

Pawtucket School Committee Work Session
Jenks/JMW Complex for the Performance and Visual Arts Media Center
350 Division Street, Pawtucket, Rhode Island 02860
Thursday, April 25, 2024 @ 5:00 PM
Minutes

Update: Tonight's scheduled public meeting will be conducted in-person, and can be viewed virtually using Zoom, a free tool for virtual meetings. Please find information on how to view below using a computer or telephone.

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- I. Open Call-Public Session
Meeting will come to order

The Chairman Mr. Charbonneau called the work session to order at 5:00 PM.

- a. Roll call

Ms. Bonollo-here; Ms. Carney arrived at 6:00 PM; Mr. Chellel-here; Ms. Dube-here; Ms. Fernandes-here; Ms. Grant-absent; Mr. Charbonneau-here

Also, in attendance was Mrs. Patricia Royal, Superintendent of Schools; Mrs. Lisa Benedetti-Ramzi, Assistant Superintendent of Schools; Dr. Lahna Tate, Chief of Assessment, Accountability and Research; Mrs. Krystal Lofton, Chief of Human Resources and Talent; Mr. Hersh Cristino, Chief Information and Innovation Officer; Mr. John Cote, Director of Facilities; Mr. William J. Conley, Jr., Legal Counsel and Colliers Project Leaders Team.

b. Pledge of Allegiance

The Chairman Mr. Charbonneau led the Pledge of Allegiance.

II. Public Participation

Comments from the public are invited at this time. Persons wishing to speak must sign in with the Committee Chair before speaking prior to the commencement of the meeting. The Committee is precluded from acting on items raised by Public Comment which are not already on the agenda. Public comment will be included in the minutes of the meeting.

No one requested to speak.

III. New Business Discussion/Action Items

Mr. Charbonneau commented bids went out for Architectural Services and we asked several members of the community to score them. They brought forward the top three (3) firms. It is the responsibility of the school committee to award that. There is a placeholder approval of Unified High School Architectural Firm if the school committee decides it wants to make an award and that's there as a placeholder. All of this will be done in public for full transparency.

- a. Unified High School Architectural Firm Interviews:
5:15 PM – 6:00 PM Ai3 Architects

Ms. Havrilla commented it's nice to see a lot of familiar faces as well. I will be your project lead for the Unified High School. As Chairman Charbonneau said we took the architectural process we received a total of five (5) firms and we're here tonight based on the scoring from the community.

The first firm is Ai3 Architects from Framingham, Massachusetts. It will be a 30-minute presentation and a 15-minute Q & A.

Mr. James Jordan commented I am a founding partner and will be responsible for the entire design process and will be heavily involved in the construction process.

Mr. Troy Randall commented I am a founding partner and will be assisting Jim side by side from beginning to end.

Ms. Kristen Kendall commented I will be the day to day contact and have fifteen (15) years design experience.

Ms. Julie Rivera commented I am a Senior Associate and will work with the overall team.

Mr. Chris Flynn commented I will be the Principal-in-Charge of landscape and the principal for design.

Mr. Jordan commented I want to thank the committee for presenting this project with you. We're passionate at designing education facilities and have a very talented design team. You clearly identified the Unified High School (UHS) as one of your top priorities and your thought of combining CTE in your UHS is an exciting project. Together we can transform the most comprehensive project in the country. The environment we create has a significant impact on the students.

Ai3 Representative commented we have learned so much from over 4,500 educators and over 230,000 students who have been educated by schools designed by Ai3. At Ai3 we have the in-house capacity to meet the specifications of your project, i.e. Central Falls High School and Watertown, MA. We appreciate Pawtucket wants to give its students the best opportunity. This is momentous for the City of Pawtucket and we are excited to provide this opportunity to the City of Pawtucket. We have the vision and are able to complete this project. This is in our wheelhouse and we will deliver to the City of Pawtucket. i.e. Durfee High School, Fall River, MA. The design was inspired by the City of Fall River. This created a unique cultured experience and rigorous academic

experience. Plymouth High School also includes CTE and the vice principal has this to say within two years participation placement more than doubled and the test scores in 3/5 range rose 85%. The arts are skyrocketing.

