



SMITHFIELD SCHOOL BUILDING COMMITTEE MEETING
SMITHFIELD SCHOOL ADMINISTRATION BUILDING
49 FARNUM PIKE
SMITHFIELD, RI 02917
WEDNESDAY, MAY 20, 2026
5:00 PM

AGENDA

1. Meeting called to order
2. Emergency Evacuation and Health Notification
3. Approval of Minutes of November 12, 2025
4. Project status update by Colliers OPM
5. Project status update by SLAM architects
6. Discuss and Approve facilities report 6-10 years
7. Approval of Invoices
8. Next meeting date and time
9. Questions
10. Adjournment

The public is welcome to any open meeting of the Smithfield School Building Committee. If communication assistance (readers/interpreters/captions) is needed, or any other accommodation to ensure equal participation, please contact the School Department (231-6606) at least two (2) business days prior to the meeting. Changes to the agenda will be posted on the district website at least 48 hours prior to the meeting.

POSTED: May 14, 2026

**SMITHFIELD SCHOOL BUILDING COMMITTEE MEETING
SMITHFIELD SCHOOL ADMINISTRATION BUILDING
WEDNESDAY, NOVEMBER 12, 2025
5:00 PM**

Present: Richard Iannitelli, Angelo Mencucci, Patrick Roblyer, David Martin, Zach Smith, Kristin Ward, Jeremy Ross, Angelica Bovis (left 5:40), Gene Allen, Deb Faith

Absent: Ben Scungio, Dawn Bartz, Jessica Sala,

#1.- Meeting called to order (5:00- Mr. Iannitelli)

#2- Emergency Evacuation and Health Notification (Mr. Iannitelli)

#3- Approval of minutes of 10/27/25

#4.- Discussion of optimal Stage II approach to additional projects

10 year cost estimate, Smithfield can start another bond plan prior to completion of the current 5 year plan.

Discussion:

- Where is the funding coming from?
- Who would commit to the funding?
 - Scope can change, emergency projects can go into MOA
 - If more money came, we could start a new plan

#5.- Discussion 10-year facilities estimate

The excel sheet speaks to schools, projects and estimated value. This draft left with more questions than answers. The report should be looked at as a draft data analysis. The 10 year plan was requested, feedback is being provided. The green section marries the 5 year internal assessment with the 10 year plan. The green section notes:

- Priorities
- When it should be done
- N/A are things that were not on the radar

The difficulty with the data they gave us is that they only gave us a snippet of what we needed.

The report will hope to clean up the questions.

Discussion:

- Prioritizes the projects
- Thoughts about how/what to fund
- Review of the sheet
- Do not get RIDE reimbursement for administrative improvements

Things that can be done:

- We can look at the SPS priorities and not worry about anything else
- The report may have pointed out something that was not thought about

Additional discussion around:

- perimeter security issues at GMS and SHS
- Many things in the report are listed as “fair” but they are ending their life
- There are safety problems in our buildings that need to be addressed
- Adjusting priorities and identifying things for years 6-10
 - Safety of students should be a priority
- The benefit of replacing doors and windows-
 - Safety concerns
 - Heating costs
- Does RI Energy offer reimbursement for any of these projects?
 - Reimbursement possibilities are checked prior to any project

Recommendations to examine:

- Areas that are noted as POOR CONDITION
- High priority items
- Door and windows
- Prioritize safety, security and efficiency
 - + accurate pricing!

RIDE wants to understand what needs to be done in the State, how much is it going to cost and how that will affect reimbursement allocations.

- The data isn’t “bad” but it is not as robust as we want it to be
- RIDE should be speaking to how much these things cost and that is not accurate (i.e. the cost of roofs)
- Discussion around inaccurate cost estimations, how to identify things, etc.

**Priority Discussion:
High School & Middle School
(safety & security)**

<u>GMS</u>	<u>Building Perimeter</u>
● Exterior/ perimeter doors 917K	Standard Fire Kated (Ext)
● Windows 3.7M	Window by System (Ext)

#6- Approval of invoices

- A. Clean Care Retention- Approved
- B. Colliers Invoice- Approved
- C. No invoice

#7- RIDE Stage II-

- Submitted to RIDE and online
 - Wait to hear from RIDE (usually takes about a month)

#8- Next meeting date and time- TBD

#9- No questions

#10- Adjournment (6:18 PM)

Stage II 6-10 Year Plan
Smithfield School District
Doors and Windows Replacement

High School
90 Pleasant View Avenue

Middle School
10 Indian Run Trail

Project Number: 25032.00

February 9, 2026

Budget Estimate

Architect:

SLAM
One Cedar Street
Suite 201
Providence, RI 02903
401 563 7046
www.slamcoll.com

Cost Estimator:

Miyakoda Consulting Inc.
PO Box 120731
Boston, MA 02112
www.Miyakoda.com

**Stage II 6-10 Year Plan
Smithfield School District
High School**

INTRODUCTION

Project Description:

- 1** The project consists of Doors and Windows Replacement project in Smithfield, RI at the High School and at the Middle School

Project Particulars:

- 1** The following design package was received from S/L/A/M Collaborative, dated 2/2/2026
- 2** Detailed quantity takeoff from these documents where possible
- 3** Experience with similar projects of this nature

Project Assumptions:

