Central Falls School Building Committee Minutes

September 2, 2026

934 Dexter Street, Central Falls, RI 02863

Rhode Island College - Workforce Hub- 2nd floor

Draft Meeting Minutes

Link to the meeting recording: link

Attendees: Stephanie Downey Toledo, Ann Lynch, Alberto DeBurgo, Matt Jerzyk (arrived at 10:04 am), Buddy Comet, Jim Vandermillen, Sarah Freidman, Mary Signer, Jordana Ruggeri

Absent: Hannah Rivers, Purnima Demorais, Rory Marty

1. Meeting Minutes:

- The meeting was called to order at 10:01 a.m.
- The committee reviewed the meeting minutes from August 5, 2026. A. Lynch made a motion to approve the minutes as presented, seconded by A. Deburgo

  No discussion.

  Abstentions: Buddy Comet, Jim Vandermillen, Sarah Freidman, Mary Signer, Jordana Ruggeri

  All in favor

2. School Building Committee Update:

- The School Committee has appointed Jordana Ruggeri to serve as its representative on the School Building Committee.

***3a. Owner's Project Manager and Ai3 Architects Update (*PPT)**

o Stage IV – High School Updates

o Construction Coordination

- Contractor and Design Team continue to work through the punch list and complete identified tasks.
  1. (10) Items Requiring Work – .03%
  2. (2,750) Items are Closed – 99.7%

o Minority Business Enterprise (MBE) & Women Business Enterprise (WBE)

- Total projected participation to date:

  $16,369,606 = +/- 15.04%
  $108,858,006.75 (total less site acquisition, FEI, FOI)

o Budget

- Reconciliation and project closeout of the High School budget is progressing with all remaining project invoices to be submitted in September 2026.

