

CITY OF EAST PROVIDENCE
DOCKET-REGULAR COUNCIL MEETING

TUESDAY, DECEMBER 5, 2023

CALL TO ORDER: 6:30 P.M.

145 TAUNTON AVENUE-CITY COUNCIL CHAMBERS

EAST PROVIDENCE, RHODE ISLAND

EXECUTIVE SESSION: CONFERENCE ROOM A

OPEN SESSION WILL IMMEDIATELY FOLLOW EXECUTIVE SESSION

Notice: The meeting will also be viewable live at:

<https://www.youtube.com/channel/UC0YEW6s1RpjcKR47VMil1LA>

City Council:

Council President, Bob Rodericks – At Large

Council Vice-President: Frank Rego – Ward 1

Councilwoman Anna Sousa - Ward 2

Councilman Frank Fogarty - Ward 3

Councilman Rick Lawson - Ward 4

City Solicitor, Michael J. Marcello

City Clerk, Jill Seppa

I. CALL TO ORDER

Roll Call

Fogarty _____ Lawson _____ Rego _____ Sousa _____ Rodericks _____

II. SALUTE TO THE FLAG

III. EXECUTIVE SESSION

The City Council of East Providence may meet in Executive Session, pursuant to RIGL §42-46-5 (a)(2)

A. New Claims

1. Linda & Joel Eissenberg

2. John & Nancy Mulligan

3. Lexine Stearns

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

IV. RECONVENE TO OPEN SESSION

Fogarty_____ Lawson_____ Rego_____ Sousa _____ Rodericks_____

V. MOTION TO SEAL EXECUTIVE SESSION MINUTES

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

IV. PROCLAMATIONS & PRESENTATIONS - none

V. CONSENT CALENDAR - For discussion and possible vote

A. COUNCIL JOURNALS

1. November 9, 2023 – regular meeting minutes
2. November 14, 2023- regular meeting minutes

B. TAX ABATEMENTS

Year	Amount
2023	23,064.48
TOTAL	23,064.48

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

VI. LICENSES - For discussion and possible vote

A. NON-PUBLIC HEARING

1. Sundays & Holidays
 Applicant: Monique Oliveira
 Business: Union Square Bistro
 Address: 332 Bullocks Point Avenue

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

B. PUBLIC HEARING -none

VII. COMMUNICATIONS – none

Any person who submits a communication to the Council and wishes to speak on it must indicate this in writing no later than 4:00 p.m. the Thursday prior to the next regularly scheduled Council meeting. A person who lists more than one topic on their communication will be allowed to speak on the first one listed.

VIII. PUBLIC COMMENT

All persons wishing to make public comment shall sign a public comment sheet stating their name, address and the subject of their comments. Each speaker will be limited to three (3) minutes. The order of speakers will be on a first come, first serve basis and the maximum time for public comment shall be limited to thirty (30) minutes per meeting.

IX. APPOINTMENTS –

1. Appointment of William McMahon to the City Council Veteran Advisory Committee- *Sponsor; Councilman Lawson*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

X. COUNCIL MEMBERS

1. Council vote on requesting a resolution for funding and implementing a full time fourth rescue – *discuss and vote – Council Vice President Rego*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

2. Discussion with administration on next steps for the following ARPA funded projects- *discuss- Councilman Lawson, Council President Rodericks*
 - a. Clam Shack at Crescent Park

- b. Oldham School - business incubator
 - c. Riverside Splash Pad
 - d. Infrastructure needs
 - e. Placemaking initiatives
3. Discussion with administration on status of Kent Heights playground project to include funding, final design, and where the project currently stands- *discuss- Councilman Lawson, Council President Rodericks*
 4. Discussion of process for engineering study for a plan for East Providence infrastructure needs- *discuss-Council Vice President Rego*
 5. Creating a building committee for the proposed Community Recreation Center, membership and charge of committee- *discuss and vote- Councilman Lawson & Council President Rodericks*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

6. Discussion on hiring independent legal service for support with proposed zoning changes and audit – *discuss and vote – Councilwoman Sousa*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

XI. PUBLIC HEARINGS – Ordinance for first and final passage and second passage - For discussion and possible vote

1. An ordinance of the Council of East Providence repealing ordinance Chapter 900 and reallocating and reappropriating up to \$3,000,000 toward a community recreation center.

Sponsors: Council President Rodericks, Council Vice President Rego, Councilwoman Sousa, Councilman Lawson, Councilman Fogarty

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

2. An ordinance in amendment of Chapter 18 of the revised ordinances of the City of East Providence, Rhode Island, 1998, as amended, entitled “Vehicles and Traffic”

Summary: Section 18-307, No Parking, Warren Avenue (north side) from Purchase Street East 60 feet

Sponsor: Councilwoman Sousa

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

3. An ordinance of the Council of the City of East Providence repealing ordinance chapter 897 and reallocating and reappropriating up to \$447,870 for the Potter Street and Burgess Street parking lots.