- 1** The project will be publicly bid to General Contractors
- 2** It has been assumed that no less than three bids will be received. Less than three bids may result in higher pricing
- 3** Unit rates are based on current dollars
- 4** Assume Construction Start Date to be February 2026
- 5** ~~An escalation allowance from now to this anticipated start of construction has been~~
- 6** Subcontractor's markups have been included in each unit rate. Markups cover the cost home office overhead and subcontractor's profit
- 7** Design and Pricing Contingency markup is an allowance for unforeseen design issues, development and specification clarifications
- 8** General Conditions and Requirements value have been carried in the Main Summary for on-site supervision staff, site office, temporary utilities, project requirements, overheads
- 9** Fee markup is calculated on a percentage of direct construction costs

Estimate Exclusions:

- 1** Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying
- 2** Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration
- 3** Work beyond the boundary of the site
- 4** Interest expense
- 5** Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation
- 6** Owner furnished and installed products; furnishings, equipment, artwork, loose case goods, and similar items
- 7** Utility company back charges during construction
- 8** Testing & commissioning
- 9** Rock excavation
- 10** Computer networking
- 11** Construction contingency
- 12** Traffic improvements
- 13** Street/sidewalk permits

Main Summary Overview

- 1** High School \$1,530,540
- 2** Middle School \$1,529,968

**Stage II 6-10 Year Plan
Smithfield School District**
High School
90 Pleasant View Avenue

Main Summary

8 Description			Building
9			
10 Renovation To The HS			\$1,209,053
11			
12 Direct Cost			<u>\$1,209,053</u>
13			
14 Design and Estimating Contingency	5.00%	\$1,209,053	\$60,453
15			
16 Direct Cost			<u>\$1,269,506</u>
17			
18 <u>Mark-ups (on Direct Trade Costs Subtotal)</u>			
19 General Conditions & Project Requirements	3 MTHS	\$60,000	\$180,000
20 Insurance	1.50%	\$1,449,506	\$21,743
21 Bonds	1.00%	\$1,471,249	\$14,712
22 Permit		\$1,485,961	\$0
23 Fee	3.00%	\$1,485,961	\$44,579
24			
25 TOTAL CONSTRUCTION COST			<u>\$1,530,540</u>
26			
27 Escalation	0.00%	\$1,530,540	\$0
28 Assume Construction Start Date to be February 2026			
29 TOTAL CONSTRUCTION COST WITH ESCALATION			<u><u>\$1,530,540</u></u>
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			

**Stage II 6-10 Year Plan
Smithfield School District**
High School
90 Pleasant View Avenue

Detailed Summary

<u>CSI Description</u>	<u>Building</u>
10 02 28 40 Removal and Diversion of Construction Material	\$67,700
11 02 80 13 Hazardous Material Abatement	NIC
12 02-EXISTING CONDITIONS TOTAL	\$67,700
13	
14 05 50 00 Metal Fabrications	\$3,500
15 05 METALS TOTAL	\$3,500
16	
17 06 10 00 Rough Carpentry	\$26,200
18 06 40 23 Interior Architectural Woodwork	\$114,681
19 06 WOODS, PLASTICS AND COMPOSITES TOTAL	\$140,881
20	
21 07 46 00 Siding	\$0
22 07 92 00 Joint Sealants	\$8,500
23 07 THERMAL AND MOISTURE PROTECTION TOTAL	\$8,500
24	
25 08 00 01* Metal Windows	\$913,500
26 08 70 00 Hardware	\$0
27 08 92 00 Louvers	\$0
28 08 OPENINGS TOTAL	\$913,500
29	
30 09 25 00 Gypsum Drywall	\$0
31 09 90 00 Painting and Coating	\$5,000
32 09 FINISHES TOTAL	\$5,000
33	
34 10 14 00 Signage	\$0
35 10 SPECIALTIES TOTAL	\$0
36	
37 12 24 13 Roller Shades	\$46,308
38 12 FURNISHINGS TOTAL	\$46,308
39	
40 23 00 00 Plumbing	NIC
41 23 PLUMBING TOTAL	\$0
42	
43 24 00 00 HVAC	NIC
44 24 HVAC TOTAL	\$0
45	
46 16 00 00 Electrical	\$23,664
47 16 ELECTRICAL TOTAL	\$23,664
48	
49 32 10 00 Exterior Improvements	\$0
50 32 EXTERIOR IMPROVEMENT	\$0
51	
52 Direct Cost Subtotal	\$1,209,053
53	