DRAFT TOTAL PROJECT BUDGET - STAGE IV HIGH SCHOOL BUDGET
CENTRAL FALLS SCHOOL DISTRICT
09.02.26

DESCRIPTION	PREVIOUSLY ADJUSTED BUDGET	AUGUST 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS							
Construction Cost	$ 90,254,616		$ 90,254,616		$ 89,572,740	$ 681,877	99%
FEI Boost - Theatrical Equipment	$ 1,360,190		$ 1,360,190	*OCO 08*	$ 1,360,190	$ -	100%
FOI - Outdoor Furniture	$ 391,535		$ 391,535	*OCO 22, 25*	$ 115,362	$ 276,173	29%
						$ -	
Owner Construction Contingency	$ 1,116,663.74		$ 1,116,663.74		$ -	$ 1,116,664	
HARD COSTS SUBTOTAL (with Contingency)	**$ 93,123,006**	**$ -**	**$ 93,123,006**		**$ 91,048,292**	**$ 2,074,714**	
II. SOFT COSTS							
Architectural & Engineering Fees							
Pre-Stage II (Stage I and Enabling Work)	$ 255,626		$ 255,626	Scoped	$ 255,644		100%
Stage I/II	$ 1,358,231		$ 1,358,231	Scoped	$ 1,358,230	$ 0	100%
Stage III/IV	$ 7,956,451		$ 7,956,451	Scoped	$ 7,954,649	$ 1,802	100%
A&E Fees Subtotal	**$ 9,570,308**	**$ -**	**$ 9,570,308**		**$ 9,568,523**	**$ 1,803**	**100%**
Owner's Project Management Fees							
Stage I/II	$ 50,000		$ 50,000	Scoped	$ 50,000	$ -	100%
Stage III/IV	$ 2,123,712		$ 2,123,712	Scoped	$ 2,123,712	$ -	100%
Additional Services/Extra Reimbursement	$ 19,195		$ 19,195	Allowance	$ 10,786	$ 8,409	56%
Owner's Project Management Fees Subtotal	**$ 2,192,907**	**$ -**	**$ 2,192,907**		**$ 2,184,498**	**$ 8,409**	**100%**
Other Owner and Project Soft Costs							
Reimbursable Expenses	$ 18,473		$ 18,473	Allowance	$ 18,473	$ (0)	100%
Environmental Work - Higginson + Lonsdale	$ 166,800		$ 166,800	Scoped Allowance - Sage	$ 163,463	$ 3,337	98%
Commissioning Agent	$ 178,040		$ 178,040	Scoped 1.26.23	$ 147,171	$ 30,869	83%
HAZMAT Abatement & Demolition Monitoring (incl in AE)	$ -		$ -	Incl in AE	$ -	$ -	
On-Site Geotechnical Services* (incl in AE)	$ -		$ -	Incl in AE	$ -	$ -	
Project Approvals	$ -		$ -	Allowance	$ -	$ -	
Third Party QC Testing and Special Inspections	$ 292,416		$ 292,416	Allowance	$ 292,416	$ (0)	100%
Utility Company Fees and Backcharges	$ -		$ -	Allowance	$ -	$ -	
Moving Costs and Move Management	$ 36,780		$ 36,780	Allowance	$ 36,780	$ 0	100%
Printing and Advertising	$ -		$ -	Allowance	$ -	$ -	
Bonding Costs & Related Legal Fees*	$ -		$ -	Costs Covered by Proceeds	$ -	$ -	
Builder's Risk Insurance (Allowance)*	$ -		$ -	Allowance	$ -	$ -	
Building Permit Fee / State Fees	$ 600		$ 600	Allowance	$ 600	$ -	100%
Other Project Administrative Costs & Legal Fees	$ 12,533		$ 12,533	Allowance	$ 12,533	$ 0	100%
Other Owner and Project Soft Costs Subtotal	**$ 705,642**	**$ -**	**$ 705,642**		**$ 671,436**	**$ 34,206**	**95%**
Project Contingencies							
Owner Contingency (Soft Costs)	$ (0)		$ (0)		$ -	$ (0)	0%
Project Contingencies	**$ (0)**	**$ -**	**$ (0)**		**$ -**	**$ (0)**	**0%**
SOFT COSTS SUBTOTAL	**$ 12,468,857**	**$ -**	**$ 12,468,857**		**$ 12,424,458**	**$ 44,417**	**97%**
III. OTHER COSTS							
Furniture, Fixtures & Equipment (Allowance)	$ 1,658,740		$ 1,658,740	Allowance @ $2,100/student	$ 1,635,209	$ 23,530	99%
Technology (Allowance)	$ 2,000,000		$ 2,000,000	Allowance @ $3,000/student	$ 1,903,218	$ 96,782	95%
Acquisition	$ 1,299,000		$ 1,299,000	Allowance	$ 1,299,000	$ -	100%
	$ -		$ -		$ -		
Site Remediation (carried in construction)	$ -		$ -	Allowance	$ -		
Demolition (carried in construction)	$ -		$ -		$ -		
Other Subtotal	**$ 4,957,740**	**$ -**	**$ 4,957,740**	**$ -**	**$ 4,837,427**	**$ 120,313**	**98%**
TOTAL PROJECT BUDGET	***$ 110,549,603***	***$ -***	***$ 110,549,603***		***$ 108,310,177***	***$ 2,239,443***	***98%***

CFSD High School - Projected Owner Construction Contingency Log

Values represent projected contingency usage. Actual balance subject to CF/CFSD ("Ownership") approval.

Aug-26

	Description	Value	
	Owner Contingency Value	$ 2,154,004.00	
	Fixed Potential Change Orders Approved by CF	$ 1,542,116.19	
	Potential Change Orders Under review	$ -	
	Pending Owner Requested Changes	$ -	
	Total Value of Potential Change Orders Submitted	$ 1,542,116.19	
	Projected Balance	**$611,887.81**	**28.41%**

CFSD - HIGH SCHOOL OWNER CONSTRUCTION CONTINGENCY LOG

Aug-26

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
Total Adjustment to Contingency			#REF!		
Construction Contingency		$ 1,116,664.74	#REF!	#REF!	

