upset. Let the professionals get back to the drawing board and figure out a new plan. One that does not defund public education, but advances it for the students and families of Providence.

We have the space. We have the need. We have the funding. What we need now is the collective will to protect and strengthen public education in Providence.

Thank you again for your leadership and for taking the time to consider this vision. I am happy to discuss further at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ty'Relle Stephens', with a large, stylized flourish at the end.

***Ty'Relle Stephens***  
***President, Providence School Board***

DR. JAVIER MONTAÑEZ  
*Superintendent*

May 9, 2025

Rachel Miller, President  
Honorable Pedro Espinal, Majority Leader  
Providence City Council  
25 Dorrance Street  
Providence, RI 02903

Dear Council President Miller and Majority Leader Espinal,

As Superintendent of the Providence Public School District (PPSD), I write in support of the proposed Carl G. Lauro Elementary School swing space for Asa Messer Elementary School. The proposal ensures that Providence children have access to high quality seats and addresses the immediate needs of Asa Messer students. By approving this swing space, the City Council will help PPSD move forward with critical construction work as we make progress towards our goal of having all students learning in new or “like new” facilities by 2030. The swing space will support our long-term facilities plan, enabling stronger infrastructure for our students and ensuring that a city-owned building once again serves Providence children. The proposal also offers a fiscally responsible path that brings outside investment to support PPSD and demonstrates that we are working collaboratively to make the most of public resources.

The new proposal for the Lauro Building to house both Excel Academy and Asa Messer Elementary School represents a significant step forward in addressing multiple priorities for our city and school district. With Carl G. Lauro currently vacant and incurring costs without serving any students, this proposed lease offers a strategic opportunity to restore a historic public asset and reinvest in Providence children. It also helps encourage the District and the City to adhere to construction timelines so that students remain in this swing space for no more than two years. It is the responsibility of the City’s vendors (Project Manager, Architect and Contractor) to meet the timelines they establish for their projects, and it is the Department of Public Properties’ responsibility to hold your vendors accountable. This is a requirement to obtain 91% reimbursement from the federal government.

We know that the vast majority of Excel Academy students are Providence children, many from the same neighborhoods served by PPSD. Their families are part of our city and our school community. From my perspective, the swing space agreement is not just a facilities agreement—it’s a reflection of our commitment to Providence students, regardless of school model.

The Excel Academy lease will provide funds that help support Lauro’s swing space improvements, meaning more capital funds can go towards the Messer project instead of temporary swing space, and it provides a steady stream of funds to cover future capital revolving fund projects. I will advocate for the needs of the Messer and PPSD community through a Memorandum of Understanding (MOU), which will accompany the proposed lease and outline the legal terms of how Messer will access the space during the time of co-location. The City of Providence, Excel Academy and PPSD have already begun those discussions, and I am encouraged that those discussions have prioritized the needs of PPSD students and

DR. JAVIER MONTAÑEZ  
*Superintendent*

staff. For example, PPSD and Excel leaders have outlined that:

- Excel Academy plans to occupy the space starting in the 2026-2027 school year. As a result, Asa Messer will not be sharing the space in the 2025-2026 school year
- Separate entrances and exits will be utilized for both communities.
- Separate learning spaces will remain, and we are working in collaboration with all parties for separate cafeteria and gymnasium space.
- Separate outdoor play areas will be mapped.
- Rigorous background checks will be conducted for all adults working in the building as part of the building project.
- School and District administration will conduct monthly meetings with the construction team to alleviate any potential construction impacts. This agreement is a real opportunity to foster collaboration between our schools. Teachers, school leaders, and students across PPSD and Excel Academy can learn from one another, partner on shared goals, and strengthen public education citywide. Our district is open to that spirit of cooperation, and I believe many of our educators share the same sentiment.

I am committed to strong communication with our families as this planning unfolds.

As an advocate for what is in the best interest of our entire community, I will maintain a deep focus on my north star—Providence’s children. All of Providence’s children deserve access to high quality schools in new or “like new” facilities led by caring and nurturing educators and school leaders. This long-term building project, which will lead to a new, state-of-the-art facility for the Messer community, will bring us closer to this vision.

Thank you for your leadership and commitment to the future of Providence’s children.

Sincerely,

Dr. Javier Montañez  
Superintendent  
Providence Public School District



From: Owen Stearns  
To: Providence City Council Members  
Subject: Excel Academy Rhode Island Lease Proposal Materials  
Date: 7/16/25

Dear Councilors,

I hope you are all enjoying a wonderful start to your summers.

I'd like to begin by expressing deep gratitude – on behalf of the entire Excel Academy community – for the care you've taken over the past two years to engage in thoughtful discussions, detailed analysis, and passionate advocacy regarding our proposal to lease the former Carl G. Lauro school building.

As you continue your consideration of this matter, I wanted to take a moment to re-share a few key materials with you:

- **A summary of the resounding support** that Providence constituents have demonstrated for this lease proposal, by a factor of 22:1 supporters to opponents
- **An overview of our lease proposal** and the ways that it will benefit the City of Providence, Providence Public Schools, and the Federal Hill neighborhood
- **A letter of support from Dr. Javier Montañez**, Superintendent, Providence Public Schools

My hope is that this packet provides the information you need to complete your review of the proposal, engage in meaningful conversation, and ultimately feel confident in supporting the lease at the upcoming Ordinance Committee meeting on July 17 and then as a full Council on July 24.

Please do not hesitate to contact me should you have any questions.

Sincerely,  
Owen

Owen Stearns  
CEO, Excel Academy Charter Schools  
ostearns@excelacademy.org



## Providence Family Support for Excel Academy Lease Proposal of the Carl G. Lauro School Building

*As of July 15, 2025*

<b>Support Overview</b>	<p><b>Providence Residents Overwhelmingly Support the Lease – By a Ratio of 22 to 1</b></p> <ul style="list-style-type: none"> <li>● <b>384 statements of support</b> submitted to the City Council, compared to just <b>17 in opposition</b> <ul style="list-style-type: none"> <li>○ Support: 358 letters and 26 verbal testimonies</li> <li>○ Opposition: 10 letters and 7 verbal testimonies</li> <li>○ Ratio of support to opposition: <b>22 to 1</b></li> </ul> </li> <li>● A 2024 survey of likely Providence voters conducted by EMC Research found:           <ul style="list-style-type: none"> <li>○ <b>67% support</b> Excel Academy leasing the Carl G. Lauro school building</li> <li>○ <b>72% agree</b> that public charter schools are a quality education option</li> </ul> </li> </ul> <p><b>Providence Families Want More Access to Charter Public Schools</b></p> <ul style="list-style-type: none"> <li>● <b>20,587 Providence families</b> applied for just <b>1,749 charter school openings</b> for the 2025-26 school year</li> <li>● <b>18,415 Providence families</b> remain on waitlists</li> <li>● Statewide, demand for charter schools exceeds available seats by a ratio of <b>11 to 1</b></li> </ul> <p><b>Providence Families Want Their Children to Attend Excel Academy Rhode Island (RI)</b></p> <ul style="list-style-type: none"> <li>● <b>85% of Excel RI's applications</b> (497 out of 583) for the coming year came from Providence families</li> <li>● <b>385 Providence families</b> remain on Excel RI's waitlist</li> </ul>
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Support by Ward	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	Totals
<b>Letters of Support (not incl. verbal testimony)</b>	3	3	6	22	18	21	30	10	52	38	61	12	52	11	19	<b>358</b>
<b>Excel Students (SY24-25) + Applicants (SY25-26)</b>	1	1	14	81	39	79	78	59	55	77	66	44	29	64	72	<b>759</b>

DR. JAVIER MONTAÑEZ  
*Superintendent*

May 9, 2025

Rachel Miller, President  
Honorable Pedro Espinal, Majority Leader  
Providence City Council  
25 Dorrance Street  
Providence, RI 02903

Dear Council President Miller and Majority Leader Espinal,

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DR. JAVIER MONTAÑEZ  
*Superintendent*

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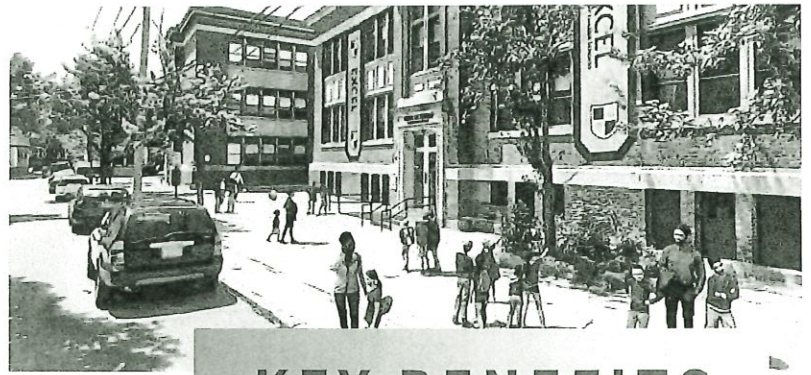
I am committed to strong communication with our families as this planning unfolds.

As an advocate for what is in the best interest of our entire community, I will maintain a deep focus on my north star—Providence’s children. All of Providence’s children deserve access to high quality schools in new or “like new” facilities led by caring and nurturing educators and school leaders. This long-term building project, which will lead to a new, state-of-the-art facility for the Messer community, will bring us closer to this vision.

Thank you for your leadership and commitment to the future of Providence’s children.

Sincerely,

Dr. Javier Montañez  
Superintendent  
Providence Public School District



# PROPOSED LEASE OF CARL G. LAURO

## A Solution for Families, Schools, and Taxpayers

As Providence faces a financial crisis and considers a significant tax increase that could affect many families in the city, we at the Rhode Island Education Collective believe there is a creative solution to help mitigate these increases: one that reflects our mission to bring people together to expand access to high-quality public education, invest in communities, and create opportunities for Rhode Island students to succeed.

Following a competitive public bidding process, Excel Academy was selected by the city to lease the vacant Carl G. Lauro school — a practical, common-sense step that benefits students, families, and taxpayers alike. This proposal would generate millions for the city through lease payments and critical building improvements, ease the financial burden of maintaining an empty facility, and bring much-needed space back into use for student learning.

As part of this effort, Excel Academy would partner with the Providence Public School District (PPSD) to support its multi-year, city-wide school renovation plan by making half of the building available to the district as temporary swing space for up to five years. The Rhode Island Education Collective is also committing \$1.25 million to support collaboration between Excel Academy and PPSD, along with additional grants to invest in neighborhood improvements.

The proposal is now before the Providence City Council for approval — a vote that represents an opportunity to revitalize a long-vacant school, bring new resources into the city, and support both district and charter students alike.

## KEY BENEFITS

### *For Providence & PPSD*

#### **\$80M Investment in Providence**

Excel is committing to capital improvements, rent to the city, facility costs, and neighborhood improvement projects

#### **District & Charter School Collaboration**

PPSD will use the South Wing as swing space through June 2030

#### **Initial Lease Term of 35 Years**

Ensures long-term productive use and maintenance, reducing the burden on the city

#### **\$50,000 in Annual Neighborhood Beautification Projects**

The project will include tree-planting and greenery, community engagement, and other improvements

#### **\$700,000 in Savings**

For the City of Providence annually

### *At A Glance: The Problem & The Opportunity*

#### The Challenge:

- ❖ Vacant school building draining city resources
- ❖ Families facing steep tax increases
- ❖ No space for PPSD students during renovations
- ❖ Excel Academy needs a home for its students

#### The Opportunity:

- ✔ \$2–3M in immediate revenue
- ✔ Shared space for PPSD and Excel students
- ✔ \$1.25M in building repairs for shared space
- ✔ \$80M long-term investment in Providence



# PROPUESTA DE ARRENDAMIENTO DE CARL G. LAURO



## Una solución para familias, escuelas y contribuyentes

Mientras Providence enfrenta una crisis financiera y considera un aumento de impuestos significativo que podría afectar a muchas familias de la ciudad, en RI Education Collective creemos que hay una solución creativa para ayudar a mitigar estos aumentos: una que refleje nuestra misión de unir a personas para ampliar el acceso a una educación pública de alta calidad, invertir en comunidades y crear oportunidades para que los estudiantes de Rhode Island tengan éxito.

Tras un proceso de licitación pública, la ciudad seleccionó a Excel Academy para arrendar la escuela Carl G. Lauro, actualmente vacante. Esta medida práctica y sensata beneficia por igual a estudiantes, familias y contribuyentes. Esta propuesta generaría millones para la ciudad mediante el pago del arrendamiento y mejoras cruciales en el edificio, aliviaría la carga financiera de mantener el edificio vacío y permitiría la recuperación de un espacio tan necesario para el aprendizaje estudiantil.

Como parte de este esfuerzo, Excel Academy se asociará con el Distrito Escolar Público de Providence (PPSD) para apoyar su plan plurianual de renovación escolar en toda la ciudad, poniendo a disposición del distrito la mitad del edificio como espacio provisional por un máximo de cinco años. La Colectiva también destinará \$1.25 millones para apoyar la colaboración entre Excel Academy y el PPSD, junto con subvenciones adicionales para invertir en mejoras del vecindario.

La propuesta ahora está ante el Concejo Municipal de Providence para su aprobación, una votación que representa una oportunidad para revitalizar una escuela que estuvo vacante durante mucho tiempo, traer nuevos recursos a la ciudad y apoyar tanto a los estudiantes del distrito como a los de las escuelas charter.

## BENEFICIOS CLAVE

### *Para Providence y PPSD*

#### **Inversión de \$80M en Providence**

Excel se compromete con mejoras de capital, alquiler a la ciudad, costos de instalaciones y proyectos de mejora del vecindario.

#### **Colaboración entre distritos y escuelas autónomas**

PPSD utilizará el ala sur como espacio provisional hasta junio de 2030

#### **Plazo inicial de arrendamiento de 35 años**

Garantiza un uso y mantenimiento productivo a largo plazo, reduciendo la carga sobre la ciudad.

#### **\$50,000 en proyectos anuales de embellecimiento de vecindarios**

El proyecto incluirá plantación de árboles y zonas verdes, participación comunitaria y otras mejoras.