Mr. Flynn commented the East Providence Superintendent realized their Stage II didn't meet their needs and Ai3 joined for Stage III and kept that project on schedule for a successful project delivered on time. Central Falls also did not include what they needed and created a whole new Master Plan and created a new comprehensive high school and got the Stage II documents submitted in 13 months.

Ai3 Representative commented on the timeline. The demolition package for McCoy with an opening of school of Fall, 2028. Our experience with East Providence we used early bid packages which compressed and reduced the entire design process. We used this to identify and propose a UHS project. We are going to take five (5) early bid packages and were able to reduce the timeline by three (3) months. We expect to have this opened one (1) year earlier in 2027.

The first ninety days we identified important specific criteria working with you and Colliers and identify critical components and functional goals critical in laying down a project for success. We'll work with you to reach those goals. The history of Pawtucket should inspire the community and design of this project. We created unusual tools to visualize the actual design to give your thoughts to us. We need to immediately engage local and state authority. We'll take a collection of analytical data and make a list to identify enrollment schedule and things like that.

There was a 13% reduction in square footage in East Providence and Central Falls resulting in overall cost savings of the project. We collaborate together results of this approach resulting in minimal change orders over the course of the project. We are here to build a partnership with you and engage all stakeholders to develop roadways to achieve that success.

We'll have open public forums that will happen organically. We will visit with the community stakeholders to make the project a success. We need to have experience rebranding new colors and a mascot as we did in Framingham.

As Jim mentioned we are excited to partner with you. Durfee High School has a fully operating café. We worked collaboratively with the teachers and students integrating the neighborhood.

Small learning collaborative zones. The most successful schools include CTE programs. Small adaptive spaces allow and create diversity and outdoor learning immersive spaces.

Health and school environment improve student and teachers' well-being and can have a positive impact on all for a positive education.

We will collaborate with all of you. We will work closely with the 2024 energy conservation code, i.e. Durfee High School reduced total carbon by 42% as well as impact the energy used in the schools.

We rely on all trade principals for safety and security. At Central Falls High School, we embedded these very components to make sure we had a safe and secure environment. The thing that stood out was to have these learning communities, CTE. CTE programs are identified as learning community neighborhood classrooms. Given the overall size of the building, a library may not feel like a classroom neighborhood. We looked at the neighborhood outlays and the City looking across the City and look how it affects our projects and athletics in parks. All are within a two-mile radius of the school.

North/South spine connection through in this first scene buses come in off Division Street. What is unique is underground parking spaces and this opens up larger learning space.

One of the key aspects is to take that time we identified a number of them with an awareness of the past and we were very inspired by your history and identified a color palate based off that. The old school of having a separate CTE program is really a failure and having that all in one building we're going to walk through the building design.

We plan to divide it into three (3) distinct academies. We want to make sure CTE remains on the first floor. We're also careful about where community spaces will be located. Administration and guidance will be in the central location to keep an eye on faculty. We want to make sure it's a safe and secure campus.

The ninth-grade academy is organized so administration and guidance can have clear oversight throughout the day. Clean delineation of space.

Mr. Charbonneau commented thank you all for a terrific presentation.

Ms. Dube commented first you mentioned Franklin High School, was it one or two?

Ai3 Representative commented one high school that included CTE programs. We worked on a new mascot and school colors.

Ms. Dube commented you mentioned an aggressive time table and have you ever had trouble meeting that timeline?

Ai3 Representative commented we've never missed a timeline. In East Providence we compressed their timeline and exceeded it.

Ms. Dube commented you mentioned shrinking floor plan of the school. I know we've seen floor plans in other districts finding they don't meet the needs. Are you seeing that in East Providence?

Ai3 Representative commented I think East Providence is a unique experience by incorporating CTE and resulted in more students applying. I think there's a lesson to be learned there. How that process was very scientific. Central Falls has a unique problem with a large influx of Non-English-speaking students.