3b. Track and Field Replacement Project

o Track and Field

- Demolition of the existing track and field completed.
- Narragansett Improvement Company will mobilize after the retaining wall is completed.

o Retaining Wall

- Drilling and installation of piles completed. Wood lagging installation commenced and is ongoing.
- Wall concrete panels delivered to site and installation has commenced.
- Coordination between the abutter and City is ongoing.

o Budget-

DRAFT TOTAL PROJECT BUDGET - CFHS Phase II: T&F COMPLEX
CENTRAL FALLS SCHOOL DISTRICT
09.02.26

DESCRIPTION	PREVIOUSLY ADJUSTED BUDGET	AUGUST 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS							
Construction Cost							
Retaining Wall	$ 5,346,815		$ 5,346,815	***FINAL Brait Bro. CO***	$ 4,148,009	$ 1,198,806	78%
Retaining Wall Soil Removal Allowance	$ 430,000		$ 430,000		$ -	$ 430,000	0%
Track + Field	$ 7,695,000		$ 7,695,000	***FINAL NICO Contract***	$ 341,151	$ 7,353,849	4%
Owner Construction Contingency	$ 707,270		$ 707,270		$ -	$ 707,270	0%
HARD COSTS SUBTOTAL (with Contingency)	**$ 14,179,086**	**$ -**	**$ 14,179,086**		**$ 4,489,160**	**$ 9,689,926**	
II. SOFT COSTS							
Architectural & Engineering Fees							
Design Services	$ 651,466		$ 651,466		$ 528,229	$ 123,238	81%
A&E Fees Subtotal	**$ 651,466**	**$ -**	**$ 651,466**		**$ 528,229**	**$ 123,238**	**81%**
Owner's Project Management Fees							
Project Management Services	$ 240,000		$ 240,000		$ 167,773	$ 72,227	70%
Owner's Project Management Fees Subtotal	**$ 240,000**	**$ -**	**$ 240,000**		**$ 167,773**	**$ 72,227**	**70%**
Other Owner and Project Soft Costs							
Reimbursable Expenses							
Environmental Work - Higginson + Lonsdale	$ 100,000		$ 100,000	Allowance	$ 10,225	$ 89,776	10%
Commissioning Agent					$ -		
HAZMAT Abatement & Demolition Monitoring (incl in AE)					$ -		
On-Site Geotechnical Services* (incl in AE)					$ -		
Project Approvals					$ -		
Third Party QC Testing and Special Inspections	$ 150,000		$ 150,000	Allowance	$ 7,945	$ 142,055	5%
Utility Company Fees and Backcharges					$ -		
Moving Costs and Move Management					$ -		
Printing and Advertising					$ -		
Bonding Costs & Related Legal Fees*					$ -		
Builder's Risk Insurance (Allowance)*	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Building Permit Fee / State Fees	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Other Project Administrative Costs & Legal Fees							
Other Owner and Project Soft Costs Subtotal	**$ 285,000**	**$ -**	**$ 285,000**		**$ 18,170**	**$ 266,831**	**6%**
Project Contingencies							
Owner Contingency (Soft Costs)	$ 89,448		$ 89,448		$ -	$ 89,448	0%
Project Contingencies	**$ 89,448**	**$ -**	**$ 89,448**		**$ -**	**$ 89,448**	**0%**
SOFT COSTS SUBTOTAL	**$ 1,265,914**	**$ -**	**$ 1,265,914**		**$ 714,171**	**$ 551,743**	**56%**
III. OTHER COSTS							
Furniture, Fixtures & Equipment (Allowance)	$ 200,000		$ 200,000		$ -	$ 200,000	0%
Acquisition	$ 155,000		$ 155,000	*67 Brook St. property*	$ 155,000	$ -	100%
Site Remediation (carried in construction)							
Demolition (carried in construction)							
Other Subtotal	**$ 355,000**	**$ -**	**$ 355,000**		**$ 155,000**	**$ 200,000**	**44%**
TOTAL PROJECT BUDGET	***$ 15,800,000***	***$ -***	***$ 15,800,000***	***$ -***	***$ 5,358,331***	***$ 10,441,669***	***34%***

CFSD Retaining Wall & Track and Field - Projected Owner Construction Contingency Log

Values represent projected contingency usage. Actual balance subject to CF/CFSD ("Ownership") approval.