#### **\$700,000 en Ahorros**

Para la ciudad de Providence anualmente

## De Un Vistazo: El Problema y La Oportunidad

### El Desafío:

- Edificio escolar vacío agota los recursos de la ciudad
- Familias enfrentan fuertes aumentos de impuestos
- No hay espacio para estudiantes durante renovaciones
- Excel Academy necesita un hogar para sus estudiantes

### La Oportunidad:

- ✓ \$2-3 millones en ingresos inmediatos
- ✓ Espacio compartido para estudiantes
- ✓ \$1.25M en reparaciones para espacio compartido
- ✓ \$80M inversión a largo plazo en Providence

To: Ward 14 Councilor Helen Anthony

Dear Councilor Helen Anthony,

My name is Sindy Rodriguez and I have lived in Providence for 18 years. I want the Carl G. Lauro building to stay a school because it would benefit Rhode Island's school system and give parents more options close to home. Excel's lease means kids get the learning environment they deserve and the City will benefit financially. It's a good deal for Providence.

Sincerely,

Sindy Rodriguez  
945 Smith St.  
Providence, RI 02908

To: Ward 4 Councilor Justin Rolas

Estimado Concejal Justin Rolas,

Mi nombre es Tomas De Jesus y he vivido en Providence por 25 años. Apoyo que el Carl G. Lauro siga como escuela porque abre oportunidades para miles de niños y también para que haya más empleos en mi comunidad.

Atentamente,

Tomas De Jesus

87 Langdon St.

Providence, RI 02904

**To: Ward 4 Councilor Justin Roias**

Estimado Concejal Justin Roias,

Mi nombre es Loudes De Jesus y he vivido en Providence por 25 años. Apoyo que el Carl G. Lauro siga como escuela para que mis hijos y nietos puedan asistir y para darle un buen uso a este edificio en el vecindario.

Atentamente,

Loudes De Jesus

87 Langdon St.

Providence, RI 02904

To: Ward 4 Councilor Justin Rolas

Dear Councilor Justin Roias,

My name is Dekontee P. Soe and I have lived in Providence for 19 years. I want the Carl G. Lauro building to stay a school, and I am asking you to approve Excel Academy's lease. Keeping it open will benefit education and our community, and the lease is a good deal for the City of Providence financially. Thank you for considering this. Please approve Excel's lease.

Sincerely,

Dekontee P. Soe  
38 Berkshire St.  
Providence, RI 02904

To: Ward 4 Councilor Justin Roias

Estimado Concejal Justin Roias,

Mi nombre es Cinthia Padilla y he vivido en Providence por 18 años. Quiero que el edificio Carl G. Lauro siga como escuela porque beneficiará a nuestros jóvenes y reducirá la delincuencia. Más educación de calidad significa una comunidad más segura. Le pido que apoye este proyecto.

Atentamente,

Cinthia Padilla  
37 Langdon St.  
Providence, RI 02904

To: Ward 4 Councilor Justin Roias

Estimado Concejal Justin Roias,

Mi nombre es Alberto Padilla y he vivido en Providence por 25 años. Quiero que el Carl G. Lauro siga como escuela para que los jóvenes tengan más educación de calidad para el futuro. También traerá oportunidades de empleo a nuestra comunidad.

Apoye este proyecto para nuestros hijos.

Atentamente,

Alberto Padilla  
37 Langdon St.  
Providence, RI 02904

To: Ward 4 Councilor Justin Roias

Estimado Concejal Justin Roias,

Mi nombre es Gorgonia Valerio y he vivido en Providence por 38 años. Apoyo que el Carl G. Lauro siga como escuela para que los niños tengan mejor educación y también genere trabajo para la comunidad. Le pido que apruebe este contrato.

Atentamente,

Gorgonia Valerio  
35 Langdon St.  
Providence, RI 02904

**To: Ward 4 Councilor Justin Roias**

Estimado Concejal Justin Roias,

Mi nombre es Fausto Saúl Padilla y he vivido en Providence por 16 años. Quiero que el Carl G. Lauro siga como escuela para ayudar a que los niños tengan mejor educación académica y más oportunidades de empleo para la comunidad. Apoye este plan.

Atentamente,

Fausto Saúl Padilla

37 Langdon St., Apt. 1

Providence, RI 02904

To: Ward 4 Councilor Justin Roias

Dear Councilor Justin Roias,

My name is David Navarro and I have lived in Providence for 10 years. I strongly support keeping the Carl G. Lauro building as a school by approving Excel Academy's lease. As a neighbor of an Excel parent, I see how important this school is for families in our community. This project will bring better education for our kids and about \$80 million in economic benefits for Providence.

Please support this effort to keep 99 Kenyon Street a school.

Sincerely,

David Navarro  
PO Box 41722  
Providence, RI 02904

To: Ward 5 Councilor Jo-Ann Ryan

Estimada Concejal Jo-Ann Ryan,

Mi nombre es Sheccid Santos y he vivido en Providence por 6 años. Apoyo que el Carl G. Lauro siga como escuela porque beneficia a todos los padres. Para el futuro de mi hijo es importante y para la comunidad traerá más fondos para la nueva generación. Le pido que apoye este contrato.

Atentamente,

Sheccid Santos  
37 Home Ave.  
Providence, RI 02908

To: Ward 6 Councilor Miguel Sanchez

Dear Councilor Miguel Sanchez,

My name is Devetta Costa and I have lived in Providence for 5 years. I support Excel Academy's lease of the Carl G. Lauro building so it stays a school. As a neighbor of an Excel family, I know how much this means for our kids. More schools like Excel will give students a better learning experience and help our city financially. Please keep 99 Kenyon Street a school.

Sincerely,

Devetta Costa

22 Brookfield St.

Providence, RI 02909

To: Ward 7 Councilor Ana Vargas

Estimada Concejal Ana Vargas,

Mi nombre es Magdalena Martínez y he vivido en Providence por 20 años. Apoyo que el Carl G. Lauro siga como escuela porque es la oportunidad para muchos niños de recibir mejor educación.

Atentamente,

Magdalena Martínez  
20 Jewel St.  
Providence, RI 02909

To: Ward 7 Councilor Ana Vargas

Estimado Concejal Ana Vargas,

Mi nombre es Diandra Guerrero y he vivido en Providence por 6 años. Apoyo que el Carl G. Lauro siga como escuela porque simplifica mi vida y la de otras familias. Es una opción mejor para nuestros niños.

Atentamente,

Diandra Guerrero

20 Mercy St.

Providence, RI 02909

To: Ward 7 Councilor Ana Vargas

Estimada Concejal Ana Vargas,

Mi nombre es Angela Durán Padilla y he vivido en Providence por 15 años. Quiero que el edificio Carl G. Lauro siga como escuela para apoyar el aprendizaje de los niños y el crecimiento de nuestra comunidad. Como amiga de una familia de Excel, sé la diferencia que hace esta escuela. Apoye este contrato de arrendamiento por el bien de nuestros niños.

Atentamente,

Angela Durán Padilla  
544 Union Ave.  
Providence, RI 02909

To: Ward 8 Councilor James Taylor

Estimado Concejal James Taylor,

Mi nombre es Alex De Jesus y he vivido en Providence por 25 años. Apoyo que el Carl G. Lauro siga como escuela porque puede ser una puerta para que mi hijo entre a Excel. Vivo cerca y es importante para la educación de mis hijos.

Atentamente,

Alex De Jesus  
148 Sorrento St.  
Providence, RI 02909

To: Ward 8 Councilor James Taylor

Estimado Concejal James Taylor,

Mi nombre es Wendy De Gomez y he vivido en Providence por 15 años. Apoyo que el Carl G. Lauro siga como escuela porque la educación es el futuro de la sociedad. Debemos apoyar a nuestros niños desde la primera infancia. Le pido que apruebe este plan.

Atentamente,

Wendy De Gomez  
136 Rounds Ave.  
Providence, RI 02907

To: Ward 8 Councilor James Taylor

Dear Councilor James Taylor,

My name is Lourdes Pineda and I have lived in Providence for 39 years. I want the Carl G. Lauro building to stay a school because our children need schools close to home. Excel Academy will provide new opportunities for students and families. Please approve this lease.

Sincerely,

Lourdes Pineda  
15 Stamford Ave.  
Providence, RI

To: Ward 8 Councilor James Taylor

Estimado Concejal James Taylor,

Mi nombre es Dania Encarnación y he vivido en Providence por 15 años. Apoyo que el edificio Carl G. Lauro siga como escuela con Excel Academy porque favorece a nuestros niños y es céntrico para la comunidad. Esta escuela traerá oportunidades de empleo y mantendrá a nuestros niños cerca de casa.

Apoye este plan para nuestra comunidad.

Atentamente,

Dania Encarnación  
7 Downing St.  
Providence, RI 02907

To: Ward 9 Councilor Juan M. Pichardo

Estimado Concejal Juan M. Pichardo,

Mi nombre es Carmen Gómez y he vivido en Providence por 25 años. Quiero que el edificio Carl G. Lauro siga siendo una escuela porque me ayudaría con la preparación de mis hijos para un mejor futuro. Apoye este contrato de arrendamiento para asegurar más oportunidades educativas.

Atentamente,  
Carmen Gómez  
99 Princeton Ave.  
Providence, RI

To: Ward 9 Councilor Juan M. Pichardo

Estimado Concejal Juan M. Pichardo,

Mi nombre es Jamilet Artigas y he vivido en Providence por 17 años. Apoyo que el Carl G. Lauro siga como escuela para que los niños no tengan que empezar de nuevo en otras escuelas. Con la situación actual de espacio, necesitamos más lugares para nuestros niños.

Atentamente,

Jamilet Artigas  
99 Princeton Ave.  
Providence, RI 02907

To: Ward 9 Councilor Juan M. Pichardo

Dear Councilor Juan M. Pichardo,

My name is Titilola and I have lived in Providence for 25 years. I want the Carl G. Lauro building to stay a school for the future of our kids. Keeping this building open means children won't have to look for schools outside our city. Please approve Excel Academy for our community.

Sincerely,

Titilola

157 Early St.

Providence, RI 02907

To: Ward 9 Councilor Juan M. Pichardo

Estimado Concejal Juan M. Pichardo,

Mi nombre es Rocio Ferreras y he vivido en Providence por 3 años. Quiero que el Carl G. Lauro siga como escuela porque muchas escuelas están cerrando. Esta nueva escuela será buena para mis hijos y traerá tranquilidad a toda la comunidad. Apoye este proyecto por favor.

Atentamente,

Rocio Ferreras  
52 Daboll St.  
Providence, RI 02907

To: Ward 9 Councilor Juan M. Pichardo

Estimado Concejal Juan M. Pichardo,

Mi nombre es Nomar Ureña y he vivido en Providence por 6 años. Quiero que el edificio Carl G. Lauro siga como escuela porque así mi comunidad tendrá mejor educación y menos preocupación por el futuro de nuestros hijos. Apoye este plan para nuestros niños.

Atentamente,

Nomar Ureña  
68 Ontario St.  
Providence, RI 02907

To: Ward 9 Councilor Juan M. Pichardo

Estimado Concejal Juan M. Pichardo,

Mi nombre es Yerika Aquino y he vivido en Providence por 4 años. Apoyo que el edificio Carl G. Lauro siga como escuela porque los niños de Providence merecen lo mejor. Esta escuela ayudará a preparar el futuro de nuevas generaciones.

Le pido que apruebe este contrato de arrendamiento.

Atentamente,

Yerika Aquino  
14 Adelaide Ave.  
Providence, RI 02907

To: Ward 9 Councilor Juan M. Pichardo

Dear Councilor Juan M. Pichardo,

My name is Christopher Monteiro and I have lived in Providence for 40 years. I support the lease of the Carl G. Lauro building to Excel Academy so it remains a school. As a neighbor of an Excel family, I know how important this school is for our kids. This plan will help the City's budget and give our students better opportunities. Please keep 99 Kenyon Street a school.

Sincerely,

Christopher Monteiro  
55 Stanwood Street  
Providence, RI 02907

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Nidia y he vivido en Providence por 4 años. Apoyo que el Carl G. Lauro siga como escuela porque deseo lo mejor para la educación de mis hijos. Esta escuela traerá más recursos y oportunidades para nuestras familias. Le pido que apruebe este plan.

Atentamente,

Nidia

232 Baker St.

Providence, RI

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Jonattan y he vivido en Providence por 12 años. Quiero que el Carl G. Lauro siga como escuela porque tengo niños que me gustaría que asistieran a una escuela de calidad como Excel Academy. Apoye este proyecto para asegurar su educación y el futuro de nuestra comunidad.

Atentamente,

Jonattan

232 Baker St.

Providence, RI

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Glenis Wachter y he vivido en Providence por 10 años. Apoyo firmemente que el edificio Carl G. Lauro siga como escuela con Excel Academy. Me gustaría que mis dos niñas puedan beneficiarse en su futuro como estudiantes y profesionales del mañana.

Esta escuela traerá educación de calidad y recursos para nuestras familias y la ciudad.

Atentamente,  
Glenis Wachter  
232 Baker St.  
Providence, RI

To: Ward 10 Councilor Pedro Espinal

Dear Councilor Pedro Espinal,

My name is Sara Beldeh and I have lived in Providence for 21 years. I want the Carl G. Lauro building to stay a school. It's the best way to give our children a better future and bring economic benefits to our community. Please approve Excel Academy's lease.

Sincerely,

Sara Beldeh  
90 Baxter St.  
Providence, RI 02905

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Dangely Tejada y he vivido en Providence por 3 años. Apoyo que el Carl G. Lauro siga como escuela porque mis hijos podrán ser parte y la comunidad podrá usar esos fondos para actividades deportivas en invierno.

Apoye este plan para nuestros hijos.

Atentamente,

Dangely Tejada  
12 Quince St.  
Providence, RI 02905

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es James Espinosa y he vivido en Providence por 4 años. Apoyo que el Carl G. Lauro siga como escuela porque es mejor usar un edificio abandonado para educación. Para los padres, ahorra tiempo y trae mejoras para la comunidad. Le pido que apoye este plan.

Atentamente,

James Espinosa  
125 Pavilion Ave.  
Providence, RI 02905

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Denis Galvez y he vivido en Providence por 7 años. Apoyo que el edificio Carl G. Lauro siga como escuela porque muchas han cerrado y necesitamos más oportunidades para nuestros hijos. Esta escuela traerá mejor educación y más espacios para los niños. Le pido que apoye este plan.