**Stage II 6-10 Year Plan
Smithfield School District**

High School
90 Pleasant View Avenue

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
11	<u>02-EXISTING CONDITIONS</u>				
12					
13	02 28 40 Removal and Diversion of Construction Material				
14	Remove doors, frames, related sealant and blocking				
15	Remove existing single doors	1	EA	\$300.00	\$300
16	Remove existing pair doors	10	PR	\$550.00	\$5,500
17	Remove existing windows				
18	HS Classroom window	24	EA	\$900.00	\$21,600
19	HS Theater Lobby storefront	1	EA	\$7,700.00	\$7,700
20	HS Cafeteria storefront	1	EA	\$6,100.00	\$6,100
21	4. Remove interior window shades at all windows	24	EA	\$350.00	\$8,400
22	Miscellaneous demolition	1	LS	\$7,500.00	\$7,500
23	Cutting and patching	1	LS	\$6,000.00	\$6,000
24	Disposal of demolished materials off site	1	LS	\$4,600.00	\$4,600
25	02 28 40 Removal And Diversion Of Construction Material Total				<u>\$67,700</u>
26					
27	02 80 13 Hazardous Material Abatement				
28	Hazmat abatement				NIC
29	02 80 13 Hazardous Material Abatement Total				<u>NIC</u>
30					
31					
32	<u>05 METALS</u>				
33					
34	05 50 00 Metal Fabrications				
35	05 73 00 Decorative Metal Railings				
36	Misc metals; exterior	1	LS	\$3,500.00	\$3,500
37	05 50 00 Metal Fabrications Total				<u>\$3,500</u>
38					
39					
40	<u>06 WOODS, PLASTICS AND COMPOSITES</u>				
41					
42	06 10 00 Rough Carpentry				
43	06 16 00 Sheathing				
44	Blocking to windows	1,778	LF	\$8.00	\$14,224
45	Blocking at doors	272	LF	\$8.00	\$2,176
46	Install doors and frames	21	LVS	\$300.00	\$6,300
47	Miscellaneous rough carpentry	1	LS	\$3,500.00	\$3,500
48	06 10 00 Rough Carpentry Total				<u>\$26,200</u>
49					
50	06 40 23 Interior Architectural Woodwork				
51	Window trim	1,778	LF	\$42.00	\$74,676
52	Window sill	445	LF	\$90.00	\$40,005
53	06 40 23 Interior Architectural Woodwork Total				<u>\$114,681</u>
54					
55					



**Stage II 6-10 Year Plan
Smithfield School District**
High School
90 Pleasant View Avenue

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
56	<u>07 THERMAL AND MOISTURE PROTECTION</u>				
57					
58	07 46 00 Siding				
59	No work in this section				NIC
60	07 46 00 Siding Total				<u>\$0</u>
61					
62	07 92 00 Joint Sealants				
63	Caulking and sealant	1	LS	\$8,500.00	<u>\$8,500</u>
64	07 92 00 Joint Sealants Total				<u>\$8,500</u>
65					
66					
67	<u>08 OPENINGS</u>				
68					
69	08 00 01* Metal Windows				
70	08 42 13 Aluminum-Framed Entrances and Storefronts				
71	08 51 13 Aluminum Windows				
72	HS Classroom window	24	EA	\$20,000.00	\$480,000
73	HS Theater Lobby storefront	1	EA	\$192,000.00	\$192,000
74	HS Cafeteria storefront	1	EA	\$152,000.00	\$152,000
75	Rock Guards				NIC
76	Aluminum Door; Pair including hardware	10	PR	\$8,500.00	\$85,000
77	Aluminum Door; Single w/insulated transom including hardware	1	EA	\$4,500.00	<u>\$4,500</u>
78	08 00 01* Metal Windows Total				<u>\$913,500</u>
79					
80	08 70 00 Hardware				
81	Card Access				Included in Elec
82	08 70 00 Hardware Total				<u>\$0</u>
83					
84	08 92 00 Louvers				
85	No work in this section				NIC
86	08 92 00 Louvers Total				<u>\$0</u>
87					
88					
89	<u>09 FINISHES</u>				
90					
91	09 25 00 Gypsum Drywall				
92	No work in this section				NIC
93	09 25 00 Gypsum Drywall Total				<u>\$0</u>
94					
95	09 90 00 Painting and Coating				
96	Allow for miscellaneous touch-up painting to interior	1	AL	\$5,000.00	<u>\$5,000</u>
97	09 90 00 Painting And Coating Total				<u>\$5,000</u>
98					
99					
100	<u>10 SPECIALTIES</u>				



**Stage II 6-10 Year Plan
Smithfield School District**

High School
90 Pleasant View Avenue

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
101					
102	10 14 00 Signage				
103	Numbering to doors				Existing to Remain
104	Signage and ADA designation				Existing to Remain
105	10 14 00 Signage Total				<u>\$0</u>
106					
107					
108	<u>12 FURNISHINGS</u>				
109					
110	12 24 13 Roller Shades				
111	Window treatment	2,724	SF	\$17.00	<u>\$46,308</u>
112	12 24 13 Roller Shades Total				\$46,308
113					
114					
115	<u>23 PLUMBING</u>				
116					
117	23 00 00 Plumbing				
118	No work in this section				NIC
119	23 00 00 Plumbing Total				<u>NIC</u>
120					
121					
122	<u>24 HVAC</u>				
123					
124	24 00 00 HVAC				
125	No work in this section				NIC
126	24 00 00 Hvac Total				<u>NIC</u>
127					
128					
129	<u>16 ELECTRICAL</u>				
130					
131	16 00 00 Electrical				
132	Card Reader, new	11	EA	\$828.85	\$9,117
133	Request to Exit REX, new	11	EA	\$266.20	\$2,928
134	Door Contact, new	11	EA	\$193.60	\$2,130
135	Electric Strike ES, new	11	EA	\$589.88	\$6,489
136	Tie into Exist Cent Eqpt	1	LS	\$2,000.00	\$2,000
137	Miscellaneous electrical demolitionb	1	LS	\$1,000.00	\$1,000
138	16 00 00 Electrical Total				<u>\$23,664</u>
139					
140					
141	<u>32 EXTERIOR IMPROVEMENT</u>				
142					
143	32 10 00 Exterior Improvements				
144	Allow for seeding disturbed areas				Included in GC
145	32 10 00 Exterior Improvements Total				<u>\$0</u>



Stage II 6-10 Year Plan
Smithfield School District
High School
90 Pleasant View Avenue

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
146					
147					
148					
					<hr/> \$1,209,053