Aug-26			
	Description	**Value**	
	Owner Contingency Value	$ 707,270.00	
	Fixed Potential Change Orders Approved by CF	$ -	
	Potential Change Orders Under review	$ (294,070.15)	
	Total Value of Potential Change Orders Submitted	$ (294,070.15)	
	Projected Balance	**$1,001,340.15**	**141.58%**

CFSD TRACK + FIELD REPLACEMENT PROJECT - OWNER CONTINGENCY (SOFT COSTS) LOG					
Aug-26					
Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
				$ -	
				$ -	
				$ -	
Total Adjustment to Contingency			$ -	$ -	
Owner's Contingency		$ 89,448.00	$ -	$ 89,448.00	

3c. Stage III - Dual Language Pre-Kindergarten – 8th Grade

- **Ai3 -**
  - Ai3 Presentation link

- **RIDE – SBA Coordination**
  - RIDE Stage III 60% Construction Documents Submission
    - Team developing response to comments issued by RIDE on August 11, 2026.

- **Design Coordination**
  - Wall graphic design development is ongoing with CFSD and City feedback.
  - Exterior monumental signage approved by CFSD and City.

- **Construction Coordination:**
  - *Demolition & Abatement*
    - Abatement of High School is expected to be completed in early September, with demolition to follow immediately after.
      - Still have security detail
  - *Dual Language*
    - Bids received August 12, 2026; please refer to recommendation memo.

- **Project Budget** (see next page)

