

Approved August 12, 2026
MPS BUILDING COMMITTEE MEETING
 Oliphant Administration Building
 Michael S. Pinto Conference Room
 26 Oliphant Lane, Middletown, RI 02842
 July 15, 2026, 4:30pm

Members in Attendance:

Present	Voting Member	Name	Title
X	Yes	Edward Brady	Chair, Community Member
X	Yes	William Nash	Vice Chair, School Committee Clerk
X	Yes	William Niemeyer	Superintendent of Schools
X	Yes	Tami Holden	School Committee Member
X	Yes	Ed Collins	Middletown Shared Facilities Director
N	Yes	Thomas P. Welch, III	Town Council Vice President
X*	Yes	Peter Connerton	Town Council Member
R	Yes	Donna Sweet	Middletown High School Principal
X	Yes	Michelle Fonseca	Asst Superintendent for Teaching and Learning
R	Yes	Shawn Brown	Town Administrator, Local Budget Official
X	Yes	Don Morin	Secretary, Community Member
X	Yes	Marc Thayer	Community Member
X	Yes	Dan Thibeault	Community Member
N	Alternate	Gregory Huet	Alternate Member of School Committee
N	Alternate	Christopher Logan	Alternate Town Council Member
X	Alternate	Jerry Haas	Gaudet Middle School Principal
X	Alternate	Marc Tanguay	Town Finance Director, Alt. Local Budget Official

X = Present/Voting; R=Represented; P=Present/Non-voting; N=Not Present

* Peter Connerton arrived at 4:32pm

1. Call to Order

1. The meeting was called to order at 4:30 pm by Ed Brady. Eleven (11) of thirteen (13) voting members were present or represented by an alternate.
2. Also present: Justin Bernard, Colliers Project Leaders
3. Present via Zoom: Colin McCarthy, Colliers Project Leaders; Matt LaRue, Tina Stanislaski, HMFH Architects; Ed Cifune and Emma Osborne, DBVW Architects

2. Consider and Vote on Meeting Minutes from June 10, 2026

- **MOTION:** Don Morin moved to accept the meeting minutes from June 10, 2026, and Marc Thayer seconded.
- **DISCUSSION:** None
- **VOTE:** The motion passed unanimously (11-0).

3. Architect's Update

3.1 No Update

4. Owners Rep Update:

4.1 Revised MOA (Memorandum of Agreement) Review

- Justin Bernard informed the Building Committee that on June 25, 2026, RIDE (Ri Dept. of Education) approved an amendment to the MOA to move the funding for Aquidneck Elementary School renovations to the Forest Avenue Elementary School.
- This brings the current eligible reimbursement numbers to the following:
 - Original MOA: \$207,141,672
 - \$170,486,682 new Middle School/High School
 - \$26,879,690 Valley Elementary School
 - \$4,288,845 Forest Ave Elementary School
 - \$5,486,455 Aquidneck Elementary School
 - Revised MOA: \$207,141,672
 - \$170,486,682 new Middle School/High School
 - \$26,879,690 Valley Elementary School
 - \$9,775,000 Forest Ave Elementary School
 - \$0 Aquidneck Elementary School

4.2 Forest Avenue Schematic Design RIDE Stage III Package Review

- Justin reminded the Committee that the original estimated budget of \$6,244,825 was based on the 2021 facility condition assessment.
- The new proposed budget based on schematic design drawings with subcontractor estimates is \$7,460,000.
- Included in the schematic design are ADA (Americans with Disabilities) upgrades, a new elevator, new HVAC (Heating, Ventilation, Air Conditioning) systems, new windows, new flooring in the 1993 wing, a new sprinkler system, new playgrounds and remodeled bathrooms.
- The updated budget falls within the available funding.
- Colliers requests the approval of the SBC to submit the Stage III Schematic Design Package to RIDE following the July 16th SD review meeting with the RIDE School Building Authority.

4.2.1 Consider and Vote to Approve Colliers to submit the Forest Avenue Schematic Design RIDE Stage III Package to the RIDE SBA (School Building Authority) Portal

- **MOTION:** Don Morin moved that the Building Committee authorize Colliers to submit the Forest Avenue Schematic Design RIDE Stage III package to the RIDE School Building Authority portal.
- **DISCUSSION:** None
- **VOTE:** The motion passed unanimously (12-0).