**Stage II 6-10 Year Plan
Smithfield School District**
Middle School
10 Indian Run Trail

Main Summary

8 Description			Building
9			
10 Renovation To The MS			\$1,208,538
11			
12 Direct Cost			\$1,208,538
13			
14 Design and Estimating Contingency	5.00%	\$1,208,538	\$60,427
15			
16 Direct Cost			\$1,268,965
17			
18 <u>Mark-ups (on Direct Trade Costs Subtotal)</u>			
19 General Conditions & Project Requirements	3 MTHS	\$60,000	\$180,000
20 Insurance	1.50%	\$1,448,965	\$21,734
21 Bonds	1.00%	\$1,470,699	\$14,707
22 Permit		\$1,485,406	\$0
23 Fee	3.00%	\$1,485,406	\$44,562
24			
25 TOTAL CONSTRUCTION COST			\$1,529,968
26			
27 Escalation	0.00%	\$1,529,968	\$0
28 Assume Construction Start Date to be February 2026			
29 TOTAL CONSTRUCTION COST WITH ESCALATION			\$1,529,968
30			
31			
32			
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**Stage II 6-10 Year Plan
Smithfield School District**

Middle School
10 Indian Run Trail

Detailed Summary

<u>CSI Description</u>	<u>Building</u>
10 02 28 40 Removal and Diversion of Construction Material	\$71,550
11 02 80 13 Hazardous Material Abatement	NIC
12 02-EXISTING CONDITIONS TOTAL	\$71,550
13	
14 05 50 00 Metal Fabrications	\$4,200
15 05 METALS TOTAL	\$4,200
16	
17 06 10 00 Rough Carpentry	\$22,560
18 06 40 23 Interior Architectural Woodwork	\$71,419
19 06 WOODS, PLASTICS AND COMPOSITES TOTAL	\$93,979
20	
21 07 46 00 Siding	\$0
22 07 92 00 Joint Sealants	\$8,500
23 07 THERMAL AND MOISTURE PROTECTION TOTAL	\$8,500
24	
25 08 00 01* Metal Windows	\$854,600
08 25 00 Doors & Windows	\$60,500
27 08 70 00 Hardware	\$0
28 08 92 00 Louvers	\$0
29 08 OPENINGS TOTAL	\$915,100
30	
31 09 25 00 Gypsum Drywall	\$0
32 09 90 00 Painting and Coating	\$7,500
33 09 FINISHES TOTAL	\$7,500
34	
35 10 14 00 Signage	\$0
36 10 SPECIALTIES TOTAL	\$0
37	
38 12 24 13 Roller Shades	\$83,045
39 12 FURNISHINGS TOTAL	\$83,045
40	
41 23 00 00 Plumbing	NIC
42 23 PLUMBING TOTAL	\$0
43	
44 24 00 00 HVAC	NIC
45 24 HVAC TOTAL	\$0
46	
47 16 00 00 Electrical	\$24,664
48 16 ELECTRICAL TOTAL	\$24,664
49	
50 32 10 00 Exterior Improvements	\$0
51 32 EXTERIOR IMPROVEMENT	\$0
52	
53 Direct Cost Subtotal	\$1,208,538

**Stage II 6-10 Year Plan
Smithfield School District**

Middle School
10 Indian Run Trail

Building Direct Trade Cost Details

ROW	DESCRIPTION	QUANTITY	UNIT	UNIT RATE	TOTAL
11	<u>02-EXISTING CONDITIONS</u>				
12					
13	02 28 40 Removal and Diversion of Construction Material				
14	Remove doors, frames, related sealant and blocking				
15	Remove existing single doors with insulated panel surround	1	EA	\$450.00	\$450
16	Remove existing pair doors with insulated panel sidelite/transom/surround	10	PR	\$600.00	\$6,000
17	Remove existing windows				
18	MS Window	12	EA	\$2,800.00	\$33,600
19	MS Cafeteria Window	5	EA	\$900.00	\$4,500
20	MS Cafeteria Door	1	EA	\$900.00	\$900
21	4. Remove interior window shades at all windows	18	EA	\$350.00	\$6,300
22	Miscellaneous demolition	1	LS	\$8,000.00	\$8,000
23	Cutting and patching	1	LS	\$7,000.00	\$7,000
24	Disposal of demolished materials off site	1	LS	\$4,800.00	\$4,800
25	02 28 40 Removal And Diversion Of Construction Material Total				\$71,550
26					
27	02 80 13 Hazardous Material Abatement				
28	Hazmat abatement				NIC
29	02 80 13 Hazardous Material Abatement Total				NIC
30					
31					
32	<u>05 METALS</u>				
33					
34	05 50 00 Metal Fabrications				
35	05 73 00 Decorative Metal Railings				
36	Misc metals; exterior	1	LS	\$4,200.00	\$4,200
37	05 50 00 Metal Fabrications Total				\$4,200
38					
39					
40	<u>06 WOODS, PLASTICS AND COMPOSITES</u>				
41					
42	06 10 00 Rough Carpentry				
43	06 16 00 Sheathing				
44	Blocking to windows	1,163	LF	\$8.00	\$9,304
45	Blocking at doors	307	LF	\$8.00	\$2,456
46	Install doors and frames	21	LVS	\$300.00	\$6,300
47	Miscellaneous rough carpentry	1	LS	\$4,500.00	\$4,500
48	06 10 00 Rough Carpentry Total				\$22,560
49					
50	06 40 23 Interior Architectural Woodwork				
51	Window trim	1,163	LF	\$42.00	\$48,846
52	Window sill	251	LF	\$90.00	\$22,573
53	06 40 23 Interior Architectural Woodwork Total				\$71,419
54					
55					