DRAFT TOTAL PROJECT BUDGET : DUAL LANGUAGE PK - 8

90% Construction Documents

CENTRAL FALLS SCHOOL DISTRICT

Central Falls, RI

9.02.26

DESCRIPTION	STAGE III: 90% CDS	AUGUST 2026 ADJUSTMENTS	CURRENT BUDGET	COMMENT	PAID TO DATE	BALANCE TO FINISH	% COMPLETE
I. HARD COSTS							
Construction Cost	$ 45,190,893		$ 45,190,893	*90% CD Estimate*		$ 45,190,893	0%
VALUE ENGINEERING							
ALTERNATES	$ 245,595		$ 245,595	*Add alternates to be determined at Bid.*		$ 245,595	0%
SUBTOTAL w VE/ALTS	$ 45,436,488		$ 45,436,488			$ 45,436,488	0%
Owner Construction Contingency	$ 1,363,095		$ 1,363,095	3.0% Contingency		$ 1,363,095	0%
HARD COSTS SUBTOTAL (with Contingency)	**$ 46,799,583**	**$ -**	**$ 46,799,583**	**$ -**	**$ -**	**$ 92,236,071**	**0%**
II. SOFT COSTS							
Architectural & Engineering Fees							
Pre-Stage II (Stage I and Enabling Work)							
Pre Stage I					$ 170,400		
Stage I/II	$ 842,804		$ 842,803.76	Scoped	$ 842,804	$ -	100%
Stage III/IV	$ 5,468,992		$ 5,468,992.00	Scoped	$ 4,546,807	$ 922,185	83%
A&E Fees Subtotal	**$ 6,311,796**	**$ -**	**$ 6,311,796**		**$ 5,560,011**	**$ 922,185**	**88%**
Owner's Project Management Fees							
Stage I/II					$ 50,000	$ (50,000)	
Stage III/IV	$ 1,400,400		$ 1,400,400	Scoped	$ 359,500	$ 1,040,900	26%
Additional Services/Extra Reimbursement	$ 15,000		$ 15,000	Allowance	$ 5,000	$ 10,000	33%
Owner's Project Management Fees Subtotal	**$ 1,415,400**	**$ -**	**$ 1,415,400**	**$ -**	**$ 414,500**	**$ 1,050,900**	**29%**
Other Owner and Project Soft Costs							
Reimbursable Expenses	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Environmental	$ -			Incl in AE	$ -	$ -	
Commissioning Agent	$ 85,000		$ 85,000	Scoped 1.26.23	$ 29,012	$ 55,988	34%
HAZMAT Abatement & Demolition Monitoring (incl in AE)	$ 50,000		$ 50,000	Allowance	$ 15,952	$ 34,048	32%
On-Site Geotechnical Services* (incl in AE)	$ -			Incl in AE	$ -	$ -	
Project Approvals	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Third Party QC Testing and Special Inspections	$ 250,000		$ 250,000	Allowance	$ -	$ 250,000	0%
Utility Company Fees and Back charges	$ 75,000		$ 75,000	Allowance	$ -	$ 75,000	0%
Moving Costs and Move Management	$ 75,000		$ 75,000	Allowance	$ -	$ 75,000	0%
Printing and Advertising	$ 5,000		$ 5,000	Allowance	$ -	$ 5,000	0%
Bonding Costs & Related Legal Fees*	$ -			Assumes Costs Covered by Proceeds	$ -	$ -	
Builder's Risk Insurance (Allowance)*	$ 150,000		$ 150,000	Allowance	$ -	$ 150,000	0%
Building Permit Fee / State Fees	$ 25,000		$ 25,000	Allowance	$ -	$ 25,000	0%
Other Project Administrative Costs & Legal Fees	$ 10,000		$ 10,000	Allowance	$ -	$ 10,000	0%
Other Owner and Project Soft Costs Subtotal	**$ 760,000**	**$ -**	**$ 760,000**	**$ -**	**$ 44,964**	**$ 715,036**	**6%**
Project Contingencies							
Owner Contingency (Soft Costs)	$ 240,453		$ 240,453	3% Contingency	$ -	$ 240,453	0%
Project Contingencies	**$ 240,453**	**$ -**	**$ 240,453**		**$ -**	**$ 240,453**	
SOFT COSTS SUBTOTAL	**$ 8,727,649**	**$ -**	**$ 8,727,649**		**$ 6,019,475**	**$ 2,928,574**	
III. OTHER COSTS							
Furniture, Fixtures & Equipment (Allowance)	$ 938,700.00		$ 938,700.00	*Allowance @ $2,100/student*		$ 938,700	0%
Technology (Allowance)	$ 1,341,000		$ 1,341,000.00	*Allowance @ $3,000/student*		$ 1,341,000	0%
Acquisition							
Building Demolition/Abatement	$ 3,422,374	$ 32,709	$ 3,455,082.72	*S&R Bid Received 4.27.26*	$ 1,748,767	$ 1,706,316	51%
Building Demolition/Abatement Contingency	$ 494,180	$ (32,709)	$ 461,471.28		$ -	$ 461,471	
Other Subtotal	**$ 6,196,254**	**$ -**	**$ 6,196,254**	**$ -**	**$ 1,748,767**	**$ 4,447,487**	**28%**
TOTAL PROJECT BUDGET	***$ 61,723,486***	***$ -***	***$ 61,723,486***	*Excludes FOI Award Items - Generator, Outdoor Equipment*	***$ 7,768,242***	***$ 99,612,132***	**13%**

CFSD DUAL LANGUAGE - DEMO/ABATEMENT CONTINGENCY TRACKER

Aug-26

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
CO 2	August Security Detail	$ 3,422,374.04	$ 32,708.72	$ 3,455,082.76	*To be reconciled*
Total Adjustment to Contingency			$ 32,708.72		
Remaining Soft Cost Contingency		$ 494,179.96	$ (32,708.72)	$ 461,471.24	

CFSD DUAL LANGUAGE - Additional Services

Stage III

Cost Code	Description	Contract Value	Adjustment	New Contract Value	Notes
				$ -	
Total Adjustment to Contingency			$ -		
Remaining Soft Cost Contingency		$ 240,028.48	$ -	$ 240,028.48	

3d. Facilities Opportunity Initiative FY26

o Application Status

- DL – Continued review of total project budget against included and additional scope (above approved project budget).