4.3 MSHS Project Update

- Justin Bernard shared information from Gilbane's monthly dashboard report.
- Safety Update

- Justin shared that the project remains at two recordable injuries and one lost time injury, which is no change from last month.
- Document Control
 - The number of submittals and RFIs in review has decreased significantly from last month. The design team is doing a great job of getting them closed out in a timely fashion.
 - 69 Submittals in review
 - 5 RFI's (Requests for Information) in review
- Schedule
 - Some upcoming milestones include interior gypsum wallboard, interior room mockups, and exterior window delivery.
 - Gilbane will be mocking some interior rooms to show what the finished product will look like.
 - The delivery of the exterior windows is very early for a project like this, which is unusual but good for the project. The subcontractor is storing the windows until the masonry work is farther along so that the windows can be installed.
- Financial Status (as of June 30, 2026)
 - Estimated PCOs (Potential Change Orders): \$1,048,106.
 - PCOs are being actively managed and chased down for final pricing. Just this past week Gilbane change orders number four, five, six and seven were submitted and approved.
 - Financial management and change order management are gaining traction.
- Progress Photos
 - Drone Flyover – Justin shared the drone flyover from the second week of June and walked the group through some recent photos of construction progress.
 - The project continues to move along at a good pace.

4.4 Valley Elementary Project Update

- Justin provided the following update on the work at Valley Elementary:
 - Safety
 - The project had one recordable injury that was heat related. One of the roofers was suffering from some heat-related illness and was hospitalized. He is back at work but did miss all of Friday due to his heat injury.
 - Document Control
 - 0 Submittals in review
 - 0 RFIs in review
 - The project team is doing an excellent job keeping up with these.
 - Schedule
 - Upcoming milestones include the abatement completion at the roof, door & frame mock-ups, plumbing rough ins at the bathrooms and nurse's suite, and elevator shoring and foundations.
 - Financial Status (as of July 10, 2026)
 - Estimated PCO's: \$235,820
 - Progress Photos

- Justin shared some progress photos with the Committee.

4.5 Master Schedule Update

- Justin shared that the only schedule change is for the building envelope completion date at the middle high school. This seems to be moving in and out as Gilbane further refines its overall schedule.
- There have been no changes to the major milestones.

4.6 Budget Update

- Justin shared the following budget update, stating that biggest change is the increase in available funding to over \$203 million with the addition of the welding shop grants and an increase in bond interest.
- Project Funding Available: \$203,166,162
 - \$190,000,000 Bond Funded
 - \$484,308 Appropriation from General Fund
 - \$5,665,000 Bond Interest (as of July 2, 2026)
 - \$5,700,000 Bond Premium
 - \$249,751 NEVI Grant
 - \$1,067,103 Welding Shop Grants
- Project Budget: \$201,274,100
 - Middle/High School: \$173,623,000
 - Valley Elementary: 20,182,100
 - Forest Avenue Elementary: \$7,469,000
 - Justin added that the welding work hasn't been added to the project budget yet, so the project cost will increase by a little over a million dollars.
- Expenditures to Date: \$54,278,300
- Contracted: \$170,965,800
- Total Anticipated Costs (excluding Contingences): \$190,984,200

4.7 Four Week Look Ahead

- The MS/HS project will continue with exterior utilities & drainage, concrete slabs, Air Vapor Barrier, exterior masonry, roofing, spray fireproofing, interior & exterior framing & sheathing, and MEP fire protection rough-in.
- The Valley Elementary project will continue with roof abatement; roofing; gym, café & hallway painting; framing, MEP fire protection rough in; stair lifts; and elevator shaft shoring & excavation.
- The Forest Avenue Elementary School RIDE Schematic Design submission and Design Development phase will continue.
- The update from Colliers can be viewed here:
<https://drive.google.com/file/d/1zBIRLtANmPH32g9mzDrO1i2OsOFsXTvG/view?usp=sharing>.

5. School Building Committee Update

5.1 MSHS Welding Shop CTE (Career & Technical Education) Program Update

- Superintendent Niemeyer informed the Building Committee that funding for the welding CTE program has been received from the van Beuren Charitable Foundation.

5.2 Cultural, Historical, Memorial Subcommittee Update

- Bill Nash stated that the committee has not met since the last Building Committee meeting but that a presentation regarding the plans that the subcommittee have been working on will be shared at the next meeting.

5.3 Four Week Look Ahead

- Ed Collins stated that furniture for the middle school/high school is ready to go. A meeting to discuss equipment is planned for Friday. FF&E for Valley Elementary will go out to bid later this summer.
- The next Building Committee meeting will be on August 12th at 4:30pm.

Adjournment:

- **MOTION:** Peter Connerton moved for the Building Committee to adjourn at 5:16pm and Marc Thayer seconded. The motion passed unanimously (12-0).

Respectfully Submitted,

Don Morin