**Stage II 6-10 Year Plan
Smithfield School District**

Middle School
10 Indian Run Trail

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
56	<u>07 THERMAL AND MOISTURE PROTECTION</u>				
57					
58	07 46 00 Siding				
59	No work in this section				NIC
60	07 46 00 Siding Total				<u>\$0</u>
61					
62	07 92 00 Joint Sealants				
63	Caulking and sealant	1	LS	\$8,500.00	<u>\$8,500</u>
64	07 92 00 Joint Sealants Total				<u>\$8,500</u>
65					
66					
67	<u>08 OPENINGS</u>				
68					
69	08 00 01* Metal Windows				
70	08 42 13 Aluminum-Framed Entrances and Storefronts				
71	08 51 13 Aluminum Windows				
72	MS Window	12	EA	\$61,600.00	\$739,200
73	MS Cafeteria Window	5	EA	\$19,300.00	\$96,500
74	MS Cafeteria Door	1	EA	\$18,900.00	\$18,900
75	Rock Guards				NIC
76	08 00 01* Metal Windows Total				<u>\$854,600</u>
77					
78	08 25 00 Doors & Windows				
79	Egress Door; Pair with insulated panel surround including hardware	3	PR	\$7,000.00	\$21,000
80	Egress Door; Pair with insulated panel transom including hardware	1	PR	\$6,000.00	\$6,000
81	Egress Door; Pair including hardware	6	PR	\$5,000.00	\$30,000
82	Egress Door; Single w/insulated panel surround including hardware	1	EA	\$3,500.00	\$3,500
83	08 25 00 Doors & Windows Total				<u>\$60,500</u>
84					
85	08 70 00 Hardware				
86	Card Access				Included in Elec
87	08 70 00 Hardware Total				<u>\$0</u>
88					
89	08 92 00 Louvers				
90	No work in this section				NIC
91	08 92 00 Louvers Total				<u>\$0</u>
92					
93					
94	<u>09 FINISHES</u>				
95					
96	09 25 00 Gypsum Drywall				
97	No work in this section				NIC
98	09 25 00 Gypsum Drywall Total				<u>\$0</u>
99					
100	09 90 00 Painting and Coating				



**Stage II 6-10 Year Plan
Smithfield School District**

Middle School
10 Indian Run Trail

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
101	Allow for miscellaneous touch-up painting to interior	1	AL	\$7,500.00	\$7,500
102	09 90 00 Painting And Coating Total				\$7,500
103					
104					
105	<u>10 SPECIALTIES</u>				
106					
107	10 14 00 Signage				
108	Numbering to doors				Existing to Remain
109	Signage and ADA designation				Existing to Remain
110	10 14 00 Signage Total				\$0
111					
112					
113	<u>12 FURNISHINGS</u>				
114					
115	12 24 13 Roller Shades				
116	Window treatment	4,885	SF	\$17.00	\$83,045
117	12 24 13 Roller Shades Total				\$83,045
118					
119					
120	<u>23 PLUMBING</u>				
121					
122	23 00 00 Plumbing				
123	No work in this section				NIC
124	23 00 00 Plumbing Total				NIC
125					
126					
127	<u>24 HVAC</u>				
128					
129	24 00 00 HVAC				
130	No work in this section				NIC
131	24 00 00 Hvac Total				NIC
132					
133					
134	<u>16 ELECTRICAL</u>				
135					
136	16 00 00 Electrical				
137	Card Reader, new	11	EA	\$828.85	\$9,117
138	Request to Exit REX, new	11	EA	\$266.20	\$2,928
139	Door Contact, new	11	EA	\$193.60	\$2,130
140	Electric Strike ES, new	11	EA	\$589.88	\$6,489
141	Tie into Exist Cent Eqpt	1	LS	\$2,500.00	\$2,500
142	Miscellaneous electrical demolitionb	1	LS	\$1,500.00	\$1,500
143	16 00 00 Electrical Total				\$24,664
144					
145					



Stage II 6-10 Year Plan
Smithfield School District
 Middle School
 10 Indian Run Trail

Building Direct Trade Cost Details

<u>ROW</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT RATE</u>	<u>TOTAL</u>
146	<u>32 EXTERIOR IMPROVEMENT</u>				
147					
148	32 10 00 Exterior Improvements				
149	Allow for seeding disturbed areas				Included in GC
150	32 10 00 Exterior Improvements Total				<u>\$0</u>
151					
152					
153					<u>\$1,208,538</u>



1

2

3

4

5

ESTIMATING NOTES:

EXTERIOR WINDOWS AND STOREFRONT:
REMOVE WINDOWS AND/OR STOREFRONT, MOST ARE IN MASONRY WALLS.

INSTALL NEW EFCO WV410 VENT AS BASIS OF DESIGN WITH OPERABLE AWNING WINDOWS AS NOTED.

DOUBLE PANE LOW-E INSULATED GLAZING

STOREFRONT: EFCO

INSTALL NEW ROLLER SHADES AT ALL WINDOWS AND STOREFRONT

INSTALL NEW SOLID SURFACE SILLS AT ALL WINDOWS -12" DEEP



EXISTING EXTERIOR WINDOW SYSTEM TO BE REMOVED AND REPLACED AS SHOWN



REPLACEMENT - EXTERIOR WINDOW THAT WAS RECENTLY REPLACED, THAT THEY WANT TO MATCH

ESTIMATING NOTES:

EXTERIOR DOORS:
REMOVE DOORS AND FRAMES, MOST ARE IN MASONRY WALLS.