Atentamente,

Denis Galvez  
113 Harriet St.  
Providence, RI 02905

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Eddy Núñez y he vivido en Providence por 32 años. Apoyo totalmente que el edificio Carl G. Lauro siga funcionando como escuela con Excel Academy. Como vecino de familias de Excel, sé que esta escuela traerá mejores oportunidades para nuestros hijos y beneficios económicos para nuestra ciudad. Le pido que apoye este contrato de arrendamiento.

Atentamente,

Eddy Núñez

207 Pavillion Ave.

Providence, RI 02905

To: Ward 10 Councilor Pedro Espinal

Estimado Concejal Pedro Espinal,

Mi nombre es Carmen P. Diaz y he vivido en Providence por 10 años. Apoyo que el edificio Carl G. Lauro siga siendo una escuela con el contrato de arrendamiento de Excel Academy. Como vecina de familias de Excel, sé que esta escuela ayuda a nuestros niños y a nuestra comunidad. El arrendamiento traerá educación de calidad y beneficios económicos para la ciudad. Le pido que apoye esta propuesta para asegurar más oportunidades para nuestros niños.

Atentamente,

Carmen P. Diaz  
47 Vendale Ave.  
Providence, RI 02905

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Maria Hernandez and I have lived in Providence for 27 years. I support keeping the Carl G. Lauro building as a school because students deserve better education for a better future. This lease will help the whole community grow stronger. Excel's lease is a great deal for our City.

Sincerely,

Marla Hernandez  
60 Prairie Ave., Apt. 77  
Providence, RI 02905

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Cindy Folley and I have lived in Providence for 10 years. I want the Carl G. Lauro building to stay a school because our children need more schools in our neighborhoods. This lease will benefit our community and help our kids succeed. Please approve Excel's plan.

Sincerely,

Cindy Folley  
60 Prairie Ave., Apt. 42  
Providence, RI 02905

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Levi Campbell and I have lived in Providence for 9 years. I want the Carl G. Lauro building to stay a school because it helps our kids and the community get better. Education is the key to a better life for everyone. Please support Excel Academy's lease.

Sincerely,

Levi Campbell

104 West Clifford St.

Providence, RI 02907

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Barbara De Garcia Perez and I have lived in Providence for 2 years. I want the Carl G. Lauro building to stay a school under Excel Academy's lease. Our children need a place to learn and get a decent education. This lease will help our community grow stronger.

Sincerely,

Barbara De Garcia Perez

19 Cromwell St.

Providence, RI 02905

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Jessica Cruz and I have lived in Providence for 10 years. I want the Carl G. Lauro building to stay a school, and I want you to approve Excel Academy's lease. This lease means more opportunities for our kids and more benefits for our community.

Sincerely,

Jessica Cruz  
295 Prairie Ave.  
Providence, RI 02905

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Latrell Pagan and I have lived in Providence for 36 years. Education is everything. Keeping the Carl G. Lauro building as a school will help local kids become something great with the right support.

Excel Academy is exactly what our neighborhood needs.

Please approve this plan.

Sincerely,

Latrell Pagan  
500 Broad St.  
Providence, RI

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Tarah Dorsey and I have lived in Providence for 40 years. I fully support keeping the Carl G. Lauro building as a school through Excel Academy's lease. This will bring a new, higher-quality education program that our neighborhood really needs. As a neighbor to Excel families, I know how much this means to us all. Please approve this lease and stand with your community.

Sincerely,

Tarah Dorsey  
11 Constitution St  
Providence, RI 02907

To: Ward 11 Councilor Mary Kay Harris

Estimada Concejal Mary Kay Harris,

Mi nombre es Esmeralda Feliz y he vivido en Providence por 5 años. Apoyo que el edificio Carl G. Lauro siga siendo una escuela con Excel Academy. Esta escuela traerá mejor educación para todos los niños de Providence. Como amiga de una familia de Excel, sé lo importante que es esta oportunidad para nuestros hijos. Le pido que apoye este plan para nuestra comunidad.

Atentamente,

Esmeralda Feliz  
271 Potters Ave.  
Providence, RI 02905

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Milanya Dorsey and I have lived in Providence for 4 years. I fully support Excel Academy's lease for the Carl G. Lauro building so it stays a school. More space means more students can get the strong education they deserve. As a neighbor of an Excel family, I know this will help our kids and our whole neighborhood.

Please support this effort and make the choice to do what's best for our community and represent the wishes of so many parents and neighbors.

Sincerely,

Milanya Dorsey

11 Constitution St

Providence, RI 02907

To: Ward 11 Councilor Mary Kay Harris

Dear Councilor Mary Kay Harris,

My name is Jalin Dorsey and I have lived in Providence for 30 years. I strongly support keeping the Carl G. Lauro building as a school by approving Excel Academy's lease proposal. I know families whose children attend Excel, and I see the positive impact every day. This lease means more high-quality education and millions in benefits to our city. Please keep this building a school for our community.

Sincerely,

Jalin Dorsey

11 Constitution St

Providence, RI 02907

To: Ward 12 Councilor Althea Graves

Dear Councilor Althea Graves,

My name is Ana Flores Ruana and I have lived in Providence for 10 years. I fully support keeping the Carl G. Lauro building as a school through Excel Academy's lease. This will bring new opportunities and better education for our children and the community. Please support this plan and stand with our families.

Sincerely,

Ana Flores Ruana  
328 Orms St.  
Providence, RI 02908

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Yuneibi y he vivido en Providence por 8 años. Quiero que el Carl G. Lauro siga como escuela para una mejor educación de calidad para nuestros niños y comunidad. Le pido que apruebe este plan.

Atentamente,

Yuneibi Delacruz

146 Wood St.

Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Marleni Figueroa y he vivido en Providence por 25 años. Apoyo que el Carl G. Lauro siga como escuela para que nuestros niños tengan una mejor educación y futuro.

Atentamente,

Marleni Figueroa

146 Wood St.

Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Darlenis y he vivido en Providence por 8 años. Apoyo que el Carl G. Lauro siga como escuela porque es una escuela muy buena y traerá más seguridad a la comunidad. Le pido que apruebe este proyecto.

Atentamente,

Darlenis

148 Wood St.

Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Jeissy Diasa y he vivido en Providence por 2 años. Quiero lo mejor para nuestros niños y que tengan un futuro académico mejor.

El Carl G. Lauro como escuela ayudará a sacar niños de las calles y darles mejor educación. Apoye este plan.

Atentamente,

Jeissy Diasa  
145 Wood St.  
Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Dear President Miller,

My name is Dirnelys Herrera and I have lived in Providence for 9 years. I want the Carl G. Lauro building to stay a school because kids need good education. My siblings and other kids deserve the best learning experience possible. Excel Academy's lease is a good deal for Providence.

Sincerely,

Dirnelys Herrera  
148 Wood St.  
Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Rashel Mens y he vivido en Providence por 15 años. Quiero que el edificio Carl G. Lauro siga como escuela porque así tendremos más opciones de educación de alta calidad en nuestra comunidad.

Atentamente,

Rashel Mens  
119 Wendell St.  
Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Dear Councilor Miller,

My name is Tatiana Cherry and I have lived in Providence for 40 years. I support keeping the Carl G. Lauro building as a school because it will help local kids get a better education. Excel Academy will bring new opportunities and keep our neighborhood strong. The lease will also benefit the city economically. Please approve this plan and listen to the voices of so many community members.

Sincerely,

Tatiana Cherry  
107 Gesler St.  
Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Dear Council President Rachel Miller,

My name is Elianni Rijos and I have lived in Providence for 5 years. I support the Carl G. Lauro building staying a school because it means more opportunities for kids and parents who live nearby. This lease will help students get the education they deserve and will bring much needed financial and community benefits to the City and to our neighborhood. Please approve Excel Academy's lease.

Sincerely,

Elianni Rijos

119 Wendell St.

Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Maria Jose Alulima Cueva y he vivido en Providence por 4 años. Apoyo que el edificio Carl G. Lauro siga como escuela porque es más asequible para los estudiantes y ahorra tiempo. Para mi familia significa mejor educación y futuro para la comunidad. Le pido que apruebe este contrato.

Atentamente,

Maria Jose Alulima Cueva  
43 Ring St.  
Providence, RI 02909

To: Ward 13 Councilor Rachel Miller

Estimada Concejal Rachel Miller,

Mi nombre es Josefina Melgarejo y he vivido en Providence por 46 años. Apoyo que el edificio Carl G. Lauro siga siendo escuela porque traerá más oportunidades para nuestros niños. Para mis nietos y para la comunidad, Excel Academy significa mejor calidad de educación y más recursos. Apoye este contrato de arrendamiento.

Atentamente,

Josefina Melgarejo  
115 Wendell St.  
Providence, RI 02909

To: Ward 15 Councilor Oscar Vargas

Estimado Concejal Oscar Vargas,

Mi nombre es Ruth Esther Hernández y he vivido en Providence por 13 años. Apoyo que el Carl G. Lauro siga como escuela porque sería una buena opción para dar más oportunidades de calidad a nuestros niños. Le pido que apruebe este plan.

Atentamente,

Ruth Esther Hernández

65 Wallace St.

Providence, RI 02909



W4

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel’s enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

  
\_\_\_\_\_

(Signature)

59 Ledge Street

(Address)

Providence RI 02904

KIOSUMI TAKAYOSI

(Print Name)

497-2669

(Phone Number)



W4

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel’s enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

*Olga Takayosi*

(Signature)

Olga Takayosi

(Print Name)

59 Ledge St. 2<sup>nd</sup> Floor

(Address)

Providence RI 02904

(Phone Number)

**Carta Comunitaria de Apoyo****Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el **84 % de la matrícula de Excel**— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

(Firma)

Brian A. Montari

(Nombre en Letra de Molde)

173 Lowell Av.

(Dirección)

401 696 5487

(Número de Teléfono)



D.M  
D.V

w7

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

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- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

(Signature)

108 Daniel Hill

(Address)

Victor Colon

(Print Name)

401-376-3531

(Phone Number)



D.M

W7

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

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Atentamente,

(Firma)

Martha de León

(Nombre en Letra de Molde)

76 Daniel Ave Providence RI 02909

(Dirección)

859 8030 995

(Número de Teléfono)



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

*Luna Vendetti*

(Firma)

Luna Vendetti

(Nombre en Letra de Molde)

39 Ontario St, Apt 8  
Providence RI 02907

(Dirección)

401-516-5750

(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We **can** bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

  
\_\_\_\_\_

(Signature)

687 Public St P.R.I

(Address)

Deyverson Heureau

(Print Name)

401-663-5141

(Phone Number)



w9  
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**Community Letter of Support**

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Sincerely,

*Silvia M. Adams*

(Signature)

251 Niagara ST  
Providence RI 02907

(Address)

Silvia M. Adams Jr.

(Print Name)

401-403-7446

(Phone Number)



29  
9

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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Sincerely,

*Silvia M. Adames*

(Signature)

Silvia M. Adames

(Print Name)

251 Niagara St Providence  
RI 02907

(Address)

401-345-4941

(Phone Number)



w9  
9

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Sincerely,

*Yegueny Delrosario*

(Signature)

182 Sumter St

(Address)

*Yegueny Delrosario*

(Print Name)

(401) 390-9835

(Phone Number)



W9  
9

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

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Atentamente,

(Firma)

\_\_\_\_\_

(Nombre en Letra de Molde)

220 Sumner St Providence RI  
02907

(Dirección)

401-996-0774

(Número de Teléfono)



**Carta Comunitaria de Apoyo**  
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Atentamente,

*Mercades García*

(Firma)

Mercades García

(Nombre en Letra de Molde)

211 de la Gallatin

(Dirección)

4017147225

(Número de Teléfono)



Carta Comunitaria de Apoyo

Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes

9

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Este arrendamiento representa un beneficio para todas las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

CP

Atentamente,

Rafael Rodríguez

(Firma)

Rafael Rodríguez

(Nombre en Letra de Molde)

188 Adelaide Ave  
Providence RI

(Dirección)

401-666-8066

(Número de Teléfono)

7/12/5



D.M

9

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el **84 % de la matrícula de Excel**— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

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Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

(Firma)

(Nombre en Letra de Molde)

27 Adelante Ave  
Providence, RI  
(Dirección)

401 572-454

(Número de Teléfono)



D.M

9

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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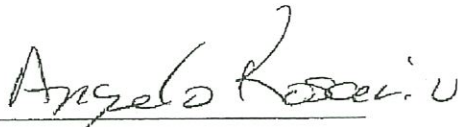
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Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

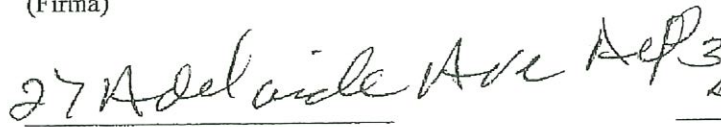
Atentamente,

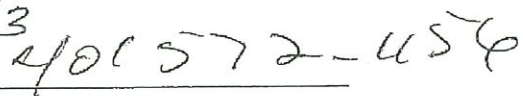


(Firma)



(Nombre en Letra de Molde)







(Número de Teléfono)



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
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- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

(Firma)

Eric Ke Montano

(Nombre en Letra de Molde)

234 Lenox Av -

(Dirección)

401 2044468

(Número de Teléfono)



W9

9

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

 \_\_\_\_\_

(Signature)

506 Public St

(Address)



(Print Name)

401 771 8411

(Phone Number)



109

## Carta Comunitaria de Apoyo

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

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Atentamente,

*Olvidora Guicion*

(Firma)

*Olvidora GARCIA*

(Nombre en Letra de Molde)

*de Gallatin St*

(Dirección)

*401-787-3542*

(Número de Teléfono)



W9  
9

### Carta Comunitaria de Apoyo

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Atentamente,

*Carmen Reyes*

(Firma)

CARMEN REYES

(Nombre en Letra de Molde)

168 Stanwood Apt 5

(Dirección)

401-617-1943

(Número de Teléfono)



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

w9  
9

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Atentamente,

(Firma)

Brenda L. Claudio

(Nombre en Letra de Molde)

698 Public St, Providence

(Dirección)

401-263-3563

(Número de Teléfono)



W9  
9

**Carta Comunitaria de Apoyo**

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Atentamente,

(Firma)

FRANCISCO REMIGIO

(Nombre en Letra de Molde)

180 STAMWOOD

(Dirección)

401 243 4414

(Número de Teléfono)



w9

9

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

(Signature)

251 MAGARA ST, PROVIDENCE

(Address)

ABRAHAM E. ADAMS

(Print Name)

(401) 243-3227

(Phone Number)



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- Restaurará un edificio vacío que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- Proporcionará 5 años de espacio temporal a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que Excel invierta más de \$14.3 millones en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará beneficios comunitarios continuos mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el 84 % de la matrícula de Excel— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

Robert B. Decamps

(Firma)

Robert B Decamps

(Nombre en Letra de Molde)

759 Leaso Av

(Dirección)

401-430-4832

(Número de Teléfono)

D.G.  
Husband  
answered  
for  
wife

7/1/25



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
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Atentamente,

*Nicolas Marcelino*

(Firma)

*Nicolas Marcelino*

(Nombre en Letra de Molde)

*359 Carpenter*

(Dirección)

*401-424-6053*

(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel’s enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

*Adriana de la Cruz*

(Signature)

359 Carpenter St - APH13

(Address)

Adriana de la Cruz

(Print Name)

401-302-3576

(Phone Number)



**Community Letter of Support**

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This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

(Signature)

86 Beachmont Ave

(Address) Providence, RI

02905

(Print Name)

401-345-2035

(Phone Number)



W9

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

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Atentamente,

*JOAN R. Reddy*

\_\_\_\_\_

(Firma)

(Nombre en Letra de Molde)

*153 Stanwood St*

*401-346-7208*

(Dirección)

(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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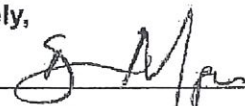
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I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,



(Signature)

41 Moore St

(Address)

Don Mays

(Print Name)

401-418-1377

(Phone Number)

7/1/25



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

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- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

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Atentamente,

(Firma)

Ramona Foliano

(Nombre en Letra de Molde)

101 Peace Street  
Providence RI 02907

(Dirección)

401-862-7138

(Número de Teléfono)



D.M.