3e. Financial

o Change Orders/Amendments

▪ S&R Construction

• OCO – 02: **$32,708.72**

o Invoices

▪ Bond Series 2025 Requisition #4 **$3,318,571.79**

Brait, S&R Construction, Peregrine, Ai3, Stephen Turner, Prime Consulting

4. Review and Vote on Recommendation to award a contract for Bid# 2026-006: Raices Dual Language Pk-8 School Construction Bid *(Vote)*

A Lynch made a motion to recommend the award of the City of Central Falls, RFP 2026- 006- Dual Language Pk-8 School to Bacon Construction Co., Inc., the lowest qualified bidder for a base bid value of $43,899,700 and alternates up to but not exceeding $2,489,579 to the Central Falls Purchasing Board. M. Jerzyk seconded the motion

Discussion- M. Jerzyk explained the bid was under budget, which allowed us to add alternates back into the project, not to exceed the total value of the approved bond.

All In Favor

5. Project Updates On:

a. Apprenticeships: N/A

b. Minority/Women Business Enterprise:

$16,369,606 = +/- 15.04%

$108,858,006.75 (total less site acquisition, FEI, FOI)

6. School Building Committee Revolving Fund (Potential Vote)

a. 26/27 Revolving Fund Subcommittee Update:

No Updates

7. Public Comment

No Public Comment

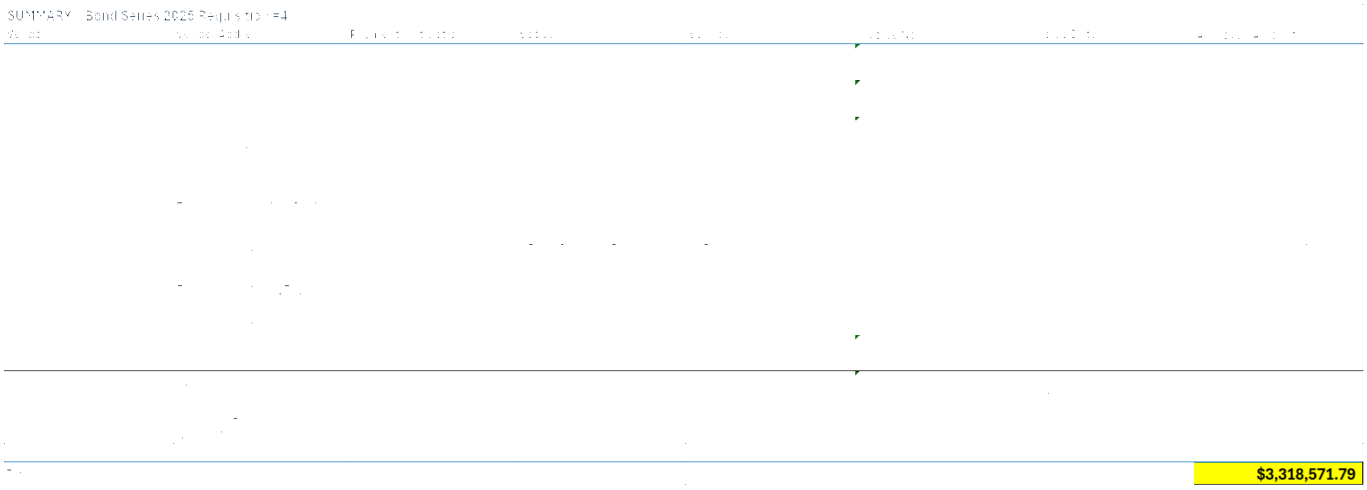
8. Vote on the following items:

The following invoices were presented for payment:

a. Payments of outstanding bills.

i. Bond Series 2025 Requisition #4 **$ 3,318,571.79**

Invoices From:



S,. Friedman made a motion to approve the **School Bond Series 2025 #4** for **$ 3,318,571.79.** B Comet seconded the motion.

No Discussion

All In Favor

9. Motion to Adjourn

The motion to Adjourn at 10:37 am was made by B. Comet and seconded by S. Freidman

The next SBC meeting is on October 7, 2026.