

THE CITY OF NEWPORT

**RESOLUTION
OF THE
COUNCIL**

No. 2025-161

- WHEREAS: the Rhode Island Pandemic Recovery Office (PRO) awarded the City of Newport \$7.5 Million as part of its Capital Projects Fund-Community Learning Center Program (CPF-CLC) to support renovations to the Florence Gray Community Center and the residents of both Newport and Middletown; and
- WHEREAS: the City entered into a Subrecipient Agreement with Newport Housing Authority (owner of Florence Gray Center) and Boys and Girls Club of Newport County in accordance with 220-RICR-20-00-2, Rules and Regulations for Grant-Making Involving Federal Funds, consistent with requirements of the CPF; and
- WHEREAS: the City of Newport and Newport Housing Authority advertised a Request for Proposals for Construction Manager at Risk (CMaR) services for Renovations to Florence Gray Center on February 21, 2025; and
- WHEREAS: the CMaR award was made to Ahlborg Construction Corporation of Warwick, RI with a contract broken into two distinct phases: Preconstruction Phase and Construction Phase; and
- WHEREAS: \$39,000 for Preconstruction Phase services was previously approved by City Council in April 2025; and
- WHEREAS: this contract update presents the Guaranteed Maximum Price (GMP) budget of \$5,500,000.00 for the Construction Phase of the project to meet the requirements of the PRO-CPF/CLC program, providing dedicated spaces for education, workforce development, and health monitoring at the Florence Gray Center; NOW, THEREFORE, BE IT
- RESOLVED: that the City Council approves the Guaranteed Maximum Price of \$5,500,000.00 for construction at the Florence Gray Center, and the Council Chair is authorized to sign said contract on behalf of the City, subject to favorable review by the City Solicitor.

IN COUNCIL
READ AND PASSED
SEPTEMBER 15, 2025



Laura C. Swistak, CMC
City Clerk