7/1/25  
9

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

(Firma)

(Nombre en Letra de Molde)

159 Hamilton St

(Dirección)

939-335-2276

(Número de Teléfono)



D.M

9

**Carta Comunitaria de Apoyo**

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Atentamente,

(Firma)

Aristides Lopez-ITA

(Nombre en Letra de Molde)

#61 ATLANTIC AV

(Dirección)

\_\_\_\_\_

(Número de Teléfono)



D.M 9

**Carta Comunitaria de Apoyo**

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Atentamente,

(Firma)

Anselica Merquida

(Nombre en Letra de Molde)

61 Atlantic Ave 02907

(Dirección)

401-457-8752

(Número de Teléfono)



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

(Firma)

Rosario Guzman  
 51 Atlantic Ave  
 (Dirección) Prov, RI

(Nombre en Letra de Molde)

R 401-688-4671

(Número de Teléfono)



Carta Comunitaria de Apoyo

Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- Restaurará un edificio vacío que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- Proporcionará 5 años de espacio temporal a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que Excel invierta más de \$14.3 millones en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará beneficios comunitarios continuos mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el 84 % de la matrícula de Excel— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para todas las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

*Debra Keating-Cole*

(Firma)

Debra Keating-Cole

(Nombre en Letra de Molde)

212 Adelaide Ave

(Dirección)

Apt # 1  
Providence RI 02907

401-261-3082

(Número de Teléfono)

IG  
7/1/25



D.M.  
R.I.  
J.C.

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

Ellen Zahmiser

(Signature)

(Print Name)

160 Atlantic Ave #6

206-948-5221

(Address)

(Phone Number)

Providence RI  
02907



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Sincerely,

(Signature)

127 PRINCETON AVE  
PROVIDENCE  
02907

(Address)

LINDA EISEL

(Print Name)

508.254.0886

(Phone Number)



## Carta Comunitaria de Apoyo

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

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Atentamente,

(Firma)

(Nombre en Letra de Molde)

97 Princeton Av. #2

(Dirección)

401-215-21802

(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
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- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

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This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

Gerald Fahey

(Signature)

(Print Name)

37 wh-marsh st

401 641 2090

(Address)

(Phone Number)

Providence, RI 02907



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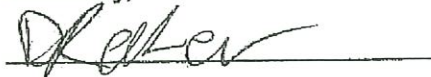
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Sincerely,



(Signature)

199 Congress Ave

(Address)

Don Reuber

(Print Name)

401-489-9288

(Phone Number)



D.M

9

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

(Firma)

(Nombre en Letra de Molde)

31 Atlantic Av Apt B RI 02907

(Dirección)

401-339-5885

(Número de Teléfono)



11/25

9

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

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Sincerely,

*Joanne Mitchell*

(Signature)

*181 Adelaide St*

(Address)

*Joanne Mitchell*

(Print Name)

\_\_\_\_\_

(Phone Number)



D.M

9

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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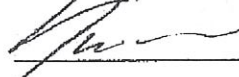
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Sincerely,



(Signature)

27 Adelaide Ave

(Address)

Providence, RI 02907

Narda Rosario

(Print Name)

401 572-1156

(Phone Number)



W9  
9

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Sincerely,

*Noreen Alves*

(Signature)

*160 Sumter St*

(Address)

*Noreen Alves*

(Print Name)

*401-699-8412*

(Phone Number)



**Carta Comunitaria de Apoyo**

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Atentamente,

(Firma)

Dora Quzada

(Nombre en Letra de Molde)

158 Sumner Street

(Dirección)

(401) 286-1371

(Número de Teléfono)



w9  
9

**Carta Comunitaria de Apoyo**

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Atentamente,

Marilyn FAVAENZ

(Firma)

(Nombre en Letra de Molde)

130 Sumner St Providence  
02907

401-359-4401

(Dirección)

(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease -- Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
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- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

*Miosoty Gonzalez Cairns*  
(Signature)

Miosoty Gonzalez Cairns  
(Print Name)

1414 Broad Street

(401) 212-9008

(Address) Providence, RI  
02905

(Phone Number)



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**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

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Atentamente,

*Giselle Marcelino*

(Firma)

*Giselle Marcelino*

(Nombre en Letra de Molde)

*307 Potters Ave. 3<sup>er</sup> piso*

(Dirección)

*401-209-9495*

(Número de Teléfono)



SoA. JN

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Atentamente,

*Manuela Liriano*

(Firma)

MANUELA LIRIANO

(Nombre en Letra de Molde)

145 Dodge St. Apt P19

(Dirección)

401 273 4965

(Número de Teléfono)



11

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CP

Sincerely,

*Andryus Valerio*

(Signature)

*88 W Clifford ST*

(Address)

*Andryus Valerio*

(Print Name)

*401-255-16863*

(Phone Number)



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Sincerely,

*Duelina Penta*

(Signature)

56 Reynolds Ave

(Address)

Ivelisse Penta

(Print Name)

401-339-9042

(Phone Number)



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H YA

JG

CC

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Sincerely,

  
\_\_\_\_\_

(Signature)

11 Salisbury st.

(Address)

  
\_\_\_\_\_

(Print Name)

401-374-9136

(Phone Number)



11

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Sincerely,

Vanity Matte

(Signature)

26 Bridgman St.

(Address)

Vanity Matte

(Print Name)

\_\_\_\_\_

(Phone Number)

26 Bridgman St

S.A.  
JN  
04/20/25



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Atentamente,

JG

*Zunilda Nunez*

(Firma)

*Zunilda Nunez*

(Nombre en Letra de Molde)

*109 Bridgham St.*

(Dirección)

*(401) 301-9094*

(Número de Teléfono)



*Dennis*  
*11*

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Sincerely,

(Signature)

Chonshentee Goodie

(Print Name)

29 McGuire Rd North Providence

(Address)

401-332-4569

(Phone Number)

*N<sup>a</sup>*



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**Carta Comunitaria de Apoyo**

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Atentamente,

(Firma)

Diomarís Marmolejos

(Nombre en Letra de Molde)

1695 Ridgeway ST ART BLDG  
PROVIDENCE RI 02907  
(Dirección)

347-600-9970

(Número de Teléfono)

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Sincerely,

*Noris Munoz*

(Signature)

155 Cranston

(Address)

Noris Munoz

(Print Name)

401-578-3629

(Phone Number)



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will

**Carta Comunitaria de Apoyo**

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Atentamente,

ANGELA BAEZ

(Firma)

(Nombre en Letra de Molde)

4/20/25

182 A Harrison St, Apt A  
Providence RI 02907

401-649-9533

(Dirección)

(Número de Teléfono)



6/11  
/ /

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el **84 % de la matrícula de Excel**— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

CP

  
(Firma)

JOEL SOLOZ  
(Nombre en Letra de Molde)

1109 Broad St  
(Dirección) Providence RI 02905

617-412-6166  
(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

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- Give Providence public school students—**84% of Excel’s enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

CP

Sincerely,

*Diane Campbell*

(Signature)

107 W Clifford St  
Providence RI 02907

(Address)

Diane Campbell

(Print Name)

383-0109

(Phone Number)



Dennis

11

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Sincerely,

*SR.*

(Signature)

191 Cranston St

(Address)

(Print Name)

(401) 771-2222

(Phone Number)



Danant  
11

**Community Letter of Support**

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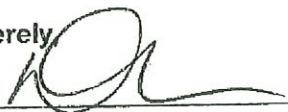
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Sincerely



(Signature)

109 Bridgeman St Apt B30  
PROV RI 02907

(Address)

DAKOTA Goode

(Print Name)

(401) 771-2516

(Phone Number)



S.A. JN

11

**Carta Comunitaria de Apoyo**

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Atentamente,

Irma Castro

(Firma)

Irma Castorino

(Nombre en Letra de Molde)

145 Dodge St Apt P14  
Providence RI

(Dirección)

401-699-2438

(Número de Teléfono)



S.A. TN

11

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

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Sincerely,

*Misty Cheryl*

(Signature)

282 Cranston St  
Providence, RI 02903

(Address)

*Misty Cheryl*

(Print Name)

401-545-5266

(Phone Number)



S.A. JN

11

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Sincerely,

Narcia Mendez

(Signature)

155 Cranston St.

(Address)

APT-G116

Narcia Mendez

(Print Name)

401-952-7851

(Phone Number)



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6:37 AM - 4:10 PM 13 & 14 MB

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Sincerely,

Denise Hines

(Signature)

23 Meaker St

(Address)

Denise Hines

(Print Name)

401-440-6838

(Phone Number)



S. A. JN

11

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Sincerely,

*Juana Sanchez*

(Signature)

71 Bridgman St. APT N3

(Address)

Juana Sanchez

(Print Name)

401-332-0380

(Phone Number)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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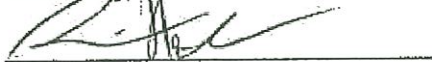
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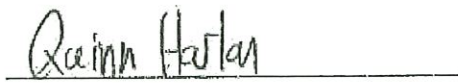
Sincerely,



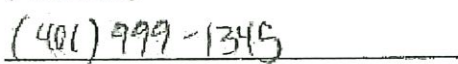
(Signature)



(Address)




(Print Name)



(Phone Number)

16 Arch St

SA 



D.M.

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Carta Comunitaria de Apoyo

Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes

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Atentamente,

Muriel Brito

(Firma)

(Nombre en Letra de Molde)

191 Cranston St. Providence RI

401-338-7406

(Dirección)

(Número de Teléfono)



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Atentamente,

(Firma)

Sandra Quinonez

(Nombre en Letra de Molde)

109 Bridham St

(Dirección)

401 649 7695

(Número de Teléfono)

JG

1



Carta Comunitaria de Apoyo

Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- Restaurará un edificio vacío que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- Proporcionará 5 años de espacio temporal a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que Excel invierta más de \$14.3 millones en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará beneficios comunitarios continuos mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el 84 % de la matrícula de Excel— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para todas las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

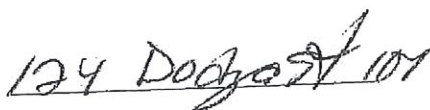
Atentamente,



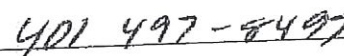
(Firma)



(Nombre en Letra de Molde)



(Dirección)



(Número de Teléfono)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

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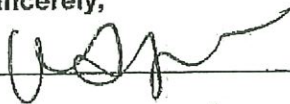
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- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel’s enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

  
\_\_\_\_\_

(Signature)

170 Mount  
\_\_\_\_\_

(Address)

Edanayo W. Arlos  
\_\_\_\_\_

(Print Name)

(401) 395-7479  
\_\_\_\_\_

(Phone Number)



11

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

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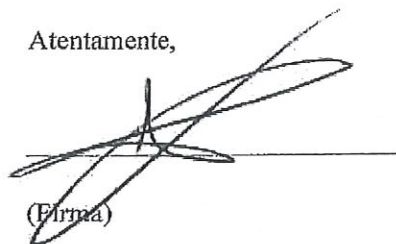
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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

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Atentamente,

  
(Firma)

ARGENY HERNANDEZ

(Nombre en Letra de Molde)

344 WILLARD AV PROVIDENCE

(Dirección)

RI 02907

401-626-6563

(Número de Teléfono)

**Carta Comunitaria de Apoyo****Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

(Firma)

(Nombre en Letra de Molde)

770 Broad St. Apt. 5

(Dirección)

617 435-5311

(Número de Teléfono)



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(Firma)

(Nombre en Letra de Molde)

(Dirección)

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Atentamente,  
  
\_\_\_\_\_  
(Firma)

  
\_\_\_\_\_  
(Nombre en Letra de Molde)

264 Public St. Providence  
RI 02905  
\_\_\_\_\_  
(Dirección)

401-263-0365  
\_\_\_\_\_  
(Número de Teléfono)



11

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

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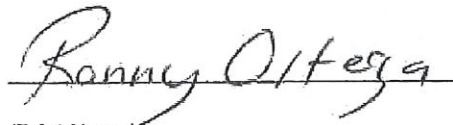
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Sincerely,

  
\_\_\_\_\_  
(Signature)

307 SWAN ST.  
(Address)

  
\_\_\_\_\_  
(Print Name)

401-585-9456  
(Phone Number)



**Carta Comunitaria de Apoyo**

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Atentamente,

(Firma)

Eric DeLo

(Nombre en Letra de Molde)

6/26/25

21 meader st

(Dirección)

\_\_\_\_\_

(Número de Teléfono)



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Sincerely,

Gloria Harmon

(Signature)

118 Ocean St

(Address)

GLORIA Harmon

(Print Name)

401-461-2879

(Phone Number)



S. A. 4/21/25

11

Carta Comunitaria de Apoyo

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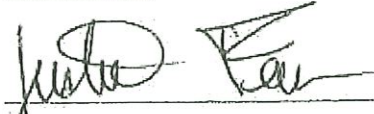
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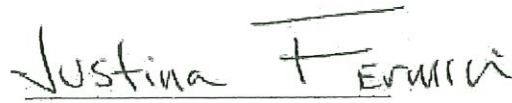
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Atentamente,

  
(Firma)

  
(Nombre en Letra de Molde)

82 SACKETT ST. Providence  
02909  
(Dirección)

401-654-3651  
(Número de Teléfono)



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**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
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Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

(Firma)

\_\_\_\_\_

(Nombre en Letra de Molde)

324 plain st #1 Providence  
R-F 02908

(Dirección)

(401) 771-0932

(Número de Teléfono)



W11

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

4/26/25

(Firma)

(Nombre en Letra de Molde)

41 HARRIS ST Providence RI 02905

401-663-8843

(Dirección)

(Número de Teléfono)



W11

**Carta Comunitaria de Apoyo**

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Atentamente,

Juliana Sanchez  
(Firma)

Juliana Sanchez  
(Nombre en Letra de Molde)

29 Marlborough Ave  
Providence RI  
02907  
(Dirección)

401-699-4359  
(Número de Teléfono)



W11

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease -- Support Our Community and All Students**

Dear Providence City Council Members,

As a Providence resident, I am writing to respectfully ask that you approve the proposed lease of the Carl G. Lauro school building to Excel Academy Charter Public School (Excel). I am in favor of this lease because it will provide critical resources to our city, to all public school students and teachers, and deliver value to taxpayers for years to come.