Mr. Chellel commented you mention you incorporated mill history.

Ai3 Representative commented Durfee High School.

Mr. Chellel commented you heard the community speak to McCoy's history, the longest game. Have you talked about that?

Ai3 Representative commented we feel strongly our design will reference McCoy Stadium. One idea is creating pedestrian access comparable to a baseball diamond and even historic players to signify historic facts and strategic placement of a historic plaque with a two-story fitness center facing the entrance on Division Street so immediately just by passing by you'll be reminded of the longest game.

Mr. Chellel commented I'm very passionate about McCoy. I'm happy to hear that. Have you ever built a high school with underground parking?

Ai3 Representative commented yes, Watertown. There was a 13 foot drop off the highway. This is the exact same scenario you have here and we can recreate that with a retaining wall. Because it's such a tight site, we have to have the parking underneath and this creates an opportunity for outdoor learning space. Softball, track and football fields to incorporate for an underground parking lot.

Ms. Bonollo commented RIDE does not pay for underground parking. At this point the district is not in a position to pay for it so that eliminates that. I have the same concerns as Ms. Dube decreasing the timeline. Another thing is finances and not going over. When you started East Providence was a football field included because the City paid for that?

Ai3 Representative commented they didn't pull the trigger on that until much later in the project. We were very careful how large that would be.

Ms. Bonollo commented we know there's an expense with that but together with OPM, we can work with them to accommodate and the value engineer to have a long-term impact and will turn over every stone to help you.

Mr. Charbonneau commented I think you got everyone's attention by compressing the schedule. A three-month design leading to an end year completion schedule.

Ai3 Representative commented first is getting early packages out. This process would be designed if we reduced and got packages out with the demolition of McCoy within the next month, the others fall in line with the exterior envelope and design stage. That coupled with Durfee equates to about a year, similar to these projects.

Mr. Charbonneau commented can you expand on the current capacity. What's in your portfolio that would overlap?

Ai3 Representative commented we make sure we're never too busy to commit to any project. Watertown was successfully bid and came in well under budget. Central Falls already starting construction. We have two (2) comprehensive teams to start work here in Pawtucket.

Mr. Charbonneau commented what was the total cost on Durfee?

Ai3 Representative commented \$253M.

Mr. Charbonneau commented what was the total cost on Watertown?

Ai3 Representative commented over \$200M.

Mr. Charbonneau commented you talked about right sizing and value engineering. Are we right sizing to get to value engineering?

Ai3 Representative commented we bring hands-on experience for projects. Central Falls is a great example. We don't envision that to be a value engineering issue. You're exceeding your 80% expectation rate. We want to make sure spaces are utilized and become active teaching space. The natural outcome to this is you may not need a building as big as that. We don't see it as a value engineer exercise.

Ms. Bonollo commented you talk about reducing the timeline by a year but you hear about the supply chain. How do you propose that?

Ai3 Representative commented the supply chain was embedded in that. Any long lead items those have to be identified as early release bid packages as we did in East Providence. The contractors can order that. This is to show you an example we've done in other communities.

Mr. Charbonneau recessed at 6:05 PM for ten minutes.

Mr. Charbonneau reconvened at 6:15 PM.

6:15 PM – 7:00 PM Jonathan Levi Architects with DLR Group

Mr. Levi commented why does this feel like a celebration? It is a celebration for a brand-new landmark. It's a pleasure to be here in Pawtucket. My family is from here and we collaborated so closely together on Stage II. What a wonderful opportunity it would be to work with you again.

Why are we wearing our badges from yesterday? Because these are the kids that will be going to this school. I'll always be here. The team was introduced: Philip Gray, Project Manager; John Chadwick, Educational Programmer; Jana Silsby, Principal-In-Charge for DLR Group/Sustainability Lead; Brian Donnelly, Project Architect; Elizabeth Bugbee, Project Architect and Manuel Cordero, Educational Visioning, Community Engagement, RIDE Process.