Sponsor: Councilwoman Sousa

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

XII. CONTINUED BUSINESS –

1. Discussion and overview of required changes to the East Providence Zoning code as required by recent amendments to state law.
 - a. Receive report from planning of delineation of changes required by law
 - b. Discuss comprehensive changes
 - c. Receive update and recommendations from Planning Board as a result of their December 4, 2023 meeting as required by law.
2. Report of totals of what each city department had remaining in their account end of year FY23 and was turned over to the general fund – *receive report- Vice President Rego and Councilman Lawson*
3. Council requests updated report from October 3, 2023 “Detailed ARPA allocation, spending, and existing purchase orders from inception to date broken down by program and line item” to include dates of ARPA expenditures– *receive report and discussion - Council Vice President Rego*
4. Rumford Motor Inn 400 Newport Avenue, update on show cause hearing- *discuss- Council Vice President Rego, Council President Rodericks*

XIII. NEW BUSINESS

A. MAYOR COMMUNICATIONS - Mayor Communications

1. Appointment requiring Council Approval: Jonathan Jacobs; Zoning Board of Review

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

B. REPORTS OF OTHER CITY OFFICIALS

1. Claims Committee

C. REPORT OF SCHOOL COMMITTEE LIAISON

D. INTRODUCTION OF ORDINANCES - For discussion and possible vote

1. An ordinance of the council of the City of East Providence amending ordinance Chapter 894 appropriating up to \$50,000 for a citywide utility art box project

Sponsor: Councilwoman Sousa

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

E. RESOLUTIONS - For discussion and possible vote

2. Resolution Authorizing the Mayor to Purchase Salt Applicators, Ice Master with Gas Pump and Application Tank to be Added to the Department of Public Works Highway Division Trucks – *Sponsor- Council President*

Rodericks

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

3. Resolution Authorizing the Mayor to Enter Into a Change Order for Additional Material Required for the Pole Lights at the Riverside Middle School – *Sponsor: Council President Rodericks, Councilman Lawson*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		

Rodericks		
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4. Resolution Allocating Funds to Replace the Fence on City Property Abutting Glenlyon Field – *Sponsor: Council Vice President Rego*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

5. Resolution Requesting that the Coastal Resources Management Council (CRMC) Require an Archaeological Survey of the Metacomet Site at 500 Veterans Memorial Parkway as Part of Their Review and Approval Process
Sponsor: Council Vice President Rego

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

6. Resolution Authorizing the Mayor to Execute a Proposal for Architectural and Engineering Services for the Proposed East Providence Community Center –
Sponsor: Council President Rodericks

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

XIV. ADJOURNMENT

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

If communication assistance is needed or any other accommodation to ensure equal participation, please contact the City Clerk's Office at 401.435.7596 at least 48 hours prior to the meeting date.

CONSENT CALENDAR

MEMORANDUM

TO: HONORABLE CITY COUNCIL

FROM: ASSESSOR

DATE: November 28, 2023

SUBJECT: Cancellation/ Abatements

YEAR		AMOUNT
2023		\$23,064.48
TOTAL		<u>\$23,064.48</u>

ORDINANCES-SECOND

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

CHAPTER 911

AN ORDINANCE OF THE COUNCIL OF THE CITY OF EAST PROVIDENCE
REPEALING ORDINANCE CHAPTER 900 AND REALLOCATING AND
REAPPROPRIATING UP TO \$3,000,000 TOWARD
A COMMUNITY RECREATION CENTER

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. The City Council hereby repeals ordinance Chapter 900 adopted on August 29, 2023 which appropriated up to \$5,000,000 from Federal ARPA funds for needed improvements to the infrastructure of sewers and drains citywide.

SECTION II. The City Council hereby reallocates and reappropriates up to \$3,000,000 to be funded from Federal ARPA funds toward a Community Recreation Center.

SECTION III. The remaining balance of \$2,000,000 of ARPA funds will be used toward improvements to the infrastructure of water, sewer and roads as acceptable use of the funds.

SECTION IV. This ordinance shall take effect upon its second passage and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Given first passage _____ and referred to _____ at 6:30 p.m. for a hearing and consideration of final passage and adopted _____.

Attest:

City Clerk of the City of East Providence, Rhode Island

Introduced by: Councilman Lawson

IN CITY
COUNCIL

FINAL READING
READ AND PASSED

PRESIDENT

CLERK

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

CHAPTER 913

AN ORDINANCE IN AMENDMENT OF CHAPTER 18 OF THE
REVISED ORDINANCES OF THE CITY OF EAST PROVIDENCE,
RHODE ISLAND, 1998, AS AMENDED, ENTITLED
"VEHICLES AND TRAFFIC"

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Section 18-307 entitled "Parking prohibited at all times" of Article X entitled "Stopping, Standing and Parking" of Chapter 18 of the Revised Ordinances of the City of East Providence, Rhode Island, 1998, as amended, entitled "Vehicles and Traffic" is amended by adding thereto the following:

Warren Avenue (north side) from Purchase Street East 60 feet

SECTION II. This ordinance shall take effect upon its second passage and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Given first passage _____ and referred to _____ at 6:30 p.m. for a hearing and consideration of final passage; and adopted _____ .