By approving this lease, this body will:

- **Restore a vacant building** that currently costs taxpayers at least \$300,000/year and has become a target for vandalism;
- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
- Require **Excel to invest over \$14.3 million** in renovations (total investment likely to exceed \$80 million) toward a building that Providence will continue to own;
- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

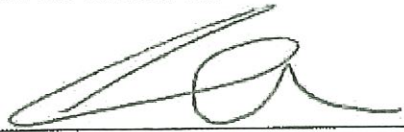
Sincerely,

Gabriela TAYO

(Signature)

244 Massachusetts Ave

(Address) Providence, RI 02905



(Print Name)

\_\_\_\_\_

(Phone Number)



W11

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**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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Sincerely,

(Signature)

Marvin Duran

(Print Name)

244 Massachusetts Ave

(Address)

Providence RI 02905

(Phone Number)



W11

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**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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Sincerely,

(Signature)

101 Klesijan Avenue

(Address)

K. Peray Ballah

(Print Name)

401-602-1244

(Phone Number)



W12

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

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Atentamente,

Jessy Gonzalez

(Firma)

JKGC

(Nombre en Letra de Molde)

670 Chalkstone Ave.  
RI 02908

(Dirección)

401-318-1737

(Número de Teléfono)



W12

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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Atentamente,

661 Chalkstone

(Dirección)

Danny Marezza Molina

(Nombre en Letra de Molde)

401 573 42 44

(Número de Teléfono)



W14

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

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By approving this lease, this body will:

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I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

*R. Ippina*

(Signature)

*48 ConCannon St.  
#1 providence, RI*

(Address)

*Rebecca Ippina*

(Print Name)

*401-481-0810*

(Phone Number)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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Sincerely,

Soraida Morales

(Signature)

26 Elm Dale Ave

(Address)

Providence RI 02909

Soraida Morales

(Print Name)

523-4767

(Phone Number)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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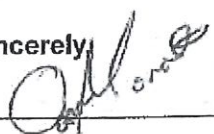
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Sincerely,

  
\_\_\_\_\_

(Signature)

26 Elmdate Ave  
Providence RI 02909

(Address)

Oscar Morales  
\_\_\_\_\_

(Print Name)

\_\_\_\_\_

(Phone Number)



WIS

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

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- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el **84 % de la matrícula de Excel**— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

S. M.

(Firma)

Saranda Morales Jr. (Daughter)

(Nombre en Letra de Molde)

26 Elmwood Ave, Providence RI 02909

(Dirección)

\_\_\_\_\_

(Número de Teléfono)



ward 13

**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

Dear Providence City Council Members,

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By approving this lease, this body will:

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- **Provide 5 years of swing space** to PPSD at \$1/year (valued at over \$2.5 million) to support urgently needed renovations at other district public schools;
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- Deliver **ongoing community benefit** through \$50,000/year in neighborhood improvements and long-term rental income of up to \$1 million/year for the city; and,
- Give Providence public school students—**84% of Excel's enrollment**—a high-quality public school facility closer to home, eliminating long daily commutes for many families.

I believe that all children in our community deserve the opportunity to attend a high quality public school in their neighborhood, whether that is a district public school or a charter public school. We also need to continue to invest in beautifying our community. The renovations and improvements that Excel will make to rehabilitate the now-abandoned Carl G. Lauro building will make our neighborhood look better, and be safer. We *can* bring this building back to life, while also contributing much-needed resources to PPSD, and our city.

This lease represents a win for *all* Providence families—an example of sound public investment, collaboration, and a shared vision for supporting the public education of all students. I urge you to approve this lease and take a meaningful step forward for the children and families of Providence.

Sincerely,

Vanessa E. Crum

(Signature)

77 America St

(Address)

Providence RI 02903

VANESSA E. CRUM

(Print Name)

401-286-2351

(Phone Number)



ward 13

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Sincerely,

Margot W. Warner  
 (Signature)  
23 Canal Ct.  
02907  
 (Address)

Margot W. Warner  
 (Print Name)  
401-443-7403  
 (Phone Number)



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Sincerely,

Terry Robinson

(Signature)

99 Willow St

(Address)

Terry Robinson

(Print Name)

273-1774

(Phone Number)



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Sincerely,

A. Smith

(Signature)

90 Spearman Street

(Address)

Anna Smith

(Print Name)

401.389.6960

(Phone Number)



Ward 13

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Sincerely,

Debbe Fate

(Signature)

64 Oak St.

(Address)

Debbe Fate

(Print Name)

401-617-2054

(Phone Number)



ward 13

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Sincerely,

*Carla Donation*

(Signature)

173 Messer St Providence  
02909

(Address)

Carla Donation

(Print Name)

646.897.6934

(Phone Number)



**Community Letter of Support**

**Re: Carl G. Lauro School Building Lease – Support Our Community and All Students**

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Sincerely,

*John McGovern*

(Signature)

25 Tobey St.

(Address)

John MCGOVERN

(Print Name)

437-7932

(Phone Number)



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Sincerely,

*Judith Davatz*

(Signature)

Judith Davatz

(Print Name)

Messer st. Providence RI  
02909

(Address)

\_\_\_\_\_

(Phone Number)



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Sincerely,



(Signature)

73 Hudson St

(Address)

Jason Davis

(Print Name)

\_\_\_\_\_

(Phone Number)



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Sincerely,

(Signature)

419 Willow St.

(Address)

GERARD CURTI

(Print Name)

(Phone Number)



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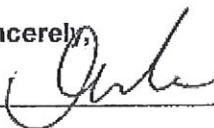
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Sincerely,

  
\_\_\_\_\_

(Signature)

51 willow st  
\_\_\_\_\_

(Address)

MARY MOELLER  
\_\_\_\_\_

(Print Name)

908 8872671  
\_\_\_\_\_

(Phone Number)



**Community Letter of Support**

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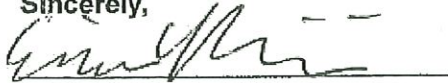
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Sincerely,



(Signature)

503 Washington St, PVD

Apt 1  
(Address)



(Print Name)

914 584 1050

(Phone Number)



S.A.  
I.G.

war 13

**Community Letter of Support**

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Sincerely,

David Cass

(Signature)

83 Vernon St Providence

(Address)

RI 02907

David Cass

(Print Name)

401-741-3549

(Phone Number)



S.A.  
D.M.

War 13

**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el **84 % de la matrícula de Excel**— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

(Firma)

(Nombre en Letra de Molde)

(Dirección)

(Número de Teléfono)



**Carta Comunitaria de Apoyo**

**Re: Arrendamiento del Edificio Escolar Carl G. Lauro – Apoye a Nuestra Comunidad y a Todos los Estudiantes**

Estimados miembros del Concejo Municipal de Providence:

Como residente de Providence, les escribo respetuosamente para pedirles que aprueben el arrendamiento propuesto del edificio escolar Carl G. Lauro a Excel Academy Charter Public School (Excel). Estoy a favor de este arrendamiento porque brindará recursos fundamentales a nuestra ciudad, a todos los estudiantes y maestros de las escuelas públicas, y generará valor para los contribuyentes durante muchos años.

Al aprobar este arrendamiento, este cuerpo legislativo:

- **Restaurará un edificio vacío** que actualmente le cuesta a los contribuyentes al menos \$300,000 al año y que se ha convertido en un blanco para el vandalismo;
- **Proporcionará 5 años de espacio temporal** a PPSD por \$1 al año (valorado en más de \$2.5 millones) para apoyar las renovaciones urgentes en otras escuelas públicas del distrito;
- Requerirá que **Excel invierta más de \$14.3 millones** en renovaciones (con una inversión total que probablemente supere los \$80 millones) en un edificio que seguirá siendo propiedad de Providence;
- Generará **beneficios comunitarios continuos** mediante mejoras al vecindario por \$50,000 al año y alquileres a largo plazo de hasta \$1 millón al año para la ciudad; y,
- Brindará a los estudiantes de las escuelas públicas de Providence —que constituyen el **84 % de la matrícula de Excel**— una instalación escolar pública de alta calidad más cercana a sus hogares, eliminando los largos desplazamientos diarios para muchas familias.

Creo que todos los niños de nuestra comunidad merecen la oportunidad de asistir a una escuela pública de alta calidad en su vecindario, ya sea una escuela pública del distrito o una escuela pública tipo charter. También necesitamos seguir invirtiendo en embellecer nuestra comunidad. Las renovaciones y mejoras que Excel hará para rehabilitar el ahora abandonado edificio Carl G. Lauro mejorarán la apariencia de nuestro vecindario y lo harán más seguro. Podemos devolverle la vida a este edificio, mientras aportamos recursos muy necesarios a PPSD y a nuestra ciudad.

Este arrendamiento representa un beneficio para *todas* las familias de Providence: un ejemplo de inversión pública inteligente, colaboración y una visión compartida para apoyar la educación pública de todos los estudiantes. Les insto a que aprueben este arrendamiento y den un paso significativo hacia adelante en favor de los niños y las familias de Providence.

Atentamente,

Cecilia

(Firma)

Cecilia Guerrero

(Nombre en Letra de Molde)

113 Hudson

(Dirección)

\_\_\_\_\_

(Número de Teléfono)

**FROM COUNCILOR ROIAS**

# Estimate of Total Development Cost

The current estimated Purchase Price for the Property shall be \$14,175,000, 90% of the current appraised value required per the City Charter. The Purchase Price will need to be verified by a third-party appraisal consistent with Rhode Island Housing (RIH) and lender guidelines. The Purchase Price at a minimum shall be 90% of a third party appraisal of the re-zoned and permitted project, as established in the City Charter. In order to make the project financially feasible, the seller will be required to take a Seller note. Following a later sale or refinancing, the Seller note will be repaid in full.

Based on feedback from WinnDevelopment and ONE|NB in-house construction experts and comparable projects underway in Greater Providence, the estimated total development costs for the historic adaptive reuse of 99 Kenyon Street will be approximately \$57,232,916. Please see herein the full carry, construction and soft costs for the redevelopment of 99 Kenyon.

Our team is committed to providing opportunities for workers who are women, minorities and local residents. We propose the following M/WBE and Section 3 utilization goals:

- MBE subcontract value percentage goal during construction - 20%
- WBE subcontract value percentage goal during construction - 5%
- Goal for total construction work hours by minorities - 20%
- Goal for total construction work hours by women - 5%
- Goal for total construction work hours by Section 3 workers - 25%
- Goal for total construction work hours by Targeted Section 3 workers - 5% (this is part of the 25%)

## 99 Kenyon St Development Budget

		Total Budget	
		Total	
<b>Acquisition</b>			
1	Purchase Price	\$	14,175,000
2	<b>Acquisition</b>	\$	14,175,000
<b>Design</b>			
3	Building Architecture	\$	392,739
4	Civil Engineer		200,000
5	Energy Consultant		250,000
6	Geotech Testing		75,000
7	Survey		25,000
8	<b>Design</b>	\$	1,342,739
<b>Construction</b>			
9	Building Construction	\$	22,230,000
10	Site Work & Landscaping		750,000
11	<b>Hard Construction Subtotal</b>	\$	22,980,000
12	General Conditions		1,339,499
13	<b>Subtotal</b>	\$	24,319,499
14	Contractor Overhead/Profit		1,489,184
15	Permits		346,184
16	Construction Subtotal (excl. Contingency)	\$	26,154,867
17	Hard Cost Contingency		2,124,455
18	<b>Construction</b>	\$	28,279,322
<b>Administrative Expenses</b>			
19	Inspecting Engineers	\$	19,000
20	Application + LTV Fee		41,000
21	Environmental Reports		75,000
22	Legal Fees		275,000
23	Title & Recording		75,000
24	Accounting & Cost Cont.		400,000
25	Appraisal & Market Study		30,000
26	Utility Tap Fees		75,000
27	Site Plan Approval Fee (off-site work)		50,000
28	<b>Administrative Expenses</b>	\$	1,310,000
<b>Financing</b>			
29	Construction Loan Interest	\$	4,768,229
30	Financing Fees		1,110,329
31	<b>Financing</b>	\$	5,878,558
<b>Taxes &amp; Insurance</b>			
32	Real Estate Taxes	\$	100,000
33	Insurance		229,000
34	ERP Bond Premium		229,000
35	Builders Risk Insurance		459,000
36	<b>Taxes &amp; Insurance</b>	\$	789,400
<b>Capitalized Reserves</b>			
37	Operating Deficit Reserve	\$	700,543
38	Operating Reserve		100,000
39	Initial Replacement Reserve Demand		150,000
40	Social Services Reserve		180,000
41	<b>Capitalized Reserves</b>	\$	1,130,543
<b>Miscellaneous/Other Costs</b>			
42	FF & E	\$	250,000
43	Security		100,000
44	Initial Lease-up/Marketing		150,000
45	<b>Miscellaneous/Other Costs</b>	\$	500,000
<b>Contingency</b>			
46	Soft Cost Contingency	\$	199,565
47	<b>Contingency</b>	\$	199,565
<b>Developer Fee &amp; Overhead</b>			
48	Developer Fee	\$	2,294,746
49	Developer Overhead		2,294,746
50	<b>Developer Fee &amp; Overhead</b>	\$	4,589,492
51	<b>Total Development Cost / Eligible Basis</b>	\$	57,563,457