We just finished 125 Master Plans for Boston. We're still in Boston and here in Providence with that past experience we've designed 377 high school between us around the country. We have a great reputation for leading the design in public high schools. The most relevant experience is that we have with you and feel we have a jump start on Stage III. Because of you and the rapport we made

with you and the faculty and with RIDE we are very comfortable working with them. Two hundred and twenty five (225) gross feet formally, we increased in the size of this school and RIDE is enthusiastic about that.

It's exciting to be back here in Pawtucket. This is the school, it's a school just like yours. We brought together two high schools and a field just like yours. On that field you have your landscape architects. We have designers for every aspect of your project and one of my roles is to make sure they're here on time. You met two of the national leaders here in the visioning stage. They've worked together around student engagement where students and teachers are engaged in an ultimate teaching opportunity.

You'll see a lot of transparency in these spaces. I'll turn it over to Jana. It's hard to believe it's been over a year since we did the visioning stage. Students brought envisioning ideas. Five (5) things I want to spend some time on is safety and security. Maryland is an example. Homeland security gave high remarks. They talked about connection among the spaces with no place to hide. Instead of owning a classroom, you own a community to foster a sense of engagement. We have to make sure you've thought about all the variables about bringing two (2) schools together. Share versus reserve classrooms. How many times a day is the course being offered? We've allowed you to test out what to do here.

Mr. Donnelly commented as Jana said we developed a program for you to determine what is the next step. We spent a few days at each high school to give us a better idea of what we're dealing with and how to better optimize space utilization. We can refine that based on program relationships. We represent the continuum of over 100 CTE schools and it's not a generic face. All of these, if you need an automotive lab, we have a plan for that. This is a living document. This is how we turn all of that experience over to you. Flexibility is critical. We know enrollment fluctuates. Real space adaptability is important. Intensive lab and construction intensive labs. I. T. was done over a summer. Part of it is making smart decisions from the start. It can be transformed over the course of a day. Overhead: All of these are adaptable partitions and are removable. I think it's about character.

Mr. Levi commented I'm so proud of our ability to bring DLR to you with such a powerful resource. The models in front of you are for those who did not participate in the workshop. I want you to understand we are totally ready and there are people in this room who did have a chance to join that process.

A few quick points, site optimization. We know RIDE is very interest in. We did that at Baldwin and increased the outdoor space by double. We know how historic McCoy Stadium is. Let's take part and make it a part of the school. Take McCoy bleachers and make them part of the new school. Let's make CTE a teaching tool. Furthering this landmark, we included in Stage II and are continuing to push down the cost. We had to innovate without adding cost to the school.

Let's go into the front door. The new amphitheater outdoor space so the community can come together. Separation of the grade 9 academy overlooking the cafeteria is central looking over the atrium. I love the idea of a fashion CTE and to be part of the school and not sequestered away. The other side of the building is another three-story space magnificently program a two-story lab and culinary CTE Down below visible to students. Upstairs prototyping lab and overlooking being seen from the cafeteria. One last space is the ways classrooms are clustered around in forms of cohorts for common modular classrooms. A two-story high school cohort classroom to reconfigure those are specific sites that excite me.

Mr. Gray commented how do we do this on time and under budget? All of our projects have been delivered on time and under budget.

Ms. Bugbee commented good design can be developed \$25M below on our Westport Middle High School. We used simple material that can be expensive. We also saved money on lighting systems. We were able to reduce floor to ceiling height while maintaining ceiling height. Rather than building separate space we used egress spaces.

Mr. Gray commented the schedule as you know from the work on Stage II is the result of that from Stage II. We're very happy we will be able to help you get that. Of course, Colliers and us were able to do that on Stage II. I would love to get it to you in 2027 but until we get a contractor on board, I don't want to make that promise.

We have a detailed survey and hazardous survey. Our team is already there a step ahead. We met with traffic engineering. How do we keep that all running smoothly? We would continue to work with them to keep them all running smoothly to get to Stage III.