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Councilwoman Sousa

**IN CITY
COUNCIL**

FINAL READING
READ AND PASSED

PRESIDENT

CLERK

STATE OF RHODE ISLAND

CITY OF EAST PROVIDENCE

CHAPTER 912

AN ORDINANCE OF THE COUNCIL OF THE CITY OF EAST PROVIDENCE
REPEALING ORDINANCE CHAPTER 897 AND REALLOCATING AND
REAPPROPRIATING UP TO \$447,870 FOR THE POTTER STREET
AND BURGESS STREET PARKING LOTS

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. The City Council hereby repeals ordinance Chapter 897 adopted on August 29, 2023 which appropriated up to \$550,000 from Federal ARPA funds to replace the walking track at Pierce Field Football Stadium.

SECTION II. The City has received a Municipal Infrastructure Grant (MIG) in the amount of \$200,000 through the Rhode Island Infrastructure Bank toward the construction of public parking lots at Potter Street and Warren Avenue and Burgess Street and Warren Avenue.

SECTION III. The City Council hereby reallocates and reappropriates \$447,870 to be funded from Federal ARPA funds for the Potter Street and Burgess Street Parking Lots. These parking lots will aide and assist the growing businesses and surrounding community.

SECTION IV. The remaining balance of \$102,130 of ARPA funds will be used toward the repairs to the walking track at Pierce Field Football Stadium.

SECTION V. This ordinance shall take effect upon its second passage and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Given first passage _____ and referred to _____ at 6:30 p.m. for a hearing and consideration of final passage and adopted _____.

Attest:

City Clerk of the City of East Providence, Rhode Island

Introduced by: Councilwoman Sousa

IN CITY
COUNCIL

FINAL READING
READ AND PASSED

PRESIDENT

CLERK

MAYORS ITEMS



City of East Providence
Office of the Mayor
Roberto L. DaSilva
Mayor

November 28, 2023

Bob Rodericks
Council President
East Providence City Council
145 Taunton Ave.
East Providence, RI 02914

Dear Council President Rodericks:

I hereby nominate for appointment *Jonathan Jacobs* to the *Zoning Board of Review* pursuant to Article III Sec. 2-37 of the Charter of the City of East Providence. This appointment is nominated by the mayor and subject to approval by the City Council. The term of each seat is five (5) years.

Pursuant to Article II, Division 2 Sec. 19-36

Term: (05/17/22 – 05/16/2027)

On this day, *Tuesday, Nov. 28, 2023*

Sincerely,

Roberto L. DaSilva
Mayor

Jill Seppa
CC://City Clerk

ORDINANCES - INTRO

STATE OF RHODE ISLAND

CITY OF EAST PROVIDENCE

CHAPTER

AN ORDINANCE OF THE COUNCIL OF THE CITY OF EAST PROVIDENCE
AMENDING ORDINANCE CHAPTER 894 APPROPRIATING UP TO \$50,000 FOR
A CITYWIDE UTILITY BOX ART PROJECT

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. An appropriation not to exceed \$50,000 to be funded from Federal ARPA funds to be used for a Citywide Utility Box Art Project and other art projects to be managed by the East Providence Art Council.

SECTION II. This ordinance shall take effect upon its second passage and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Given first passage _____ and referred to _____ at 6:30 p.m. for a hearing and consideration of final passage and adopted _____.

Attest:

City Clerk of the City of East Providence, Rhode Island

Introduced by: Councilwoman Sousa

Note: Cross Reference Resolution No. 73

RESOLUTIONS

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO PURCHASE SALT APPLICATORS,
ICE MASTER WITH GAS PUMP AND APPLICATION TANK TO BE ADDED TO THE
DEPARTMENT OF PUBLIC WORKS HIGHWAY DIVISION TRUCKS**

WHEREAS, the East Providence Department of Public Works has requested to purchase salt applicators, ice master with gas pump and application tank to be added to the Highway Division trucks; and

WHEREAS, the cost of the salt applicators, ice master with gas pump and application tank will be \$65,538.00; and

WHEREAS, the purchase of the salt applicators, ice master with gas pump and application tank has been budgeted under the current Capital Budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to purchase salt applicators, ice master with gas pump and application tank in the amount of \$65,538.00.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council President Rodericks



City of East Providence

145 Taunton Avenue
East Providence, RI 02914

DATE: 11/22/2023

PO#: P24-0187

PURCHASE ORDER

R24-0170

VENDOR

OKEEFE LANDSCAPE&IRRIGATION DBA GRANITE
STATE DEICING SUPPLY
PO BOX 118, 24 WRIGHT AVE
MERRIMACK, NH 03054

SHIP PREPAID TO

60 Commercial Way
East Providence, RI 02914
USA

Purchase Terms and Conditions:

1. Show Purchase Order number on all invoices and packages.
2. All shipments are FOB point East Providence unless otherwise instructed.
3. Please see attached City of East Providence Standard Purchase Order Terms & Conditions.

Line#	Item Description	Special Instructions	Quantity	Unit Price	Total
1	Salt Applicators, Ice Master with gas pump, Application tank		1.00	65538	65538.00

NEED Resolution

TOTAL \$65,538.00

Li...	Amount	Object	Fund	Divisi...	Grant	Project
1	\$65,538.00	62407	31100	630	000	000

Special Instructions:

Salt Applicators, Ice Master with gas pump, Application tank

PURCHASE ORDER AUTHORIZATION

Kimberly A Brown

PROCUREMENT SPECIALIST

VENDOR COPY



Expense Request & Sole/Proprietary Source Justification Form

Good or Service: Grainite State De-Icing Suppl Proposed Vendor: GRANITESTATEDEICIN

Requesting Dept: Highway Total Req. Amt.: 65,538.00

Account Number to Charge: 62407

Monthly recurring charge: Yes No

Description of request and reason/justification of critical need:

Icing Systems to be added to the trucks - includes ice master with gas pump - installation - will help with snow storms

Explain why this is the only product/service that can meet the agency's needs:

The company being purchase from has the specific machines we are looking for.