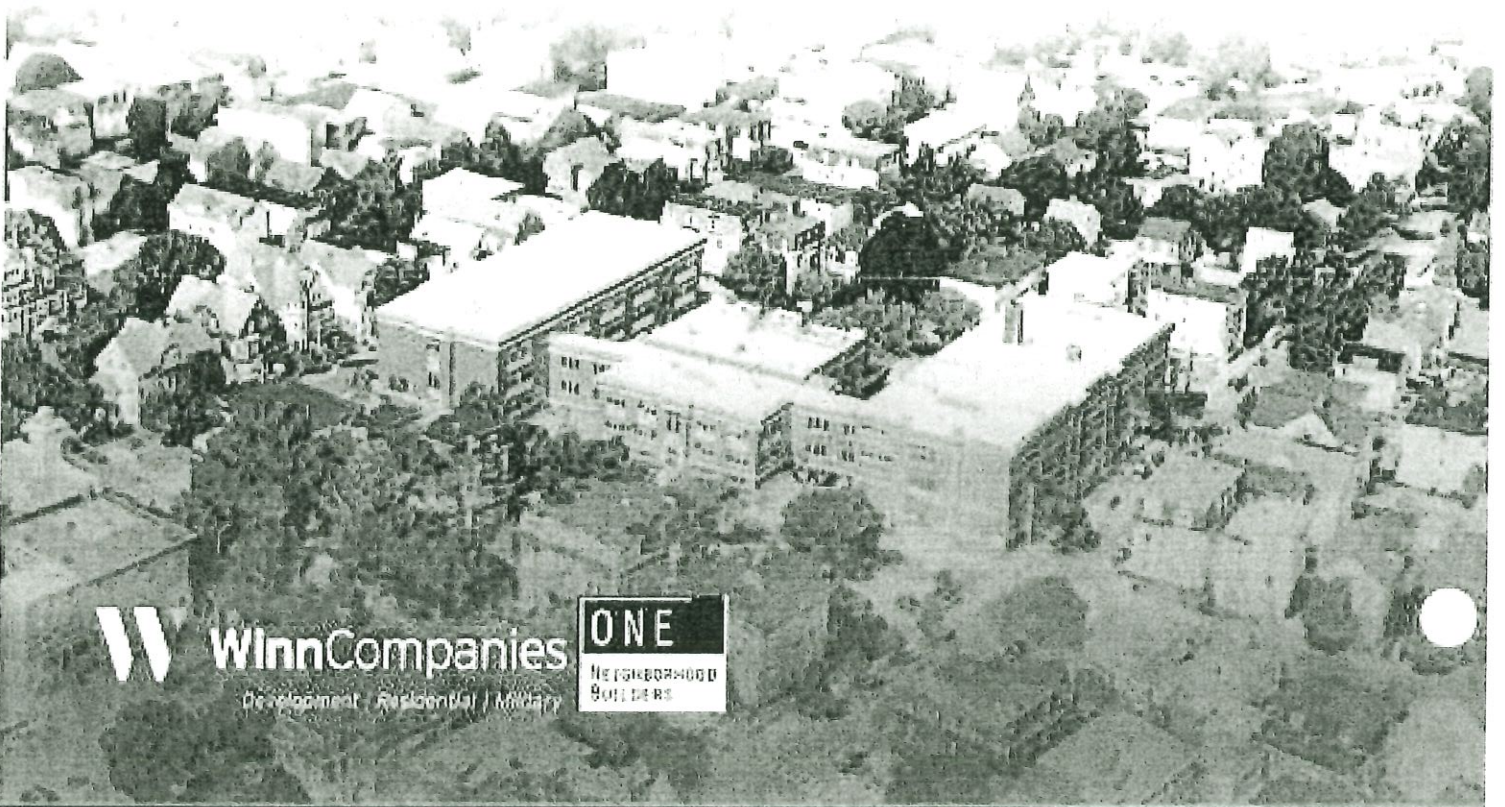
# Detailed Project Schedule

ITEM	START DATE	END DATE
Developer Designation	March/April 2024	March/April 2024
Execution of Disposition Agreement	May 2024	May 2024
Due Diligence (Survey, Environmental Appraisal, Market Study, etc.)	May 2024	June 2024
Design/Permitting and Historic Designation (NPS Part I & II)	June 2024	December 2024
Full Financing Submission*	January 2025	January 2025
RI Housing Board Review & Approval**	May 2025	May 2025
Financial Closing	October 2025	October 2025
Construction Start	November 2025	November 2025
Lease-Up/Stabilization	February 2028	February 2028

\* Project team will need enough time for at least two full Rhode Island Housing funding rounds.

\*\* If the project doesn't receive proper funding, the team will have to apply in next year's round, which will delay the remaining schedule by one year.

# Development Criteria



**WinnCompanies**

Development Residential Military

**ONE**  
NEIGHBORHOOD  
BUILDERS



# Development Fee and Scope

The anticipated total development fee for the project is \$4,529,457 of which 21% will be deferred back into the deal as a source. This sum is comprised of a developer fee as well as developer overhead component. This amount was calculated using the highly regulated Rhode Island Housing (RIH) approved formula and is customary for an affordable housing development of this scale.

The scope of work will be completed by WinnDevelopment and ONE|NB, a highly experienced team able to fulfill the development role on all of our projects. We do not hire external consultants for this function. The project scope includes:

- Interaction and outreach with the City and surrounding community
- Negotiating and securing site control with the City
- Rezoning and permitting the site
- Applying for construction and permanent financing
- Providing pre-development capital and all financial guarantees
- Construction of the project and construction completion
- Coordination of service partners and consultants
- Operation of the property
- Tax credit compliance
- Leasing up all units in the community
- And lastly, transitioning operations to WinnResidential and Connected Communities to maintain a vibrant mixed-income community with robust resident services programming

WinnDevelopment and ONE|NB are proudly long-term owners, with many properties in our respective portfolios dating back to the inception of our firms. With extensive property stewardship in mind, the decisions we make during development involving building components, systems, finishes and operations strategies are made with this in mind. Because we're in it for the long haul, we value our relationships with the communities we do business in and the connections we form with our residents.

# Potential Funding Sources

WinnDevelopment and ONE|NB intend to finance the project using various Federal, State and Local resources – including but not limited to, Low-Income Housing Tax Credits (LIHTCs), and tax-exempt bonds, Rebuild RI Tax Credits, Federal Historic Tax Credits (HTCs), Rhode Island Housing (RIH) originated mortgage debt, and other federal, and state and local subsidy sources.

All the layers of equity, financing, and various grant funding result in a complicated, multi-dimensional capital stack to make the project a reality. While complex, this mix of resources is not unusual for WinnDevelopment and ONE|NB. Not only does our team have experience tapping each of the resources outlined above, but WinnDevelopment and ONE|NB are also actively developing projects throughout Rhode Island, New England and beyond utilizing similar capital structures.



BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND

# REQUEST FOR PROPOSALS

**Item Description:** REDEVELOPMENT OF CITY BUILDING LOCATED AT 99 KENYON STREET, PROVIDENCE, RI 02903

**Procurement/MinuteTraq #:** 43654

**Date to be opened:** 1/29/2024

**Issuing Department:** Public Property

## QUESTIONS

- Please direct questions related to the bidding process, how to fill out forms, and how to submit a bid (Pages 1-8) to the Purchasing Department.
  - Email: [purchasing@providenceri.gov](mailto:purchasing@providenceri.gov)
    - Please use the subject line “**Solicitation Question**”
- Please direct questions relative to the Minority and Women’s Business Enterprise Program and the corresponding forms (Pages 9-13) to the MBE/WBE Outreach Director for the City of Providence, Grace Diaz
  - Email: [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov)
    - Please use subject line “**MBE WBE Forms**”
- Please direct questions relative to the specifications outlined (beginning on page 14) to the issuing department’s subject matter expert:
  - Name: Courtney Hawkins
  - Title: Chief Operating Officer
  - Email Address: [chawkins@providenceri.gov](mailto:chawkins@providenceri.gov)

## Pre-bid Conference

There will be a non mandatory pre-bid conference/ site visit Monday January 8th at 1:00 PM

Location: 99 KENYON STREET, PROVIDENCE, RI 02903

**Deadline for questions submissions:** Questions will be due Tuesday January 16, 2024

by 3:00PM



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**INSTRUCTIONS FOR SUBMISSION**

**Meeting Date: 1/29/2024**

Bids may be submitted up to **2:15 P.M.** on the above meeting date at the **Department of the City Clerk, Room 311, City Hall, 25 Dorrance Street, Providence.** At 2:15 P.M. all bids will be publicly opened and read at the Board of Contract Meeting in Conference Room 305, on the 3<sup>rd</sup> floor of City Hall.

- Bidders must submit **2 copies** of their bid in sealed envelopes or packages labeled with the captioned **Item Description** and the **City Department to which the solicitation and bid are related and must include the company name and address on the envelope as well.** (On page 1).
- If required by the Department, please keep the original bid bond and check in only one of the envelopes.
- Communications to the Board of Contract and Supply that are not competitive sealed bids (i.e. product information/samples) should have "**NOT A BID**" written on the envelope or wrapper.
- Only use form versions and templates included in this solicitation. If you have an old version of a form do not recycle it for use in this bid.
- The bid envelope and information relative to the bid must be addressed to:

**Board of Contract and Supply  
Department of the City Clerk – City Hall, Room 311  
25 Dorrance Street  
Providence, RI 02903**

**\*\*PLEASE NOTE:** This bid may include details regarding information that you will need to provide (such as proof of licenses) to the issuing department before the formalization of an award.

*This information is NOT requested to be provided in your initial bid by design.*

**All bids submitted to the City Clerk become public record.** Failure to follow instructions could result in information considered private being posted to the city's Open Meetings Portal and made available as a public record. The City has made a conscious effort to avoid the posting of sensitive information on the City's Open Meetings Portal, by requesting that such sensitive information be submitted to the issuing department only at their request.



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**BID PACKAGE CHECKLIST**

Digital forms are available in the City of Providence Purchasing Department Office or online at <http://www.providenceri.gov/purchasing/how-to-submit-a-bid/>

The bid package **MUST** include the following, in this order:

- Bid Form 1: Bidder's Blank as the cover page/ 1<sup>st</sup> page (*see page 6 of this document*)
- Bid Form 2: Certification of Bidder as 2<sup>nd</sup> page (*see page 7 of this document*)
- Bid Form 3: Certificate Regarding Public Records (*see page 8 of this document*)
- Bid Form 4: Affidavit of City Vendor (*see pages 9 and 10 of this document*)
- Forms from the Minority and Women Business Enterprise Program: Based on Bidder Category. *See forms and instructions enclosed (pages 11-12) or on:*  
<https://www.providenceri.gov/purchasing/minority-women-owned-business-mbewbe-procurement-program/>

**\*Please note: MBE/WBE forms must be completed for EVERY bid submitted and must be inclusive of ALL required signatures. Forms without all required signatures will be considered incomplete.**

- Bidder's Proposal/Packet: Formal response to the specifications outlined in this RFP, including pricing information and details related to the good(s) or service(s) being provided. Please be mindful of formatting responses as requested to ensure clarity.
- Financial Assurance, *if requested* (as indicated on page 5 of this document under "Bid Terms")

**All of the above listed documents are REQUIRED.** (With the exception of financial assurances, which are only required if specified on page 5.)

**\*\*\*Failure to meet specified deadlines, follow specific submission instructions, or enclose all required documents with all applicable signatures will result in disqualification, or in an inability to appropriately evaluate bids.**



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**NOTICE TO VENDORS**

1. The Board of Contract and Supply will make the award to the lowest qualified and responsible bidder.
2. In determining the lowest responsible bidder, cash discounts based on preferable payment terms will not be considered.
3. Where prices are the same, the Board of Contract and Supply reserves the right to award to one bidder, or to split the award.
4. No proposal will be accepted if the bid is made in collusion with any other bidder.
5. Bids may be submitted on an "equal in quality" basis. The City reserves the right to decide equality. Bidders must indicate brand or the make being offered and submit detailed specifications if other than brand requested.
6. A bidder who is an out-of-state corporation shall qualify or register to transact business in this State, in accordance with the Rhode Island Business Corporation Act, RIGL Sec. 7-1.2-1401, et seq.
7. The Board of Contract and Supply reserves the right to reject any and all bids.
8. Competing bids may be viewed in person at the Department of the City Clerk, City Hall, Providence, immediately upon the conclusion of the formal Board of Contract and Supply meeting during which the bids were unsealed/opened. Bids may also be accessed electronically on the internet via the City's Open Meetings Portal.
9. As the City of Providence is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.
10. In case of error in the extension of prices quoted, the unit price will govern.
11. The contractor will **NOT** be permitted to: a) assign or underlet the contract, or b) assign either legally or equitably any monies or any claim thereto without the previous written consent of the City Purchasing Director.
12. Delivery dates must be shown in the bid. If no delivery date is specified, it will be assumed that an immediate delivery from stock will be made.
13. A certificate of insurance will normally be required of a successful vendor.
14. For many contracts involving construction, alteration and/or repair work, State law provisions concerning payment of prevailing wage rates apply (RIGL Sec. 37-13-1 et seq.)
15. No goods should be delivered, or work started without a Purchase Order.
16. **Submit 2 copies of the bid to the City Clerk, unless the specification section of this document indicates otherwise.**
17. Bidder must certify that it does not unlawfully discriminate on the basis of race, color, national origin, gender, gender identity or expression, sexual orientation and/or religion in its business and hiring practices and that all of its employees are lawfully employed under all applicable federal, state and local laws, rules and regulations. (See Bid Form 2.)



BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND

**BID TERMS**

1. Financial assurances may be required in order to be a successful bidder for Commodity or Construction and Service contracts. If either of the first two checkboxes below is checked, the specified assurance must accompany a bid, or the bid will not be considered by the Board of Contract and Supply. The third checkbox indicates the lowest responsible bidder will be contacted and required to post a bond to be awarded the contract.
  - a)  A certified check for \$\_\_\_\_\_ must be deposited with the City Clerk as a guarantee that the Contract will be signed and delivered by the bidder.
  - b)  A bid bond in the amount of \_\_\_\_\_ per centum (%) of the proposed total price, must be deposited with the City Clerk as a guarantee that the contract will be signed and delivered by the bidder; and the amount of such bid bond shall be retained for the use of the City as liquidated damages in case of default. Any person signing a bid bond as an attorney-in-fact shall include with the bid bond an original, or a photocopy or facsimile of an original, power of attorney.
  - c)  A performance and payment bond with a satisfactory surety company will be posted by the bidder in a sum equal to one hundred per centum (100%) of the awarded contract.
  - d)  No financial assurance is necessary for this item.
2. Awards will be made within **sixty (60) days of bid opening**. All bid prices will be considered firm, unless qualified otherwise. Requests for price increases will not be honored.
3. Failure to deliver within the time quoted or failure to meet specifications may result in default in accordance with the general specifications. It is agreed that deliveries and/or completion are subject to strikes, lockouts, accidents, and Acts of God.

**The following entry applies only for COMMODITY BID TERMS:**

4. Payment for partial delivery will not be allowed except when provided for in blanket or term contracts.

**The following entries apply only for CONSTRUCTION AND SERVICE BID TERMS:**

5. Only one shipping charge will be applied in the event of partial deliveries for blanket or term contracts.
6. Prior to commencing performance under the contract, the successful bidder shall attest to compliance with the provisions of the Rhode Island Worker's Compensation Act, RIGL 28-29-1, et seq. If exempt from compliance, the successful bidder shall submit a sworn Affidavit by a corporate officer to that effect, which shall accompany the signed contract.
7. Prior to commencing performance under the contract, the successful bidder shall, submit a certificate of insurance, in a form and in an amount satisfactory to the City.



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**BID FORM 1: Bidders Blank**

1. Bids must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.
2. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
3. The price or prices proposed should be stated both in **WRITING** and in **FIGURES**, and any proposal not so stated may be rejected. **Contracts exceeding twelve months must specify annual costs for each year.**
4. Bids **SHOULD BE TOTALED** so that the final cost is clearly stated (unless submitting a unit price bid), however **each item should be priced individually**. Do not group items. Awards may be made on the basis of *total bid* or by *individual items*.
5. All bids **MUST BE SIGNED IN INK**.

**Name of Bidder (Firm or Individual):** \_\_\_\_\_

Contact Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Agrees to bid on (Write the "Item Description" here): \_\_\_\_\_

If the bidder's company is based in a state *other than Rhode Island*, list name and contact information for a local agent for service of process that *is located within Rhode Island*

Delivery Date (if applicable): \_\_\_\_\_

Name of Surety Company (if applicable): \_\_\_\_\_

Total Amount in Writing\*: \_\_\_\_\_

Total Amount in Figures\*: \_\_\_\_\_

*\*If you are submitting a unit price bid, please insert "Unit Price Bid"*

*Use additional pages if necessary for additional bidding details.*

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Title



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**BID FORM 2: Certification of Bidder**  
(Non-Discrimination/Hiring)

Upon behalf of \_\_\_\_\_ (Firm or Individual Bidding),

I, \_\_\_\_\_ (Name of Person Making Certification),

being its \_\_\_\_\_ (Title or "Self"), hereby certify that:

1. Bidder does not unlawfully discriminate on the basis of race, color, national origin, gender, sexual orientation and/or religion in its business and hiring practices.
2. All of Bidder's employees have been hired in compliance with all applicable federal, state and local laws, rules and regulations.

I affirm by signing below that I am duly authorized on behalf of Bidder, on  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Printed Name



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**BID FORM 3: Certificate Regarding Public Records**

Upon behalf of \_\_\_\_\_ (Firm or Individual Bidding),

I, \_\_\_\_\_ (Name of Person Making Certification),

being its \_\_\_\_\_ (Title or "Self"), hereby certify an

understanding that:

1. All bids submitted in response to Requests for Proposals (RFP's) and Requests for Qualification (RFQ's), documents contained within, and the details outlined on those documents become public record upon receipt by the City Clerk's office and opening at the corresponding Board of Contract and Supply (BOCS) meeting.
2. The Purchasing Department and the issuing department for this RFP/RFQ have made a conscious effort to request that sensitive/personal information be submitted directly to the issuing department and only at request if verification of specific details is critical the evaluation of a vendor's bid.
3. The requested supplemental information may be crucial to evaluating bids. Failure to provide such details may result in disqualification, or an inability to appropriately evaluate bids.
4. If sensitive information that has not been requested is enclosed or if a bidder opts to enclose the defined supplemental information prior to the issuing department's request in the bidding packet submitted to the City Clerk, the City of Providence has no obligation to redact those details and bears no liability associated with the information becoming public record.
5. The City of Providence observes a public and transparent bidding process. Information required in the bidding packet may not be submitted directly to the issuing department at the discretion of the bidder in order to protect other information, such as pricing terms, from becoming public. Bidders who make such an attempt will be disqualified.

I affirm by signing below that I am duly authorized on behalf of Bidder, on

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Printed Name



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**BID FORM 4: Affidavit of City Vendor**

Per our Code of Ordinances Sec. 21.-28.1 (e), this form applies to a) the business, b) any political action committee whose name includes the name of the business, c) all persons holding ten (10) percent or greater equity interest or five thousand dollars (\$5,000.00) or greater cash value interest in the business at any time during the reporting period, d) all executive officers of the business entity, e) any spouse or dependent child of any individual identified in a) though d) above.

Executive officers who are not residents of the state of Rhode Island are exempted from this requirement.

Per R.I.G.L. § 36-14-2, "Business" means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust, or any other entity recognized in law through which business for profit or not for profit is conducted.

Name of the person making this affidavit: \_\_\_\_\_

Position in the "Business" \_\_\_\_\_

Name of Entity \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

The number of persons or entities in your entity that are required to report under Sec. 21.-28.1 (e): \_\_\_\_\_

**Read the following paragraph and answer one of the options:**

Within the 12 month period preceding the date of this bid submission with the City of Providence, or with respect to the contracts that are not in writing within the 12 month period preceding the date of notification that the contract has reached the \$100,000 threshold, have you made campaign contributions within a calendar year to (please list all persons or entities required under Sec. 21.-28.1 (e)).

a. Members of the Providence City Council?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

b. Candidates for election or reelection to the Providence City Council?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

c. The Mayor of Providence?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

d. Candidates for election or reelection to the office of Mayor of Providence?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

\_\_\_\_\_  
Signed under the pains and penalties of perjury.

\_\_\_\_\_  
Position



**BOARD OF CONTRACT AND SUPPLY  
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MBE/WBE Participation Plan

**Please complete separate forms for each MBE/WBE subcontractor/supplier to be utilized on the solicitation.**

Bidder's Name:					
Bidder's Address:					
Point of Contact:					
Telephone:					
Email:					
Procurement #:					
Project Name:					
Which one of the following describes your business' status in terms of Minority and/or Woman Owned Business Enterprise certification with the State of Rhode Island? (Check all that apply).		<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> Neither MBE nor WBE	
<p>This form is intended to capture commitments between the prime contractor/vendor and MBE/WBE subcontractors and suppliers, including a description of the work to be performed and the percentage of the work as submitted to the prime contractor/vendor. Please note that all MBE/WBE subcontractors/suppliers must be certified by the Office of Diversity, Equity and Opportunity at the time of bid. The MBE/WBE Directory can be found <a href="#">here</a>. Please visit, the <a href="#">City's MBE/WBE page</a> for details of the program (e.g. instructions and requirements).</p> <ul style="list-style-type: none"> <li>• <b>Nonprofit organizations are not required to complete the rest of this form.</b></li> <li>• <b>Construction projects unable to identify subcontractors prior to bid submission (e.g. Design Build) are required to provide updates to the MBE/WBE Outreach Office</b></li> </ul>					
Name of Subcontractor/Supplier:					
Type of RI Certification:		<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> Neither	
Address:					
Point of Contact:					
Telephone:					
Email:					
Detailed Description of Work to Be Performed by Subcontractor or Materials to be Supplied by Supplier Per the Scope of Work provided in the RFP					
Total Contract Value (\$):		Subcontract Value (\$):		Participation Rate (%):	
Anticipated Date of Performance:					
I certify under penalty of perjury that the forgoing statements are true and correct.					
Prime Contractor/Vendor Signature			Title		Date
Subcontractor/Supplier Signature			Title		Date

**\*If you did not meet the 20% MBE/WBE combined participation goal, submit a Waiver Request Form.**



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**MBE/WBE Waiver Request Form**

**Fill out this form only if you did not meet the 20% MBE/WBE participation goal.  
State-certified MBE or WBE Prime Bidders are NOT REQUIRED to fill out this form.**

Submit this form to the City of Providence MBE/WBE Outreach Director, Grace Diaz, at [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov), for review **prior to bid submission**. This waiver applies only to the current bid which you are submitting to the City of Providence and does not apply to other bids your company may submit in the future. **In case a waiver is needed, City Department Directors should not recommend a bidder for an award if this form is not included, absent or is not signed by the city of Providence MBE/WBE director.**

Prime Bidder: \_\_\_\_\_ Contact Email and Phone \_\_\_\_\_  
Company Name, Address: \_\_\_\_\_ Trade \_\_\_\_\_  
Project /Item Description (as seen on RFP): \_\_\_\_\_

To receive a waiver, you must list the certified MBE and/or WBE companies you contacted, the name of the primary individual with whom you interacted, and the reason the MBE/WBE company could not participate on this project.

MBE/WBE Company Name	Individual's Name	Company Name	Why did you choose not to work with this company?

I acknowledge the City of Providence's goal of a combined MBE/WBE participation is 20% of the total bid value. I am requesting a waiver of \_\_\_\_\_ % MBE/WBE (20% minus the value of **Box F** on the Subcontractor Disclosure Form). If an opportunity is identified to subcontract any task associated with the fulfillment of this contract, a good faith effort will be made to select MBE/WBE certified businesses as partners.

\_\_\_\_\_  
Signature of Prime Contractor /  
or Duly Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Signature of City of Providence  
MBE/WBE Outreach Director /  
or Duly Authorized Representative

\_\_\_\_\_  
Printed Name of City of Providence  
MBE/WBE Outreach Director

\_\_\_\_\_  
Date Signed



**BOARD OF CONTRACT AND SUPPLY  
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## **BID PACKAGE SPECIFICATIONS**

### **Background Information**

- The City of Providence is seeking qualified proposals to redevelop a city building located at 99 Kenyon Street, Providence, RI 02903.
- The subject property is a former school constructed in 1921 and the gross building area of the property is 117,482 SF. The most recent use was as a school property. Please see Appendix A for a detailed condition report for the property.
- The property is further identified as Lot 161, of Plat No. 108 of the Tax Assessor's Plat Maps of the City of Providence, State of Rhode Island. This RFP may refer to the property as "the Property".
- The City of Providence (the City) is accepting proposals for two potential uses of this property: 1) as a public school dedicated to serving a majority of enrollees live in Providence or, 2) for housing with at least ten percent (10%) of the total units in the development at or below -eighty percent (80%) of Area Median Income (AMI). Note that the response requirements differ for each use and are outlined in this RFP. The City reserves the right to use it's discretion when ultimately choosing which use to pursue and will then evaluate proposals competitively within that use type.
- All proposals delivered to the Agency shall be initially reviewed to determine whether they are responsive or nonresponsive to the basic requisites of this RFP. Proposals that are determined by the Agency to be non-responsive or incomplete may be rejected.

### **Proposed Schedule**

Monday, December 18, 2023	Request for Proposals Issued
Monday, January 8, 2024	Site Visit - Optional
Tuesday, January 16, 2024	Questions due by 3:00 p.m. All questions must be submitted in writing to <a href="mailto:chawkins@providenceri.gov">chawkins@providenceri.gov</a>
Wednesday, January 24, 2024	Questions and Answers will be posted publicly at: <a href="https://www.providenceri.gov/purchasing/openrfpsummary/">https://www.providenceri.gov/purchasing/openrfpsummary/</a> , and also <u>BidNet</u> (Registration is free).
Monday, January 29, 2024	Proposals Due by 2:00 p.m.



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**Evaluation Criteria- Public School Uses**

The minimum threshold to pass evaluation is 70 points. Bids will be reviewed by an evaluation committee using the scoring criteria described below. The City reserves the right to reject all bids, to award one, or to award more than one bidder, if it is in the best interest of the City to do so. The City will select the highest scoring proposal(s).

**Investment Criteria – Up to 40 points**

The Evaluation Committee will evaluate and rate all responsive proposals based on the following evaluation criteria:

- Bidders must provide a scope of work detailing intended interior and exterior work that will be completed on the Property to improve the existing structure for use as a public-school building. The plans and specifications submitted with the scope of work must be compliant with building, code, and zoning laws.
- Bidders must provide an estimate of the total cost for all rehabilitation services to be provided by the bidder and/or its subcontractors including an itemized cost for each category of work to be performed. Note, the City will guarantee the long-term lease of this building for the cost of \$1.00/annually for the successful bidder as it relates to this use type. While it is expected that the specifics of the scope of work might change, the amount of investment included in the proposal will be reflected as a commitment that must be honored as part of the ultimate lease terms.
- Bidders must provide a detailed prospective schedule for commencement and completion of the work.
- Bidders must provide a detailed 10-year schedule for maintenance and operations and capital improvements for the building. The corresponding value for all investments should be provided. These values will be included in the ultimate lease terms for the awardee.