Mr. Cordero commented you just heard about the technical team. I have a deep connection in the site and spent many afternoons in the field behind Agnes Little with my daughter. But most importantly, we are at an exciting stage and the expectancies of a renaissance that comes out of that. We identified priorities that translate into, and come out of that design. As John referenced earlier it has a huge impact on students that impacts attendance and performance.

Mr. Levi commented you asked about assumptions and we simply do not have them. We will address them with fresh eyes that come from a studio. We are ready. We have a model. We set aside time in our schedule. We are ready to start tomorrow. Why DLR? We think it's more than a fact we've worked together. We feel it's the local presence. My home is just thirty minutes away. We've raised the bar for joining forces and we think we're the best qualified and the fact we've already worked together.

Ms. Bonollo commented why are the ceilings so high in CTE?

Mr. Donnelly commented the equipment needed in those spaces we've seen facilities that are getting utilities out of the way is extremely important.

Ms. Silsby commented there's different types of labs for CTE's. Equipment may be different but not the space itself. You need a little more infrastructure for low and high intensity labs that requires a lot of infrastructure and you need space to move around.

Ms. Bonollo commented I know you're working at Baldwin. With all the buildings you have built together, how many problems have there been?

Mr. Levi commented we are very committed to our projects and very dedicated to post-operative. David has done a lot to deal with interfaces. Another part of post-operative is what has actually happened. We learned how important teaching training is in developing and designing spaces. One great example is Dearborn High School in Boston. Attendance was 75% when we returned a year later, the attendance rate was 95%. You put students in charge and they understand.

Ms. Carney commented forecasting in programming is it just in the planning stages or will it continue throughout?

Ms. Silsby commented we would love to continue with that. It does allow you to identify your own deficiencies and the program can show you different ways to achieve that.

Ms. Carney commented is that a licensing issue?

Ms. Silsby commented no, we don't but looking into the future on that now, we can turn that over. You become our family. We're still on the Boston Arts Board.

Ms. Carney commented I think it's important to use as many artifacts we can.

Mr. Levi commented our structural engineering was part of that and he said it doesn't all have to come down. I know you have an active program in selling memorabilia.

Ms. Dube commented safety changed and is being more modular, i.e. a place in this building, movable walls and it ended up being a problem. Have you done this in other schools?

Mr. Levi commented this is such an important design in building a building is flexibility. The kind of flexibility we have in mind is making teachers offices and year to year flexibility understanding where structure should be in classrooms and creating modular classrooms so you take walls away. I'm not talking about movable partitions.

Ms. Silsby commented we can show you spaces that have flexible, movable walls and how they're scheduling and how they're utilizing spaces outside the classroom. It's about variety of space and how you use them.

Mr. Donnelly commented it's about flexibility and how you use that space with mountable walls between them. They can take wall and demount it in minutes and join two classrooms together. It allows you flexibility.

Mr. Chellel commented McCoy Stadium is a hot spot topic. Is there any thing you've talked about to salvage and recognize the homes of the history of the stadium?

Mr. Levi commented I think it's important to have a memorabilia wall and what better place than an athletic facility? The current one is inefficient and you have to build a new athletic facility that includes a glass wall showing the history of Pawtucket.

Ms. Silsby commented we look to you on how to design that beyond that we can create whatever you need.

Mr. Charbonneau commented I know you said you're ready to start now. You're two separate firms.

Mr. Levi commented we're sharing space in the Back Bay now.

Mr. Charbonneau commented is there a chance where teams are in two different spaces?

Mr. Levi commented a lot of collaboration happens online. Jana is here and she's local.

Ms. Silsby commented are you asking if we're going to disappear? I'm ready to work on this project. We just finished two master projects.

Mr. Charbonneau commented I hear it mentioned by two members, character and culture. How do you work that into the process?

Mr. Levi commented they're aren't many places where you can go and order a coffee cabinet. We will include the diversity of the community, History, pride and what we did over at Baldwin are murals that depict the history of Pawtucket. Community engagement and also have the students themselves engage in the process and also think of a portion of the school you'd like to contribute to, i.e. the bike racks student designed that they would use.