INSTALL NEW KAWNEER 500 STANDARD WIDE STYLE DOOR WITH GLAZED TOP PANEL AND INSULATED LOWER PANEL, IN NEW FRAME.

NOTE: SOME FRAMES GET INSULATED PANELS AROUND DOORS AS SHOWN.

ALL EXIT DOORS GET VON DUPRIN PANIC HARDWARE, EXTERIOR PULL HANDLES, CLOSERS, HINGES, AND LOCK.



REPLACEMENT - THIS IS AN EXTERIOR ENTRANCE DOOR THAT WAS RECENTLY REPLACED, THAT THEY WANT TO MATCH

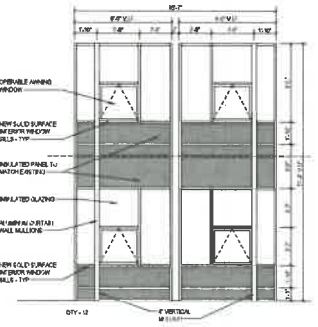
A

B

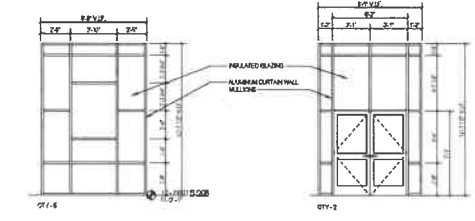
C

D

E

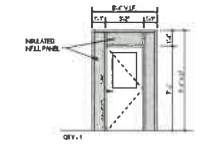


1E ELEVATION - MS WINDOW
1/4" = 1'-0"

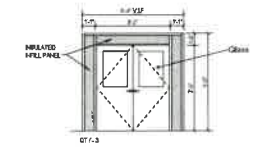


2E ELEVATION - MS CAFETERIA WINDOW
1/4" = 1'-0"

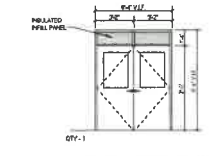
3E ELEVATION - MS CAFETERIA DOOR
1/4" = 1'-0"



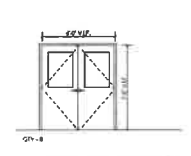
4E ELEVATION - SINGLE W/ SIDE LITES AND TRANSOM
1/4" = 1'-0"



5D ELEVATION - DOUBLE EGRESS W/ TRANSOM AND SIDE LITES
1/4" = 1'-0"



5E ELEVATION - DOUBLE EGRESS W/ TRANSOM
1/4" = 1'-0"



6E ELEVATION - DOUBLE EGRESS DOOR - MS
1/4" = 1'-0"

Drawn	MC
Checked	CJE



STAGE II
6-10 YEAR PLAN

Smithfield High School
90 Pleasant View Ave
Smithfield, RI 02917

KEYPLAN

Number	Size	Sheet No.

PROGRESS PRINT
/NOT FOR
CONSTRUCTION

WINDOW AND DOOR
ELEVATIONS - MIDDLE
SCHOOL

Date: 01/01/2013
Scale: 1/4" = 1'-0"
Proj. Number: 12346.00

A102



101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

A Division of Colliers Engineering & Design

Smithfield School Department
Attn: Melissa Devine- Director Of Financial
Operations
49 Farnum Oike
Smithfield, RI 02917

Invoice : 0001122134
Invoice Date : 12/4/2025

Project : 24011043G
Project Manager: Osterman, Derek
Project Name : Smithfield Public Schools/opm-
RIDE Stage I and II - Health and
Safety Projects

For Professional Services Rendered Through 11/30/2025

	<u>Current</u> <u>Billings</u>
Stage I and I and Health and Safety Projects	8,332.00
Reimbursable Expenses	37.80
	Current Billings 8,369.80
	Amount Due This Bill 8,369.80

dle@smithfield-ps.org
patrick.roblyer@collierseng.com

In accordance with our business terms and conditions, acceptance of this invoice is implied unless Colliers Project Leaders USA NE, LLC is notified by 14 days from the date of this invoice. If timely payment cannot be made due to any discrepancy, please E-mail a brief explanation to Billing@colliersengineering.com and we will reply as soon as possible.
EFT/ACH PAYMENT INFO: Colliers Engineering & Design, Inc. | JP Morgan Chase | Routing 021000021 | Account# 836759092

REMIT TO: Colliers Project Leaders USA NE, LLC 101 Crawfords Corner Road, Suite 3400 | Holmdel, NJ 07733
Phone: 877-627-3772 | Fax: 732-383-1980

PM09 - Stage I and I and Health and Safety Projects

Labor			
Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Project Coordinator	18.00	161.0000	2,898.00
Project Manager	26.00	187.0000	4,862.00
Technical Director	2.00	286.0000	572.00
Total Rate Labor			8,332.00
Total Labor			8,332.00
Total Bill Task: PM09 - Stage I and I and Health and Safety Projects			8,332.00

ZREIMB - Reimbursable Expenses

Expense		
Unit Rate Expenses		
<i>Account / Unit</i>		<i>Amount</i>
Project Mileage		
Mileage		37.80
Total Project Mileage		37.80
Total Unit Rate Expenses		37.80
Total Expense		37.80
Total Bill Task: ZREIMB - Reimbursable Expenses		37.80

Total Project: 24011043G - Smithfield Public Schools/opm-RIDE Stage I and II - Health and Safety Projects 8,369.80