Is this part of an integral system Yes No

Why is the offered price considered reasonable? What efforts have been made to negotiate the best price for this non-competitive purchase?

The company being purchase from has the specific machines we are looking for and gave us the best price for it.

Approved by:

Department Head

11/17/23

Date



Granite State De-Icing Supply

A Division Of O'Keefe Landscape & Irrigation, Inc.

24 Wright Ave
 Po. Box 118
 Merrimack, NH 03054
 1-833-635-8423

Quote

Date	Quote No.
11/6/2023	6642

Customer

East Providence Highway Dept

Ship Address

Contact Name: Chris Dicecco
 Contact Phone: 401-270-1062

Sales Rep: Shawn

Item	Description	Qty	Cost Each	Total
SourceWell	Sourcewell Pricing. This is the Camion Systems/Enduraplas Sourcewell Contract number 031423--EDP		0.00	0.00
IMT800GSC	Camion Systems T-Series 800 Gallon Ice Master with Gas Pump and Storm Commander GPS Rate Control and Baffle Balls	3	19,101.00	57,303.00T
IMS Install	Unit Installation: Includes tie-down straps or Body mounting brackets, wiring/controller installation and operation of the sprayer to ensure proper operation and rates. ** Optional Add on Equipment **	3	850.00	2,550.00T
GroundTemp	Storm Commander Ground Temp Sensor	3	865.00	2,595.00T
DashCam	Storm Commander Dash Cam	3	495.00	1,485.00T
IMMBF02	35" Folding Boom Mounts (T-Series) Tax Exempt	3	535.00 0.00%	1,605.00T 0.00

All Pricing Are For Picked Up. Delivery and or Installation Will Be An Additional Fee Unless Otherwise Detailed.
 Credit Card Payments Are Excepted. A 3.5% Processing Fee Will Be Charged On All Credit Card Transactions.
 Thank you for your interest in our deicing equipment. Feel free to contact us with any questions.

The Future of Deicing... Today

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
CHANGE ORDER FOR ADDITIONAL MATERIAL REQUIRED
FOR THE POLE LIGHTS AT THE RIVERSIDE MIDDLE SCHOOL**

WHEREAS, the City entered into a contract with Yard Works, Inc. for the construction of a Multi-Use Athletic Field and associated parking lot located to the south of the Riverside Middle School; and

WHEREAS, additional material will be required to stabilize the soil, including steel caissons for each pole to assure the foundation is adequate to support the lights in these soils; and

WHEREAS, the total cost of the change order is \$39,600; and

WHEREAS, the cost of the additional material will be funded using ARPA funds; and

WHEREAS, the City would like to enter into a change order with Yard Works, Inc. for the additional material required for the pole lights in the amount of \$39,600.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to enter into a change order with Yard Works, Inc. for the additional material required for the pole lights at the Riverside Middle School in the amount of \$39,600.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council President Rodericks, Councilman Lawson



Estimate

Date	Estimate #
11/3/2023	71709C

Name / Address
CITY OF EAST PROVIDENCE ENGINEERING DEPT. 145 TAUNTON AVE E. PROVIDENCE, RI 02914-1300

Project
Riverside Middle School Field & Parking 179 Forbes Street Riverside, RI.2915

Customer Phone	Alt. Phone	Rep
401-435-7500		CHRIS

Description	Qty	U/M	Rate	Total
Riverside Middle School Lighting Extras				
INSTALL 40' OF 36" X20' ABS PIPE TO TRY AND SET POLE BASES , SAND SLURRY WAS THE PROBLEM, THIS WAS TRIED TO AVOID BUYING CAISSON	1		4,800.00	4,800.00
INSTALL STEEL CAISSONS, 15' LONG NEEDED FOR LIGHT POLES	4	LS	8,700.00	34,800.00
Subtotal				\$39,600.00
Sales Tax (0.0%)				\$0.00
Total				\$39,600.00

1309 Warwick Avenue
Warwick, Rhode Island 02888
tel 401.463.9133 fax 401.463.3104
www.yardworksinc.com
GC-5857 MI-78

Prices valid for 90 days from above date

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
PROPOSAL FOR ARCHITECTURAL AND ENGINEERING SERVICES
FOR THE PROPOSED EAST PROVIDENCE COMMUNITY CENTER**

WHEREAS, William Starck Architects, Inc. has submitted a proposal for architectural and engineering services for the proposed East Providence Community Center; and

WHEREAS, Starck Architects, in collaboration with the City's Owner's Project Manager, Peregrine Group LLC, have conceptually revised the work completed during the previous schematic design for the Center and submit the attached scope of work/fee proposal in the amount of \$986,780 (with a potential addition of \$38,780 for the schematic design for an aquatic center) for the design development, construction document, bidding and construction contract administration phases of work for the revised conceptual layout; and