Mr. Donnelly commented a lot of that came from speaking with the teachers at the school. Every teacher said we love it here. It's like a family. We're talking about building a culture and creating a family.

Mr. Charbonneau recessed at 7:08 for ten minutes.

Mr. Charbonneau reconvened at 7:30 PM

7:00 PM – 7:30 PM Break

7:30 PM – 8:15 PM The S/L/A/M Collaborative

Mrs. Ellithorpe commented thank you very much for inviting us in. We're very happy to see you again. We'll be talking about programming and the right outcome and graphic. This project will be out of our Providence Office. We have a strong bench and work with a lot of companies throughout the country. We're also very committed to sustainability. We also are very happy to say 82% of our clientele come back to us. As you see here again, Mr. Mark Rhoades, Design Principal; Mr. Ted Totis, Project Manager; Mr. Manuel Cordero, Visioning, Community Engagement; Ms. Erica Patten, Programmer/Planner; Mr. Patrick Dowling, Fuss & O'Neil, Environmental and Mr. David Potter, PARE Corporation, Site/Civil Engineering. We have a robust team because it's a big project and we worked together before in Rhode Island. This is something we found on social media that speaks to what is meaningful to your community. This project should be about you and inspire learning, a haven for life-long learners.

Mr. Rhoades commented a lot of you know us from our work here and around Rhode island. We included a portfolio of all of our projects. We work on a lot of college campuses in 84 districts, 22 in Rhode Island. Your school is a large project on an extremely complicated site. All of our projects are community based. Erica will talk about the CTE programs.

Ms. Patten commented we won 250 design awards most recently with one of your projects, the Winters Elementary School. We can bring the data. We're data rich but need to bring the right process.

Mr. Totis commented my process is to remain on budget and on time. Not only has the design team worked on many projects before but we also worked with Colliers and know Holly and Megan well. This is something I think is a terrific schedule and will

speak to some of the challenges, eight months for documents and six months for development is a lot of time. Estimates are vetted and worked out. Those are the major mile stones. Schematic design at three months we have to hit the ground running for a project like this that the first four weeks but many things are going to happen that will affect the project. Early bid packages are part of that work. The cost of these changes we are going to make are relatively small. If we're going to make changes, that's going to cost you money, in this case something we noticed in working with RIDE in the past and Stage II you've been given a sizable building and could be as big as over 4,000 square feet at \$234M, the building is more likely to be in the range of 330 square feet and that's a hundred thousand square foot difference.

Mr. Rhoades commented Central Falls just did their school and the average we're seeing is 600 and yours is a complicated site. Some of our other observations were what kind of metrics are we looking at? 360 square feet of corridor, 21 football fields in length. How is a child to move 1.2 miles alone? We looked at that. We've done a lot of urban schools and how do we make the bathrooms safe and inclusive? We do a lot of energy models and look at efficiency. Egress stairs cost \$25M each. Do you need that many? Linear footage of corridors.

Ms. Patten commented we have a tool kit we do space mapping and bench marking.

Mr. Cordero commented I am super excited to brainstorm and I also have a toolkit and it's from research that includes a lot of brainstorming activity to include things about what engages your community in this process.

Ms. Patten commented bench marking these dots represent net square feet. If you look at the sliders on the chart, these are bench marks used at other schools to find what's important to use in your school district. It creates an opportunity to have thoughtful conversation about what's important in your community. I think for us, what's exciting is finding what's important in your CTE programs. Spaces to gather, it could be a typical classroom or large space for students.

Mr. Cordero commented these are community spaces where the community votes and I got my covid vaccine.

Ms. Patten commented performance venues traditional auditoriums and black box theater. Your law and safety CTE could use for a mock trial and immersive learning both inside and outside of the building. Active learning and collaboration. Every space has to be an active learning space and we need to harvest the most space from the building.