**Quality Criteria – Up to 60 points**

Bidders in this use type are asked to demonstrate their experience and success in providing high-quality education and supports to Providence students. Bidders should provide the following:

- A vision statement for the school as it relates to the use of this building including detailed enrollment projections.
- Overview of the school's Board of Directors.
- RIDE School report card data for the previous 5 years or since the schools' first evaluation year.
- Data relating to staff turnover, by position type.
- Detailed narrative regarding additional supports provided for students and families to ensure academic achievement in Providence schools.
- Detailed narrative regarding additional learning opportunities provided for students outside of the mandated requirements  
Detailed narrative regarding additional learning opportunities provided for MLL students and students with IEPs in Providence



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**Evaluation Criteria- Residential Uses**

The minimum threshold to pass evaluation is 70 points. Bids will be reviewed by an evaluation committee using the scoring criteria described below. The City reserves the right to reject all bids, to award one, or to award more than one bidder, if it is in the best interest of the City to do so. The City will select the highest scoring proposal(s.)

**Technical Criteria – Up to 40 points**

The Evaluation Committee will evaluate and rate all responsive proposals based on the evaluation criteria given below:

- Bidders should provide schematic Architectural/Engineering concept drawings that indicate the scope of proposed improvement work with an estimate for A/E design costs, construction costs and other related project costs and expenses.
- Bidders must provide an estimate of the total cost for all rehabilitation services to be provided by the bidder and/or its subcontractors, including purchase price, an itemized cost for each category of work to be performed, with unit prices and/or allowances, where applicable to complete the scope of services proposed. Please note that the minimum threshold for the purchase of the building is 90% of the building's appraised value. As a reference point, the most recent assessment value is \$15,750,000.
- Bidder must provide a detailed schedule for projected commencement and completion of the work.

**Development Criteria – Up to 60 points**

Bidders should provide development cost proposals in addition to the bidder's technical and main proposal documents.

Development Proposals shall include:

- the bidder submission of costs associated with arranging and aligning funding and financing sources to provide sufficient appropriations to carry out the rehabilitation services outlined in the technical criteria ("development fee and scope");
- an outline of potential sources of funding and financing for the rehabilitation services and the proposal of the bidder's efforts to obtain those sources;
- a pre-construction, construction, and operating uses and sources breakdown for all of the costs associated with the project.



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## **SUPPLEMENTAL INFORMATION**

If the issuing department for this RFP determines that your firm's bid is best suited to accommodate their need, you will be asked to provide proof of the following prior to formalizing an award.

An inability to provide the outlined items at the request of the department may lead to the disqualification of your bid.

*This information is **NOT** requested to be provided in your initial bid that you will submit to the City Clerk's office by the "date to be opened" noted on page 1. This list only serves as a list of items that your firm should be ready to provide on request.*

**All bids submitted to the City Clerk become public record. Failure to follow instructions could result in information considered private being posted to the city's Open Meetings Portal and made available as a public record.**

**You must be able to provide:**

- Business Tax ID will be requested after an award is approved by the Board of Contract and Supply.
- Proof of Insurance.
- Certificate of Good Standing with the Rhode Island Secretary of State.



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**CITY OF PROVIDENCE STANDARD TERMS & CONDITIONS**

1. The terms “you” and “your” contained herein refer to the person or entity that is a party to the agreement with the City of Providence (“the City”) and to such person’s or entity’s employees, officers, and agents.
2. The Request For Proposals (“RFP”) and these Standard Terms and Conditions together constitute the entire agreement of the parties (“the Agreement”) with regard to any and all matters. By your submission of a bid proposal or response to the City’s RFP, you accept these Standard Terms & Conditions and agree that they supersede any conflicting provisions provided by bid or in any terms and conditions contained or linked within a bid and/or response. Changes in the terms and conditions of the Agreement, or the scope of work thereunder, may only be made by a writing signed by the parties.
3. You are an independent contractor and in no way does this Agreement render you an employee or agent of the City or entitle you to fringe benefits, workers’ compensation, pension obligations, retirement or any other employment benefits. The City shall not deduct federal or state income taxes, social security or Medicare withholdings, or any other taxes required to be deducted by an employer, and this is your responsibility to yourself and your employees and agents.
4. You shall not assign your rights and obligations under this Agreement without the prior written consent of the City. Any assignment without prior written consent of the City shall be voidable at the election of the City. The City retains the right to refuse any and all assignments in the City’s sole and absolute discretion.
5. Invoices submitted to the City shall be payable sixty (60) days from the time of receipt by the City. Invoices shall include support documentation necessary to evidence completion of the work being invoiced. The City may request any other reasonable documentation in support of an invoice. The time for payment shall not commence, and invoices shall not be processed for payment, until you provide reasonably sufficient support documentation. In no circumstances shall the City be obligated to pay or shall you be entitled to receive interest on any overdue invoice or payment. In no circumstances shall the City be obligated to pay any costs associated with your collection of an outstanding invoice.
6. For contracts involving construction, alteration, and/or repair work, the provisions of applicable state labor law concerning payment of prevailing wage rates (R.I. Gen. Laws §§ 37-13-1 et seq., as amended) and the City’s First Source Ordinance (Providence Code of Ordinances §§ 21-91 et seq., as amended) apply.
7. With regard to any issues, claims, or controversies that may arise under this Agreement, the City shall not be required to submit to dispute resolution or mandatory/binding arbitration. Nothing prevents the parties from mutually agreeing to settle any disputes using mediation or non-binding arbitration.
8. To the fullest extent permitted by law, you shall indemnify, defend, and hold harmless the City, its employees, officers, agents, and assigns from and against any and all claims, damages, losses, allegations, demands, actions, causes of action, suits, obligations, fines, penalties, judgments, liabilities, costs and expenses, including but not limited to attorneys’ fees, of any nature whatsoever arising out of, in connection with, or resulting from the performance of the work provided in the Agreement.
9. You shall maintain throughout the term of this Agreement the insurance coverage that is required by the RFP or, if none is required in the RFP, insurance coverage that is considered in your industry to be commercially reasonable, and you agree to name the City as an additional insured on your general liability policy and on any umbrella policy you carry.
10. The City shall not subject itself to any contractual limitations on liability. The City shall have the time permitted within the applicable statute of limitations, and no less, to bring or assert any and all causes of action, suits, claims or demands the City may have arising out of, in connection with, or resulting from the performance of the work provided in the Agreement, and in no event does the City agree to limit your liability to the price of the Agreement or any other monetary limit.
11. The City may terminate this Agreement upon five (5) days’ written notice to you if you fail to observe any of the terms and conditions of this Agreement, or if the City believes your ability to perform the



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CITY OF PROVIDENCE, RHODE ISLAND**

terms and conditions of this Agreement has been materially impaired in any way, including but in no way limited to loss of insurance coverage, lapsing of a surety bond, if required, declaration of bankruptcy, or appointment of a receiver. In the event of termination by the City, you shall be entitled to just and equitable compensation for any satisfactory work completed and expenses incurred up to the date of termination.

12. Written notice hereunder shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity or to an officer of the entity for whom it was intended, or if delivered at or sent by registered or certified mail to the last business address known by the party providing notice.
13. In no event shall the Agreement automatically renew or be extended without a writing signed by the parties.
14. You agree that products produced or resulting from the performance of the Agreement are the sole property of the City and may not be used by you without the express written permission of the City.
15. For any Agreement involving the sharing or exchange of data involving potentially confidential and/or personal information, you shall comply with any and all state and/or federal laws or regulations applicable to confidential and/or personal information you receive from the City, including but not limited to the Rhode Island Identity Theft Protection Act, R.I. Gen. Laws § 11-49.3-1, during the term of the Agreement. You shall implement and maintain appropriate physical, technical, and administrative security measures for the protection of, and to prevent access to, use, or disclosure of, confidential and/or personal information. In the event of a breach of such information, you shall notify the City of such breach immediately, but in no event later than twenty-four (24) hours after discovery of such breach.
16. The Agreement is governed by the laws of the State of Rhode Island. You expressly submit yourself to and agree that any and all actions arising out of, in connection with, or resulting from the performance of the Agreement or relationship between the parties shall occur solely in the venue and jurisdiction of the State of Rhode Island or the federal court located in Rhode Island.
17. The failure of the City to require performance of any provision shall not affect the City's right to

require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

18. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, in any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

**Appendix A**

**Facility Condition Assessment**



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

JOHN ARZOOMANIAN  
DIRECTOR OF PUBLIC PROPERTY

February 28, 2024

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

RE: Redevelopment of City Building Located At 99 Kenyon Street, Providence, RI 02903  
MinuteTraq ID#: 43654  
Account Code: 856-856-45300  
Minority Participation: 0 % MBE, 0 %WBE

Dear Mayor Smiley,

DATE OF BID OPENING: January 29, 2024

RECOMMENDED BIDDER & THEIR ADDRESS:

- Excel Academy Rhode Island 622 Woonasquatucket Ave, North Providence, RI 02911

TOTAL AMOUNT RECOMMENDED: N/A - Negotiation on leasing terms will be established after awarding.

In response to our request for proposal regarding the above entitled, our department received the following bid(s)  
(Listed by low bidder first):

	VENDOR NAME	TOTAL Evaluation (Public School proposal)
1	Excel Academy Rhode Island	75 points
2	Scout Urban, LLC	66 points
3	WinnDevelopment Company LP	50 points
4	South Side Community Charter School	40 points

On the basis of said bids, we recommend the highest evaluation scoring bidder, as identified on LINE 1, whose bid has met the specifications.

Explanation: This solicitation is intended to generate revenue for the city in alignment with the key goals focused on education and or housing. Proposals considered must be centered on two potential uses of this property: 1) as a public school dedicated to serving a majority of enrollees live in Providence or, 2) for housing with at least ten percent (10%) of the total units in the development at or below -eighty percent (80%) of Area Median Income (AMI). The selection of the awarded bidder is based on total qualification points for the public school proposals not cost as stated in the published RFP.

Additional documentation to support the decision for this award is attached to this letter.



**Excel Public Charter School**  
**Commissioner's Recommendation & Proposal Overview**  
**Commissioner's Recommendation: Preliminary Approval**

**Summary of Proposal**

<b>Proposed Charter Overview</b>			
Charter Type:	Mayoral	Year Opening:	2022-23
Location of School:	TBD	Grade Level (At-Scale):	K-12
Enrolling Communities:	Providence, Central Falls, North Providence	Enrollment (At-Scale):	2,186

<b>School Mission &amp; Model</b>	
School Mission:	"The mission of Excel is to prepare students to succeed in high school and college, apply their learning to solve relevant problems, and engage productively in their communities."
School Model:	Excel proposes to open a K-12 school in 2022-23 through a partnership with Excel Academy Charter Schools, an experienced charter school operator based in Massachusetts. The school will focus on closing the opportunity gap for low-income students of color through four key drivers: rigor, systems, support, and joy.

<b>Proposed Enrollment</b>			
Charter Year	School Year	Cohorts	Total Student Enrollment
Year 1	2022-23	K, 1, 5	166
Year 2	2023-24	K, 1, 2, 5, 6	444
Year 3	2024-25	K, 1, 2, 3, 5, 6, 7	892
Year 4	2025-26	K-8	1228
Year 5	2026-27	K-9	1510
Year 9 (At-Scale)	2030-31	K-12	2186

<b>Overview of Public Comment</b>	
Public Comment Period	September 29, 2020 to December 1, 2020
Public Hearings	Two public hearings were held virtually via Zoom for Excel: 1) October 28, 2020; 2) November 9, 2020
Summary of Received Public Comments	RIDE received 208 spoken and written comments during the public comment period. Of the 208 received public comments, 184 comments (88%) supported the proposal, 22 comments (11%) opposed the proposal, and 2 comments (1%) neither supported nor opposed.



Justin Roias &lt;justinroiasward4@gmail.com&gt;

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## Request for Fiscal Impact Information Related to Excel Academy Lease

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**Scott, Zachary** <Zachary.Scott@ppsd.org>

Tue, Jul 15, 2025 at 9:36 PM

To: Justin Roias &lt;justinroiasward4@gmail.com&gt;

Cc: "presidentstephenspvd@gmail.com" &lt;presidentstephenspvd@gmail.com&gt;, Shelley Peterson &lt;shelleyforprovidence@gmail.com&gt;, Helen Anthony &lt;hanthony5th@gmail.com&gt;, Sue AnderBois &lt;anderbois.ward3@gmail.com&gt;, "Montanez, Javier (Superintendent)" &lt;Javier.Montanez@ppsd.org&gt;, "Sutherland, Scott" &lt;Scott.Sutherland@ppsd.org&gt;

Thanks again for sharing this, Councilman. Your analysis is a reasonable way to estimate the impact of enrollment loss. A few notes/comments that I'd add:

- In the "Net Loss After 7% Holdback and Enrollment Transition Fund" calculation on slide 5, I think you might want to add in the expense reductions that PPSD can make or at least compare those to the Net Revenue loss to determine the impact to the district. Because PPSD can reduce some (but not all) expenses to address the enrollment decline, the net impact is less than just the revenue decline
- This analysis assumes that 500 seats are added all at once. My understanding is that the school would open with a few grades and then add a grade each year until full rollout. So in that case, you'd want to adjust the analysis so that some number (~100-200) of students are lost each year for several years
- The other note I'd offer is that the 50% expense reduction was an average determined by EY – in some cases it can be lower (or higher). For example, if PPSD loses student at 5<sup>th</sup> grade it can be much harder to reduce expenditures because we don't know from which schools/classes we are losing students, whereas it's easier to reduce when it happens at "break" grades (K, 6, and 9). I don't think this changes the analysis just notes some of the variation there may be.

**From:** Justin Roias <justinroiasward4@gmail.com>**Sent:** Friday, July 11, 2025 3:57 PM**To:** Scott, Zachary <Zachary.Scott@ppsd.org>**Cc:** presidentstephenspvd@gmail.com; Shelley Peterson <shelleyforprovidence@gmail.com>; Helen Anthony <hanthony5th@gmail.com>; Sue AnderBois <anderbois.ward3@gmail.com>; Montanez, Javier (Superintendent) <Javier.Montanez@ppsd.org>; Sutherland, Scott <Scott.Sutherland@ppsd.org>**Subject:** Re: Request for Fiscal Impact Information Related to Excel Academy Lease

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