WHEREAS, upon acceptance, the Mayor is authorized to execute a standard AIA Owner and Architect Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to enter into a proposal with William Starck Architects, Inc. in the amount of \$986,780 (with a potential addition of \$38,780 for the schematic design for an aquatic center) for Architectural and Engineering Services for the proposed East Providence Community Center.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council President Rodericks



STARCK
ARCHITECTS

126 Cove Street
Fall River, MA 02720

1 Richmond Square
Suite 120C
Providence, RI 02906

508.679.5733
401.709.7799

May 1, 2023
Revised: October 30, 2023
Revised: November 28, 2023

Mayor Robert DaSilva
City of East Providence
145 Taunton Ave
East Providence, RI 02914

Re: **Proposed East Providence Community Center**

Dear Honorable Mayor DaSilva (Client)

William Starck Architects, Inc., (herein referred to as Starck Architects) is pleased to submit this proposal for Architectural and Engineering Services for the proposed East Providence Community Center.

PROJECT DESCRIPTION:

Starck Architects, in collaboration with the City's Owner's Project Manager (Peregrine Group LLC), have conceptually revised the work completed during the previous schematic design for the proposed East Providence Community Center. As part of this revision process, Peregrine Group prepared an Order of Magnitude construction costs for the proposed project in the amount of approximately \$10 million, (not accounting for soft costs, cost escalation or furniture, fixtures, equipment & technology).

At your request, we respectfully submit this modified scope of work / fee proposal for the Schematic Design, Design Development, Construction Document, Bidding and Construction Contract Administration phases of work for the revised conceptual layout (see attached). This scope of work / fee proposal is based upon the revised conceptual layout which was presented to the East Providence City Council on September 18, 2023 and the drawings, renderings and documents previously presented to the Council on February 21, 2023.

Below is a summary of the revised programmatic spaces and their respective approximate sizes that were included as part of the conceptual revisions to the original building design:

• Full court Gym (basketball and futsal) and support space	+/- 10,327 gross sf
• Workforce Training/Learning Center	+/- 2,768 gross sf
• <u>Circulation and support spaces</u>	+/- 1,264 gross sf
Total Building Area	+/- 14,349 gross sf

ASSUMPTIONS:

- Acceptance of this proposal affirms acceptance of Conceptual Design work previously completed by Starck Architects under separate Agreement. Accept as otherwise noted in this proposal, said work is to be the basis of the work to be completed as part of this proposal.
- This project will be designed as a single project with a single construction phase. The construction documents will reflect the final installed condition only (i.e. phasing will not be indicated on the documents).
- The City has engaged the services of the Peregrine Group to serve as the Owner's Project Manager (OPM). For reference purposes, the scope of the OPM services were noted within the City of East Providence RFQ EP22/23-14.



- The project delivery/procurement method will be the Construction Manager/General Contractor Method (CMGC). The City will engage the services of the CMGC who will work cooperatively with the City of East Providence, the OPM and Starck Architects. The services of the CMGC will be engaged in a timely manner to ensure the CMGC is ready to begin constructability and comparative cost studies no later than mid-March of 2024.
- The contract will be Lump-Sum. Any change to the scope of work will result in a corresponding change to the contract amount as negotiated in good faith by all parties.
- All programmatic elements that were included in the original design that are not listed above have been removed from the project scope.
- Client will provide manufacturer's cut sheet(s) and/or specification information for any fixtures or special equipment for use by WSA in the design of the project.
- Upon commencement, the project will proceed in a continuous manner. Extended interruptions to the design process caused by others which result in intermittent or sporadic services will be cause for submission of an additional services request.
- We assume primary utility systems servicing the site (i.e., gas, electrical, fire alarm, domestic water, and sewer) will be of adequate capacity.
- The project schedule is based on the following Draft Schedule prepared by the Peregrine Group, LLC:
 - Concept/Program Site Confirmation TBD
 - Design 10-12 months
 - Bidding/Permitting 2 months
 - Construction 14-16 months

SCOPE OF BASIC SERVICES:

The Basic Services consist of those described in this section and include usual and customary:

- Structural engineering services.
- Mechanical, electrical, plumbing and fire protection engineering services.
- Geotechnical engineering services.
- Civil engineering services
- Design of security, telephone/data, A/V and card access systems.
- Landscape architecture.
- Interior design.
- Cost estimating services (25%, 50% & 75%).

Services not set forth in this section are deemed to be Additional Services.

1. PROGRAMMING / CONCEPTUAL DESIGN PHASE: N/A

2. SCHEMATIC DESIGN PHASE:

- Using the previously prepared conceptual layouts prepared by Starck Architects, we will prepare schematic floor plans and elevations to reflect the revised program.
- Collection and preliminary review of pertinent project information, i.e., applicable codes, regulations, design criteria, Client-prepared program, etc.
- Prepare a cursory building code review.
- Provide a third party generated Cost Estimate at the completion of the Schematic Design Phase (Herein referred to as a 25% Cost Estimate).