Mr. Rhoades commented we started to think about what we do in we design for you. The building is to celebrate you and what makes you successful. Its data driven. We want to design spaces where kids want to be in and learn. We want to target 25% of glazing. We want this to be a welcoming building. We want it to be energy efficient. We have a long history with that site. It has a unique opportunity to do it again, to be welcomed in as a warm welcoming environment. We want to get to the heartbeat. We did this at Winters. We understand if we maintain track and field, we understand there may be some federal restrictions. As you look at the site there are intersecting sites you focus on from the building. Manuel and I have talked about the connectivity of the schools across the street. We built some study models. As we put that different spaced to try to create smaller communities. We flipped this building to see what it looked like. We looked at something a little different and have the ninth and tenth grades on the same floor. We started to look at the floor plans to create concise bench easy to get around. CTE spaces are scattered throughout. The floor plan student concourse could be three story, four story, we stacked academies ninth, tenth. There would be a shared cafeteria and shared resources, gym with track and CTE and Special Education scattered throughout.

Mr. Cordero commented small learning communities and how they come together.

Mr. Rhoades commented the auto shop and culinary would be part of that experience too and create that separation, a two-story learning experience stacks or floor of ninth grade. You have the opportunity to do that. As we look at stacking it up could we do that out of heavy timber with a cost savings to the project and how spaces relate to each other. A package for the community and whatever is appropriate. As mapping we try to keep to two stories to keep with the houses in community. The fitness room for use by the community as well.

In closing we could talk around this model, inclusivity and probably one that will have an impact. We appreciate the way you set this up.

Ms. Bonollo commented someone made mention about the learning commons. Are you going back to schools to see if they're being used?

Mr. Rhoades commented both yes and no, i.e. North Providence. They had budget cuts and couldn't use those spaces. They had a Superintendent pushing that before, but the new Superintendent said we can't afford that now and we need to have a plan on how to work with that.

Mr. Cordero commented professional development is a key component in considering best uses. It could be a common area to allow for spill out activity.

Ms. Bonollo commented \$234M and our budget is \$330M

Ms. Ellithorpe commented the construction budget is \$234M.

Ms. Bonollo commented could you explain the competition fields.

Mr. Rhoades commented it's about 350 feet down from the foul line.

Mr. Charbonneau commented the competition field was inserted based on your opinion. The building can be shrunk.

Mr. Rhoades commented yes.

Mr. Charbonneau commented but given the size, it can't fit in.

Mr. Rhoades commented correct.

Ms. Carney commented along the lines of shrinking the building those hallways are dedicated to cohorts. Students, these hallways are not intended for all students to occupy them having wasted in a high school hallway were congested. There has to be a balance that's purposeful.

Mr. Rhoades commented in Stage II we looked at would students have to leave their classrooms to go to their lockers. Kids aren't using them and they could pose a danger. In Johnston we're looking at the need for lockers and looking at a helpful way for students looking at cohorts and length of corridors has nothing to do with that. Those that Manuel mentioned are very short. We figured out a way to use that central course without imposing danger. We have two people on our staff who are Pawtucket graduates.

Ms. Carney commented I was part of that. That was a ninth-grade academy. Was that something we wanted a separate entity?

Mr. Rhoades commented yes it gets a little easier in grades eleven and twelve. There are different ways to do it. It depends on what's right for your culture.

Ms. Carney commented I thought I remember the ninth grade having a separate entrance.

Ms. Bonollo commented I see buildings with a lot of space and don't know if its necessary. What happens if we have more students who want to attend and we've lessened that space?

Mr. Rhoades commented your building resiliency in your class with the way the program is written.

Mr. Charbonneau commented when we did the project at Winters we had a change order right out of the gate.

Mr. Rhoades commented right, move boring like a 30 ft/50 ft grid when we're doing that big addition. We're doing program reconciliation and that has to start immediately. We know there was a pond on that site.

Mr. O'Neil commented one of the things we focused on early , we were here early doing investigation work and ground soil testing and there's more work to be done, but that work is robust.

Mr. Charbonneau commented what is your current workload?

Mr. Rhoades commented we're finishing up. We have professional P. A. S. that go out to that site and we're ready to go tomorrow.

Ms. Bonollo commented the timeline you have to do due diligence of Stage I and Stage II all over again. You can do it?

