

DONALD R. GREBIEN
MAYOR



Honorable Members of the
Pawtucket School Committee
286 Main Street
Pawtucket, RI 02860

Re: Offer from the Soloviev Group for McCoy Stadium

Dear Honorable Members of the Pawtucket School Committee,

On Friday, November 3rd, the Pawtucket City Council and the administration received the attached letter and proposal from the Soloviev Foundation. The proposal outlines the cost estimate of nearly \$40 million for renovations provided by D'Ambra Construction and Ahlborg Construction. Up until this point, all conversations with the Soloviev Group from June of this year to now had been preliminary in their nature with no official proposal.

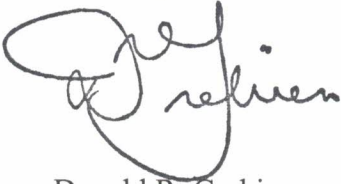
As you are intimately aware, the process towards our unified high school is well underway and if this dialogue does not take place in the near future, there is the potential missed opportunity for both the city and Soloviev Group.

In our previous letter from last week, we requested that further communication regarding the plans for the former McCoy Stadium be between the Soloviev Group and your honorable body as the site control of the stadium is no longer in the Council's possession. Now that some tangible information has been added to this ongoing conversation, we are hopeful that it may inform your ongoing process. Understanding your architect took the position at the last Council meeting that the high school and the stadium cannot coexist, we are unsure how this information may alter your committee's ongoing thought process.

In the best interest of Pawtucket residents, please keep both the Council and the members of the administration copied here abreast of your discussions. Additionally, we request that you include the City's consultant, the Peregrine Group, in those conversations.

Again, we would like to thank you for your continued cooperation as we move towards a unified high school. Should you have any additional questions or concerns, please do not hesitate to reach out. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "D. Grebien". The signature is stylized with a large, looping initial "D" and a period after the first name.

Donald R. Grebien
Mayor

and

A handwritten signature in blue ink that reads "Terrence Mercer". The signature is written in a cursive style.

Terrence Mercer
Council President

Cc: Honorable Members of the Pawtucket City Council
Superintendent Patricia Royal
Michael Hershman, Vice President of the Soloviev Group
William Conley, Attorney for the Pawtucket School Committee
Holly Demers, Colliers
Frank Milos, City Solicitor
Dylan Zelazo, Director of Administration
Sam Bradner, Peregrine Group

The Soloviev Foundation

NINE WEST FIFTY-SEVENTH STREET, NEWYORK,N.Y.10019

November 2, 2023

Mayor Donald Grebien,
City of Pawtucket

Dear Don,

We would first like to begin with a sincere thank you for your candor and professionalism during the last several months while we have examined the possibility of renovating the McCoy Stadium. As I mentioned to you when we last met, we have received proposals for the renovation, and I am attaching the submission we will accept.

In addition to the renovation budget as outlined in the attachment we would add additional funds to create a multiuse facility to accommodate High School sports. In total, our funding would amount to \$40,000,000.

In as much as McCoy Stadium is historic property, we are asking that the ownership of the Stadium be placed into a non-profit, non-governmental corporation-- a 501(c) (3) entity. The Soloviev Foundation would not be a part of this new entity. The Board and stadium policies would be set by the City and the community. This would allow for the programing of events within the stadium to be chosen by the city and the local community.

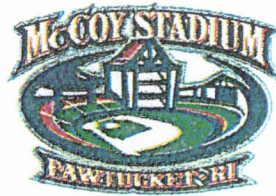
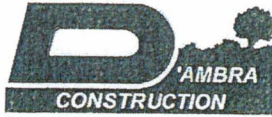
We are prepared to begin immediately with the required permitting and renovation. In addition we will work with the City, the School Board and community to fit the stadium plans within the overall High School construction project.

Of course, as we discussed, the new High School should take precedence over the stadium project.