3. DESIGN DEVELOPMENT PHASE:

- Upon approval of the Schematic Design Documents, prepare Design Development Documents that illustrate and describe the project, in sufficient detail, as determined by the Architect. The documents shall consist of drawings and other media including plans, sections, elevations and diagrammatic layouts of the building and its systems to fix and describe the size and character of the Project as to architectural, structural, mechanical, electrical, plumbing, fire protection and such other elements as may be appropriate.
- Review the Design Development Documents with you and the OPM and make any changes or modifications necessary; we have accounted for one (1) revision as part of this proposal.
- Bi-Weekly Owner/OPM/Design Team Coordination Meetings. For the purposes of preparing this proposal we have accounted for a total four (4) meetings.
- Provide a third party generated Cost Estimate at the completion of the Design Development Phase (Herein referred to as a 50% Cost Estimate).

4. CONSTRUCTION DOCUMENT PHASE:

- Upon approval of the Design Development Documents, Construction Documents illustrating and describing the approved Design will be prepared for use in obtaining construction bids and a building permit. The Construction Documents shall consist of Drawings and Specifications (book form), setting forth, in detail, the quality levels of materials and systems and other requirements for the construction of the Work.
- Review the Construction Documents with the OPM and make any changes or modifications necessary; we have accounted for one (1) revision as part of this proposal.
- Bi-Weekly Owner/OPM/Design Team Coordination Meetings. For the purposes of preparing this proposal, we have accounted for a total of three (3) meetings.
- Complete certification forms for building permit submission.
- Provide a third party generated Cost Estimate midway through the completion of the Construction Document Phase (herein referred to as a 75% Cost Estimate)

5. BIDDING PHASE:

- Attend up to two (2) public pre-bid meetings to review the project parameters, bidding expectations, etc. with General Contractor/Construction Manager at Risk (GC/CMaR) bidders.
- Provide electronic copies of the drawing to bidders for their use in bidding the project.
- Provide assistance/clarification of the Construction Documents during bidding.

6. CONSTRUCTION CONTRACT ADMINISTRATION PHASE:

- Visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the Work and determine, in general, if the Work observed is in accordance with the Contract Documents. For the purposes of this proposal, we have provided for a maximum of twenty (20) site visits as part of this proposal.
- Attend job meetings (on site or virtual) at intervals appropriate to the stage of construction to review progress and issues of construction. Job Meetings are



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to be held concurrently with Site Visits. For the purposes of this proposal, we have provided for a maximum of twenty (20) job meetings as part of this proposal.

- We will keep you reasonably informed as to the progress and quality of the Work completed and report known deviations from the Contract Documents and defects and deficiencies observed in the Work, if any.
- Review and certify the amounts due the Contractors and issue certificates for payment in such amounts.
- Review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples.
- Review and respond to requests for information about the Contract Documents.
- Preparation of a maximum of two (2) Punch Lists.

EXCLUSIONS:

Services not set forth above are specifically excluded from the scope of our services and will be billed based on the attached Rate Schedule. Starck Architects assumes no responsibility to perform any services not specifically listed above. Additional scope items will not be undertaken without written consent and/or authorization. These items include, but are not limited to:

- Attendance at Planning, Zoning, Historic District Commission, Conservation Commission, or any other special meetings/hearings. This includes the preparation of any documentation required for said meetings or any variance requests.
- Environmental Consulting (i.e. Hazardous Materials) services.
- Selection and/or specification of furnishings, fixtures, finishes and equipment.
- Services related to cost saving redesign (i.e. Value Engineering).
- Services related to energy modeling, LEED design and certification.
- Services related to the preparation of "as-built" drawings/Close out documents or as-built conditions of any existing systems.
- Preparation and/or review of turnover packages.
- Acoustical engineering services.
- Building Commissioning Services.

COMPENSATION:

REIMBURSABLE EXPENSES:

Reimbursable expenses (i.e. travel, printing, express mail, faxes, etc.) are out-of-pocket expenses incurred by the Architect and the Architect's consultants during the Project. Such expenses will be invoiced to the client at 1.1 times the actual cost to the Architect.

FIXED FEE BASIC SERVICES:

Payments for Basic Services during each phase shall be as follows:

1. Programming / Conceptual Phase		N/A
2. Schematic Design	(+/- 10%) \$	98,678
3. Design Development	(+/- 35%) \$	345,373
4. Construction Documents	(+/- 40%) \$	394,712
5. Bidding Assistance	(+/- 5%) \$	49,339
6. <u>Construction Contract Administration</u>	(+/- 10%) \$	<u>98,678</u>
Total Basic Services Fee		\$ 986,780



OPTIONAL AQUATIC CENTER SCHEMATIC DESIGN FIXED FEE SERVICES:

- Prepare schematic architectural and engineering narratives (inclusive of any diagrams deemed appropriate by the Architect/Engineer) outlining the requirements for a possible Phase 2 project that will entail the development of a +/- 8,600 sf aquatic center that will include a 6 lane National Federation of State High School (NFHS) accredited pool and associated support spaces. These schematic documents will clarify any required modifications/increases to the proposed mechanical, electrical, plumbing and fire protection systems for the building described in the Basic Services portion of this proposal. This schematic work will be performed simultaneously with the Basic Services Schematic Design phase work noted above.
- Preparation of a Site Plan locating the Phase 2 aquatic center addition and the base building described in the Basic Services portion of this proposal and other required site improvements.
- Provide a third party generated Phase 2 Schematic Design Cost Estimate (herein referred to as a Phase 2 Cost Estimate).