Mr. Rhoades commented yes, we're very adept and we've done it before. Because of our commitment we're very dedicated.

Mr. Chellel commented did you do the property with the model this school committee selected?

Mrs. Ellithorpe commented this is our current re-thinking. There's good data. This may not be where we end up.

Ms. Carney commented if working with the athletic director, to my child's point, it seems like you were poking holes finding opportunities. How open are you moving into a space that is more open and will that take additional time?

Mr. Rhoades commented that's three (3) days of work and a lot like paper dolls and we engaged in a robust discussion like now. If doing a baseball field, why not try a competition field?

Mr. Charbonneau recessed at 8:18 PM for ten minutes.

Mr. Charbonneau reconvened at 8:29 PM.

8:15 PM – 9:00 PM Selection Committee Evaluation

b. Approval of Unified High School Architectural Firm

Mr. Charbonneau commented before I open it up for discussion I'd like to thank the three (3) firms. I thought we saw three (3) very impressive teams and thank the members of the scoring committee, Joanne, John Cote, Mr. Sisson, Ms. Grant and Councilor Araujo. They brought forward very thoughtful scores. I would entertain a motion if anyone has a preferred firm, and however the committee wishes to proceed.

I think clearly and it's my opinion only we had an occasion to work with two of them. How they all brought a fresh perspective, Jonathan Levi and DLR were above getting to Stage II can be both an advantage and a disadvantage. I think Ms. Carney and I were on the same page. The reference to the ball field a being competition field, that wasn't the charge in Stage II. All three (3) firms are highly regarded. It was clear to me Levi and DLR were all over it. I thought the other two firms presented well. S/L/A/M put up a terrific building at Winters. I think Levi came prepared.

Ms. Bonollo moved to approve the award of the architectural firm for the Unified High School to Jonathan Levi Architects and DLR and enter into negotiation services and move forward with Stage III and Stage IV. Ms. Carney and Ms. Dube seconded.

Ms. Dube commented I too, think watching Ai3 and S/L/A/M present you get new eyes, a different perspective and S/L/A/M had that there with some site work. I do think that is the biggest advantage. I do think they are very qualified. I think Levi and DLR made a compelling argument. They did do Stage II, but I think they are prepared to say if you have different requirements, I wrote down Levi and DLR had the most experience on working with 82 CTE programs. I know in going with bigger firms, they made a compelling argument with going with a local firm known nationally and DLR has experience combining two high schools.

Ms. Carney commented I also agree Levi and DLR were the most compelling and thought about how spaces might change and including that and they spoke about open classrooms compared to hotel rooms and walls coming down. They responded with models based on what the stakeholders wanted. They were overall prepared to meet us with our needs.

Ms. Bonollo commented like everyone else, all three (3) would do an excellent job. I had no problem with it. Ai3 didn't time out their presentation. It was getting interesting at the end and they kept running over. I was disappointed in S/L/A/M. They could have presented their point in a different manner other than we worked with them on Winters. I do go with Levi and DLR. They've been accommodating all the way through. They made three (3) models and I'm sure now with three (3) new members on the school committee and a new Superintendent may want to make changes.

Ms. Fernandes commented I have to agree as well. I think they gave the best presentation. I was a little disappointed they didn't have ideas on how to incorporate McCoy. They talked about cohorts and not a classroom, a community and that stuck out for me.

Roll call:

Ms. Bonollo-yes; Ms. Carney-yes; Mr. Chellel-yes; Ms. Dube-yes; Ms. Fernandes-yes; Ms. Grant-yes; Mr. Charbonneau-yes

Motion carries unanimously.

IV. Adjournment

Mr. Chellel moved to adjourn. Ms. Bonollo and Ms. Dube seconded.

Voice vote:

Ms. Bonollo-yes; Ms. Carney-yes; Mr. Chellel-yes; Ms. Dube-yes; Ms. Fernandes-yes; Ms. Grant-yes; Mr. Charbonneau-yes

Motion carries unanimously.

Respectfully submitted,

Clerk

Approved 6/27/24