Regards,



Michael Hershman
Vice President



80 Centre of New England Blvd
 Coventry, RI 02816
 401-737-1300

355 Centerville Rd
 Warwick, RI 02886
 401-681-4949

McCoy Stadium Improvements

1 Columbas Ave, Pawtucket, RI 02860

DESIGN & CONSTRUCTION - CONCEPTUAL BUDGET BREAKDOWN

8/17/2023 Ver.1 | Based on Scope Narrative Issued on August 9, 2023 by Sean Todd

		50,000	Total SF
DESCRIPTION		COST	COST Per SF
1	Demolition & Abatement Work, Mold Remediation	\$ 2,625,000	\$ 52.50
2	Earthwork, Gravel Materials, Grading & Restoration - D'Ambra	\$ 410,000	\$ 8.20
3	Misc. Storm Drainage & Utilities - D'Ambra	\$ 505,000	\$ 10.10
4	Site Improvements, Site Lighting, Pads, Walkways, Bituminous Paving - D'Ambra	\$ 2,330,000	\$ 46.60
5	Site Security Fencing - D'Ambra	\$ 960,000	\$ 19.20
6	Landscaping, Loam & Seeding, Playing Field Improvements - D'Ambra	\$ 725,000	\$ 14.50
7	Concrete Work - Misc. Cut & Patching, Concrete Restoration, Polishing	\$ 779,000	\$ 15.58
8	Masonry - CMU & Brickwork, Misc. Restoration	\$ 658,000	\$ 13.16
9	Structural Steel - New Columns, Beams & Metal Deck, Restoration	\$ 1,551,000	\$ 31.02
10	Misc. Metals - Bollards, Lintels, Railings & Misc.	\$ 358,000	\$ 7.16
11	Caulking & Sealants, AVB, Waterproofing, Expansion Joint Repair	\$ 519,000	\$ 10.38
12	Roof Replacement, New Roofing, Insulation & Flashings	\$ 1,498,000	\$ 29.96
13	Rough Carpentry & Blocking	\$ 274,000	\$ 5.48
14	Finish Carpentry, Casework & Millwork	\$ 695,000	\$ 13.90
15	Doors, Frames & Hardware, Access Control	\$ 357,000	\$ 7.14
16	Glass & Glazing at Press Boxes, Suites and Dining Areas	\$ 705,000	\$ 14.10
17	Aluminum Entry Doors & Storefronts	\$ 275,000	\$ 5.50
18	Roll Up & Specialty Doors	\$ 150,000	\$ 3.00
19	Gypsum Board Systems - LG Metal Framing & Drywall, Cutting & Patching	\$ 1,175,000	\$ 23.50
20	ACT Acoustical Wall & Ceiling Systems	\$ 356,000	\$ 7.12
21	Ceramic Tile @ Toilet Rooms, Suites, etc.. Epoxy Flooring	\$ 439,000	\$ 8.78
22	Moisture Mitigation, Resilient Flooring, Resilient Base, Carpeting	\$ 264,000	\$ 5.28
23	Painting - Complete Interior & Exterior as Req'd, exposed ceiling areas, sand blasting	\$ 625,000	\$ 12.50
24	Signage - Interior & Exterior	\$ 125,000	\$ 2.50
25	Toilet Partitions & Accessories	\$ 175,000	\$ 3.50
26	Misc. Specialties - Lockers, Fire Extinguishers & Cabs, Corner Guards & Misc.	\$ 225,000	\$ 4.50
27	Coverage over exposed bleacher areas - Prefab canopy system & shade structures	\$ 1,125,000	\$ 22.50
28	Food Service Equipment, Ice Baths, Hot Tubs	\$ 750,000	\$ 15.00
29	New Bleachers at 1st base area	\$ 425,000	\$ 8.50
30	New LED Scoreboards	\$ 675,000	\$ 13.50
31	Furniture & Furnishings - By Owner	\$ -	\$ -
32	Conveying Systems - Elevators - N/A	\$ -	\$ -
33	Fire Suppression Systems	\$ 247,000	\$ 4.94
34	ADA Plumbing Upgrades, Gas Piping, Hot Water Systems	\$ 1,398,000	\$ 27.96
35	New HVAC VRF Systems, DOAS Units, Ventilation Ductwork & Controls	\$ 3,875,000	\$ 77.50
36	Electrical Work - Distribution, Panels, Wiring, Fire Alarm, LED Lighting	\$ 2,385,000	\$ 47.70
37	Low Voltage Security, Access Control, Suirveillance, Cameras, Public Address	\$ 750,000	\$ 15.00
38	Sub-Total Construction Trade Costs	\$ 30,388,000	\$ 607.76
39	Design & Engineering w/CA 7.5% based on Total Trade Project Cost	\$ 2,279,100	\$ 45.58
40	Pre-Construction Fees	\$ 175,000	\$ 3.50



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	DESCRIPTION	COST	COST Per SF
41	General Conditions - Management & Supervision	\$ 1,215,520	\$ 24.31
42	Misc. General Requirements - Bonds, Insurance, Temp Facilities & Equip, Permits	\$ 911,640	\$ 18.23
43	Boring & Soil Investigation, Inspection & Testing Services, HAZMAT Consulting	\$ 58,986	\$ 1.18
44	Sub-Total Design & Construction	\$ 35,028,246	\$ 700.56
45	Contractor Fee - 5.0%	\$ 1,751,412	\$ 35.03
46	Estimating Contingency - By GC - 3%	\$ 1,050,847	\$ 21.02
47	Misc. Other Costs - TBD	\$ -	\$ -
49	Total Design / Build Project Cost Budget	\$ 37,830,506	\$ 756.61

50 **Qualifications, Assumptions & Exclusions:**

Pending