Total Optional Aquatic Center SD Study Fee **\$ 38,780**

Note: The above noted Optional Aquatic Center SD Study fee is limited to the services noted in the optional services description. At the conclusion of the Aquatic Center Schematic Design Study, should the City elect to proceed with the inclusion of an aquatic center, it is understood that the total basic services fee for the project will need to be re-negotiated.

HOURLY FEE BASIC SERVICES:

We propose to provide the following services on a Labor and Expense (Hourly) Basis:

- Attendance at Building Committee Meetings. This includes any time or materials needed for said meetings.
- Pre-Referendum and Pre-Construction Meetings with the Owner/OPM.
- Time associated with the relocation of existing materials, furniture, fixtures and equipment from existing Owner facilities to the new facility.
- Any time required for reconciliation between the OPM's review of any cost estimates and our independent cost estimator will be invoiced per our hourly rates.

ADDITIONAL SERVICES

Additional services are services provided by the Architect that are not included as part of Basic Services. Additional Services must be authorized by the Client prior to the performance of those services.

Additional Services pertaining to services provided by the Architect will be invoiced in accordance with the Architect's standard hourly rates. Additional Services pertaining to services provided by the Architect's Consultants will be invoiced at a rate of 1.1 times the amounts invoiced to the Architect. Hourly rates for services of the Architect and the Architect's consultants are included in this Proposal. The Architect reserves the right to adjust the rates in accordance with their normal salary review practices.

If the services covered by this Proposal have not been completed within 24 (twenty-four) months of the date of the Owner/Architect Contract, through no fault of the Architect, services of the Architect or its Consultants provided beyond that time shall automatically be compensated as Additional Services. The Architect shall notify the Client, in writing, at the time of implementation of this provision of the Proposal.



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HOURLY RATE SCHEDULE:

The following are the Architect's standard hourly rates:

<u>Architect</u>	
Principal	\$ 225.00/hour
Associate Principal	\$ 175.00/hour
Senior Associate	\$ 175.00/hour
Senior Project Manager	\$ 160.00/hour
Project Manager	\$ 150.00/hour
Project Architect	\$ 120.00/hour
Interior Designer	\$ 110.00/hour
Job Captain	\$ 100.00/hour
Architectural Designer	\$ 75.00/hour
Clerical/Admin	\$ 60.00/hour
<u>Structural Consultant</u>	
Principal	\$ 350.00/hour
Associate Principal	\$ 245.00/hour
Project Director	\$ 215.00/hour
Technical Director	\$ 215.00/hour
Project Manager	\$ 185.00/hour
Technical Manager	\$ 185.00/hour
Senior Engineer	\$ 175.00/hour
Senior Field Engineer	\$ 175.00/hour
Project Engineer	\$ 155.00/hour
<u>Mechanical/Electrical/Plumbing/Fire Protection Consultant</u>	
Principal	\$ 225.00/hour
Project Manager / Senior Engineer	\$ 175.00/hour
Engineer	\$ 125.00/hour
Designer	\$ 100.00/hour
Computer Tech	\$ 75.00/hour
Clerical	\$ 60.00/hour
<u>Code Consultant</u>	
Vice President	\$ 310.00/hour
Principal Fire Protection Engineer	\$ 210.00/hour
Sr. Fire Protection Engineer	\$ 190.00/hour
Fire Protection Engineer	\$ 175.00/hour
Consultant	\$ 145.00/hour
Associate	\$ 110.00/hour
<u>Civil Consultant</u>	
Engineer I	\$ 130.00/hour
Engineer II	\$ 155.00/hour
Project Engineer	\$ 175.00/hour
Senior Project Engineer	\$ 205.00/hour
Managing Engineer	\$ 225.00/hour
Principal / Officer	\$ 280.00/hour
Environmental Scientist / Planner	\$ 115.00/hour
Senior Environmental Scientist / Planner	\$ 130.00/hour
Managing Environmental Scientist / Planner	\$ 180.00/hour
Principal Scientist / Planner	\$ 185.00/hour
Senior Project Coordinator	\$ 150.00/hour
Senior Technical Consultant Advisor	\$ 225.00/hour
CADD Operator / Designer	\$ 100.00/hour
Senior CADD Operator / Designer	\$ 130.00/hour
Principal CADD Operator / Designer	\$ 160.00/hour
GIS Specialist	\$ 130.00/hour



Construction Observer	\$ 110.00/hour
Senior Construction Observer	\$ 130.00/hour
Principal Construction Observer	\$ 160.00/hour
Engineering Technician	\$ 90.00/hour
Senior Engineering Technician	\$ 105.00/hour
Clerical / Office Personnel	\$ 100.00/hour

CLOSING:

If acceptable, please sign and return a copy of this Proposal for our files. We will require a signed copy of this Proposal in order to schedule the work. We will prepare a standard AIA Owner and Architect agreement upon receiving a signed copy of this Proposal.

We sincerely appreciate the opportunity to work with you and we look forward to hearing from you soon.

Sincerely,

William Starck Architects, Inc.