101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

A Division of Colliers Engineering & Design

Smithfield School Department
Attn: Melissa Devine- Director Of Financial
Operations
49 Farnum Oike
Smithfield, RI 02917

Invoice : 0001132639
Invoice Date : 1/7/2026

Project : 24011043G
Project Manager: Osterman, Derek
Project Name : Smithfield Public Schools/opm-
RIDE Stage I and II - Health and
Safety Projects

For Professional Services Rendered Through 12/31/2025

	<u>Current</u> <u>Billings</u>
Stage I and I and Health and Safety Projects	7,375.00
Reimbursable Expenses	16.80
	Current Billings 7,391.80
	Amount Due This Bill 7,391.80

dle@smithfield-ps.org
patrick.roblyer@collierseng.com

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Phone: 877-627-3772 | Fax: 732-383-1980

PM09 - Stage I and I and Health and Safety Projects

Labor			
Rate Labor			
<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Project Coordinator	40.00	161.0000	6,440.00
Project Manager	5.00	187.0000	935.00
Total Rate Labor			7,375.00
Total Labor			7,375.00
Total Bill Task: PM09 - Stage I and I and Health and Safety Projects			7,375.00

ZREIMB - Reimbursable Expenses

Expense		
Unit Rate Expenses		
<i>Account / Unit</i>		<i>Amount</i>
Project Mileage		
Mileage		16.80
Total Unit Rate Expenses		16.80
Total Expense		16.80

Total Project: 24011043G - Smithfield Public Schools/opm-RIDE Stage I and II - Health and Safety Projects 7,391.80



A Division of Colliers Engineering & Design

101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

Smithfield School Department
Attn: Melissa Devine- Director Of Financial
Operations
49 Farnum Oike
Smithfield, RI 02917

Invoice : 0001143670
Invoice Date : 2/5/2026

Project : 24011043G
Project Manager: Osterman, Derek
Project Name : Smithfield Public Schools/opm-
RIDE Stage I and II - Health and
Safety Projects

For Professional Services Rendered Through 1/31/2026

	Current Billings
Stage I and I and Health and Safety Projects	194.00
Current Billings	<u>194.00</u>
Amount Due This Bill	<u>194.00</u>

dle@smithfield-ps.org
patrick.roblyer@collierseng.com

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REMIT TO: Colliers Project Leaders USA NE, LLC 101 Crawfords Corner Road, Suite 3400 | Holmdel, NJ 07733
Phone: 877-627-3772 | Fax: 732-383-1980



101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

A Division of Colliers Engineering & Design

Smithfield School Department
Attn: Melissa Devine- Director Of Financial
Operations
49 Farnum Oike
Smithfield, RI 02917

Invoice : 0001112293
Invoice Date : 11/6/2025

Project : 24011043G
Project Manager: Osterman, Derek
Project Name : Smithfield Public Schools/opm-
RIDE Stage I and II - Health and
Safety Projects

For Professional Services Rendered Through 10/31/2025

	Current
	Billings
Stage I and I and Health and Safety Projects	11,572.00
	Current Billings
	Amount Due This Bill
	11,572.00
	11,572.00

Project Breakdown:
Stage II - \$11,572.00

dle@smithfield-ps.org
patrick.roblyer@collierseng.com

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REMIT TO: Colliers Project Leaders USA NE, LLC 101 Crawfords Corner Road, Suite 3400 | Holmdel, NJ 07733
Phone: 877-627-3772 | Fax: 732-383-1980

PM09 - Stage I and I and Health and Safety Projects

Labor

Rate Labor

<i>Class</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Project Coordinator	44.00	161.0000	7,084.00
Project Manager	24.00	187.0000	4,488.00

Total Rate Labor 11,572.00

Total Labor 11,572.00

Total Bill Task: PM09 - Stage I and I and Health and Safety Projects 11,572.00

Total Project: 24011043G - Smithfield Public Schools/opm-RIDE Stage I and II - Health and Safety Projects 11,572.00



Project Leaders

May 4, 2025

Richard Iannitelli
School Building Committee Chair
Town of Smithfield
Smithfield Public Schools
49 Farnum Pike
Smithfield, RI 02917

Subject: *Smithfield Public Schools – SLAM Emergency Projects Progress Invoice 07, 08, 09, & 10*

Dear Smithfield Public Schools Building Committee:

Colliers Project Leaders has reviewed the three attached invoices from SLAM Architects.

The first invoice for \$12,300 covers the final payment portion for the Stage II which has been approved by RIDE.

The second and third invoice for \$2,300 and \$3,450 respectively, are for the 10-Year facilities Cost Estimate, which has been provided to Smithfield Public Schools. This concludes approvals for the full contract values for SLAMs services.

During an internal audit, Invoice 1035131 dated 02/01/26 for \$4,600 was discovered to have been missed in this submission. This covers the second progress payment for the 10 year facilities cost estimate. It has now been included for approval.

Colliers Project Leaders approves the values in both invoices, and recommends that they be paid as submitted, with the "Invoice Breakout" values logged as noted for each project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Roblyer", with a long horizontal flourish extending to the right.

