

THE CITY OF NEWPORT

**RESOLUTION  
OF THE  
COUNCIL**

**No. 2025-67**

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: award is recommended to Ahlborg Construction Corporation of Warwick, RI with a contract is broken into two distinct phases: Preconstruction Phase and Construction Phase;

WHEREAS: the contract with Ahlborg Construction Corporation includes a Pre-Construction Services Fee of \$39,000. At a later date (estimated Summer 2025) in the construction procurement process, the Guaranteed Maximum Price will be calculated with a total contract amount not exceed \$5,500,000, and will be presented to City Council for approval at that time. NOW, THEREFORE, BE IT

RESOLVED: that the City of Newport award Ahlborg Construction Corporation of Warwick, RI contract for CMaR services per the fee structure that includes \$39,000 for Pre-Construction Services, and at a later date a Guaranteed Maximum Price not to exceed \$5,500,000 will be presented to City Council for approval, 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  
**APRIL 23, 2025**

  
Laura C. Swistak, CMC  
City Clerk