David J. Andrade, R.A.
Vice President

City of East Providence, Rhode Island:

By: Honorable Mayor Robert DaSilva

Date:

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION ALLOCATING FUNDS TO REPLACE THE FENCE
ON CITY PROPERTY ABUTTING GLENLYON FIELD**

WHEREAS, sections of the existing fence along the neighboring property lines abutting Glenlyon Field are in need of replacement and repair; and

WHEREAS, as a matter of safety, security and upkeep, the City Council would like to allocate funds to replace the fence utilizing the Glenlyon Field account; and

WHEREAS, the Director of Public Works is authorized to accept the lowest responsible quote.

NOW, THEREFORE, BE IT RESOLVED: that the City Council of the City of East Providence hereby allocates funds to replace the fence on City property abutting Glenlyon Field with the following conditions:

1. A survey shall be conducted by the City to determine the property boundaries prior to the replacement of any fencing.
2. The fencing shall be located at the appropriate property line of the City.
3. The Law Department is authorized to enter into a written agreement with the subject abutting landowners related to the further upkeep, repair, or re-installation of any future fencing.

This Resolution shall take effect upon its passage.

Adopted by the City Council: _____

Attest:

City Clerk of the City of East Providence, RI

Introduced by: Council Vice President Rego

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION REQUESTING THAT THE COASTAL RESOURCES MANAGEMENT
COUNCIL (CRMC) REQUIRE AN ARCHAEOLOGICAL SURVEY OF THE
METACOMET SITE AT 500 VETERANS MEMORIAL PARKWAY AS PART OF
THEIR REVIEW AND APPROVAL PROCESS**

WHEREAS, the property at 500 Veterans Memorial Parkway, the site of the former Metacomet Golf Club, has been an iconic open space in the City of East Providence for over 100 years; and

WHEREAS, prior to its use as a golf course, the site was utilized as farmland for a generation or more; and

WHEREAS, prior to its use as farmland, there is a reasonable possibility that the Native American village at nearby Jones Pond extended into the Metacomet site; and

WHEREAS, a 1930 partial excavation of the Jones Pond site revealed a burial; and

WHEREAS, Marshall Properties, also known as Metacomet Properties, as part of its development of the site, has conducted earthwork construction on the 9-hole deed-restricted portion of the site, as well as limited excavation on the developable portion of the site, which the CRMC determined did not require an archeological survey; and

WHEREAS, Marshall Properties is in the process of, but has not formally submitted a comprehensive plan of development before the East Providence Waterfront Commission, which will demarcate areas of disturbance and development for roadways, parking lots, and structures; and

WHEREAS, CRMC regulations define "Historic and archaeological resources" means districts, sites, buildings, structures, objects, and landscapes included in or eligible for inclusion in the state and national registers of historic places, or areas designated as historically or archaeologically sensitive according to the predictive model developed by the Rhode Island Historical Preservation and Heritage Commission.

WHEREAS, CRMC rules and regulations state in part:

1. The Council's goal is to, where possible, preserve and protect significant historic and archaeological properties in the coastal zone.
2. Preservation of significant historic and archaeological properties is a high priority use of the coastal region. Activities which damage or destroy important properties shall be considered a low priority.

3. The Council shall require modification of, or shall prohibit proposed actions subject to its jurisdiction where it finds a reasonable probability of adverse impacts on properties listed in the National Register of Historic Places. Adverse impacts are those which can reasonably be expected to diminish or destroy those qualities of the property which make it eligible for the National Register of Historic Places. The Council shall solicit the recommendations of the RI Historical Preservation and Heritage Commission regarding impacts on such properties.

4. Prior to permitting actions subject to its jurisdiction on or adjacent to properties eligible for inclusion (but not actually listed in the National Register of Historic Places), and/or areas designated as historically or archaeologically sensitive by the RI Historical Preservation and Heritage Commission as the result of their predictive model, the Council shall solicit the recommendations of the Commission regarding possible adverse impacts on these properties.

The Council may, based on the Commission's recommendations and other evidence before it, including other priority uses of this Program, require modification of or may prohibit the proposed action where such adverse impacts are likely.

5. Structural shoreline protection facilities may be permitted in Type 1 Waters provided that the structure is necessary to protect a structure which is currently listed in the National Register of Historic Places.

WHEREAS, CRMC regulations allow the CRMC, based on the Commission's recommendations and other evidence before it . . . require modification of or may prohibit the proposed action where such adverse impacts are likely.

NOW, THEREFORE, BE IT RESOLVED: that the City Council of the City of East Providence calls upon the CRMC to require the developer/applicant Marshall (a/k/a Metacomet) Properties to conduct an archaeological survey performed by a qualified archaeologist at the applicant's expense, as part of its review process of any proposed development that falls within the jurisdiction of the CRMC, to ensure the protection of any ancient or historical sites which may exist on the property consistent with its obligation and duty to protect such sites as noted in the above referenced regulations.

This Resolution shall take effect upon its passage and the City Clerk is instructed to transmit a copy of it to the CRMC and the East Providence Waterfront Commission after its formal adoption by the City Council.

Adopted by the City Council: _____

Attest:

City Clerk of the City of East Providence, RI

Introduced by: Council Vice President Rego