Patrick Roblyer
Project Manager, Colliers Project Leaders

Invoice

The S / L / A / M Collaborative, Inc.
 Somerset Square
 80 Glastonbury Boulevard
 Glastonbury, CT 06033-4415
 Telephone (860) 657-8077

David Le
 Smithfield Public Schools
 49 Farnum Pike
 Smithfield, RI 02917

November 24, 2025
 Project No: 25032.10
 Invoice No: 1034731

Invoice Total \$12,300.00

Project 25032.10 Smithfield RI Public Schools - Stage II

Email Invoices directly to Patrick Roblyer (patrick.roblyer@collierseng.com) and Holly Demers Sawyer (holly.demers@collierseng.com)

Professional Services from October 25, 2025 to November 21, 2025

Services	Contract Amount	% Complete	Amount Billed	Previously Billed	Billed This Invoice
10 Year Facilities Cost Estimate	11,500.00	0.00	0.00	0.00	0.00
Stage II	123,000.00	100.00	123,000.00	110,700.00	12,300.00
Total Fee	134,500.00		123,000.00	110,700.00	12,300.00
	Total				12,300.00
			Total this Invoice		\$12,300.00

Outstanding Invoices

Number	Date	Balance
1033913	7/28/2025	24,600.00
1034298	10/22/2025	30,750.00
Total		55,350.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	12,300.00	110,700.00	123,000.00		
Totals	12,300.00	110,700.00	123,000.00	55,350.00	67,650.00

Please send remittance to: PO Box 12, Brattleboro, VT 05302-0012

Invoice

The S / L / A / M Collaborative, Inc.
 Somerset Square
 80 Glastonbury Boulevard
 Glastonbury, CT 06033-4415
 Telephone (860) 657-8077

David Le
 Smithfield Public Schools
 49 Farnum Pike
 Smithfield, RI 02917

January 03, 2026
 Project No: 25032.10
 Invoice No: 1034944

Invoice Total \$2,300.00

Project 25032.10 Smithfield RI Public Schools - Stage II

Email Invoices directly to Patrick Roblyer (patrick.roblyer@collierseng.com) and Holly Demers Sawyer (holly.demers@collierseng.com)

Professional Services from November 22, 2025 to December 26, 2025

Services	Contract Amount	% Complete	Amount Billed	Previously Billed	Billed This Invoice
10 Year Facilities Cost Estimate	11,500.00	20.00	2,300.00	0.00	2,300.00
Stage II	123,000.00	100.00	123,000.00	123,000.00	0.00
Total Fee	134,500.00		125,300.00	123,000.00	2,300.00
Total					2,300.00
Total this Invoice					\$2,300.00

Outstanding Invoices

Number	Date	Balance
1034298	10/22/2025	30,750.00
1034731	11/24/2025	12,300.00
Total		43,050.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	2,300.00	123,000.00	125,300.00		
Totals	2,300.00	123,000.00	125,300.00	79,950.00	45,350.00

Please send remittance to: PO Box 12, Brattleboro, VT 05302-0012

Invoice

The S / L / A / M Collaborative, Inc.
 Somerset Square
 80 Glastonbury Boulevard
 Glastonbury, CT 06033-4415
 Telephone (860) 657-8077

David Le
 Smithfield Public Schools
 49 Farnum Pike
 Smithfield, RI 02917

February 01, 2026
 Project No: 25032.10
 Invoice No: 1035131

Invoice Total \$4,600.00

Project 25032.10 Smithfield RI Public Schools - Stage II

Email Invoices directly to Patrick Roblyer (patrick.roblyer@collierseng.com) and Holly Demers Sawyer (holly.demers@collierseng.com)

Professional Services from December 27, 2025 to January 23, 2026

Services	Contract Amount	% Complete	Amount Billed	Previously Billed	Billed This Invoice
10 Year Facilities Cost Estimate	11,500.00	60.00	6,900.00	2,300.00	4,600.00
Stage II	123,000.00	100.00	123,000.00	123,000.00	0.00
Total Fee	134,500.00		129,900.00	125,300.00	4,600.00
	Total				4,600.00
			Total this Invoice		\$4,600.00

Outstanding Invoices

Number	Date	Balance
1034298	10/22/2025	30,750.00
1034731	11/24/2025	12,300.00
1034944	1/3/2026	2,300.00
Total		45,350.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	4,600.00	125,300.00	129,900.00		
Totals	4,600.00	125,300.00	129,900.00	79,950.00	49,950.00

Please send remittance to: PO Box 12, Brattleboro, VT 05302-0012

Invoice

The S / L / A / M Collaborative, Inc.
Somerset Square
80 Glastonbury Boulevard
Glastonbury, CT 06033-4415
Telephone (860) 657-8077

David Le
Smithfield Public Schools
49 Farnum Pike
Smithfield, RI 02917

February 23, 2026
Project No: 25032.10
Invoice No: 1035297

Invoice Total \$3,450.00

Project 25032.10 Smithfield RI Public Schools - Stage II

Email Invoices directly to Patrick Roblyer (patrick.roblyer@collierseng.com) and Holly Demers Sawyer (holly.demers@collierseng.com)

Professional Services from January 24, 2026 to February 20, 2026

Services	Contract Amount	% Complete	Amount Billed	Previously Billed	Billed This Invoice
10 Year Facilities Cost Estimate	11,500.00	90.00	10,350.00	6,900.00	3,450.00
Stage II	123,000.00	100.00	123,000.00	123,000.00	0.00
Total Fee	134,500.00		133,350.00	129,900.00	3,450.00
Total					3,450.00
Total this Invoice					\$3,450.00

Outstanding Invoices

Number	Date	Balance
1034298	10/22/2025	30,750.00
1034731	11/24/2025	12,300.00
1034944	1/3/2026	2,300.00
1035131	2/1/2026	4,600.00
Total		49,950.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	3,450.00	129,900.00	133,350.00		
Totals	3,450.00	129,900.00	133,350.00	79,950.00	53,400.00