

Approved December 10, 2025
MPS BUILDING COMMITTEE MEETING
 Oliphant Administration Building
 Michael S. Pinto Conference Room
 26 Oliphant Lane, Middletown, RI 02842
 November 12, 2025, 5:00pm

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
X	Yes	Thomas P. Welch, III	Town Council Vice President
X	Yes	Peter Connerton	Town Council Member
X***	Yes	Donna Sweet	Middletown High School Principal
N	Yes	Michelle Fonseca	Asst Superintendent for Teaching and Learning
X**	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
P	Alternate	Gregory Huet	Alternate Member of School Committee
N	Alternate	Christopher Logan	Alternate Town Council Member
N	Alternate	Jerry Haas	Gaudet Middle School Principal
P**	Alternate	Marc Tanguay	Town Finance Director, Alt. Local Budget Official

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

X* - Ed Brady joined via Zoom

X** - Marc Tanguay represented Shawn Brown until 5:09pm when Shawn arrived

X*** - Donna Sweet departed at 6:12pm

1. Call to Order

- The meeting was called to order at 5:00 pm by Vice Chair Bill Nash. Eleven (11) of thirteen (13) voting members were physically present or represented by an alternate. Chair Ed Brady joined via Zoom.
- Also present: Justin Bernard, Colin McCarthy, Colliers Project Leaders; Tony Murgida, Gilbane Building Company; and Bill Markham, Bentley Companies.
- Present via Zoom: Matt LaRue, Tina Stanislaski, HMFH Architects; Ed Cifune, Emma Osborne, DBVW Architects; Chair Ed Brady.

2. Consider and Vote on Meeting Minutes from October 29, 2025

- MOTION:** Tom Welch moved to accept the meeting minutes from October 29, 2025, and Peter Connerton seconded.
- DISCUSSION:** None

- **VOTE:** The motion passed unanimously (11-0).
3. Architect's Update
- 3.1 Cultural, Historical, Memorial Subcommittee Update
- Matt LaRue informed the Committee that the kickoff meeting of the Cultural, Historical and Memorial Subcommittee took place, and the Building Committee was represented by Bill Nash, Tami Holden and Billy Niemeyer. The meeting was led by HMFH's graphic designer.
 - The group reviewed examples of work done in other schools along with materials from the Middletown Historical Society.
 - The team brainstormed possible themes/types and locations and discussed artifacts in the existing schools that might be salvaged and placed in the new school.
 - The next meeting will be in January, and the group will discuss themes, itemize items to save, and gather input from others, such as students, teachers, boosters, etc.
 - HMFH will then develop graphics during the spring/summer of 2026.
 - Superintendent Niemeyer stated that he has someone who has taken a map of Middletown and has identified notable spots across town.
 - Donna Sweet mentioned that a small group is looking to identify a mascot for the school district to represent the Islander theme.
 - Greg Huet mentioned that the Navy is an integral part of Middletown's history and the present day, and suggested that the subcommittee get input from them as well.
 - The update from HMFH can be viewed here:
<https://drive.google.com/file/d/1zZm6UbWsyJELADjPR08ELNjrYLoFrBt9/view?usp=sharing>.
4. Owners Rep Update:
- 4.1 Elementary School GMP Review
- Justin Bernard informed the Building Committee that the GMP Amendment has been received from Bentley and reviewed by all parties.
 - It is the recommendation of Colliers Project Leaders to approve the Guaranteed Maximum Price Proposal with the following values:
 - Base GMP Amendment Value (inclusive of allowances): \$9,427,171
 - Change Orders 001 – 009 \$114,394
 - ADD Alternate #1A \$291,004
 - ADD Alternate #1B \$147,014
 - ADD Alternate #1C \$1,607,451
 - ADD Alternate #1D \$1,091,535
 - ADD Alternate #1E \$165,019
 - ADD Alternate #2 \$124,108
 - ADD Alternate #3 \$633,178
 - ADD Alternate #4 \$753,594
 - ADD Alternate #5 \$172,947
 - ADD Alternate #6 \$438,570
 - Total: \$14,965,985

4.2 Middle-High School GMP Review

- Justin Bernard informed the Building Committee that the GMP Amendment has been received from Gilbane and reviewed by all parties.
- It is the recommendation of Colliers Project Leaders to approve the Guaranteed Maximum Price Proposal with the following values:
 - Base GMP Amendment Value (Inclusive of Allowances): \$132,301,152
 - ADD Alternate #1 \$511,485
 - ADD Alternate #2 \$1,625,668
 - ADD Alternate #3 \$564,397
 - ADD Alternate #4 \$377,066
 - ADD Alternate #5 Not Applicable
 - ADD Alternate #6 \$221,127
 - ADD Alternate #7 Previously Approved and Included in GMP
 - ADD Alternate #8 Previously Approved and Included in GMP
 - ADD Alternate #9 Previously Approved and Included in GMP
 - ADD Alternate #10 Reject
 - ADD Alternate #11 \$220,945
 - DEDUCT Alternate #12 HOLD
 - ADD Alternate #13 Reject
 - ADD Alternate #14 Reject
 - ADD Alternate #15 Reject
 - DEDUCT Alternate #16 HOLD
 - ADD Alternate #17 Reject
 - Total: \$135,821,840
- Justin added that Add Alternate #3 North Driveway will need to go back to RIDEM and RIDOT for additional approvals, which could take six months or more.
- Tariffs are the only item that is not included in the GMP that could cause the cost to increase.

4.3 Budget Update

- The available funding for the project is \$194,184,308, which is comprised of the \$190 million bond, \$484,308 appropriation from the General Fund to support the generator and hurricane rated glass in the gymnasium, and \$3.7 million from bond interest.
- The Elementary School Project Budget (including contingencies) is \$20,182,100.
- The Middle-High School Project Budget (including contingencies) is \$173,373,200,
- This leaves a funding surplus of \$629,008 that can be put toward the Forest Avenue School.
- Ed Collins added that he is working with RI Energy and they have installed new energy efficient lighting in the existing high school (future elementary school) with no upfront cost. He is also working on upgrading the HVAC controls in the building under a similar program through RI Energy. These two projects will be financed monthly outside of the project budget, and the costs are reimbursable through RIDE.

4.4 Consider and Vote to Approve Bentley's Elementary School GMP and Alternates

- **MOTION:** Don Morin moved that the Building Committee make a recommendation to approve Bentley's GMP Amendment with a base value of \$9,427,171 inclusive of allowances along with change orders 001 through 009 for \$114,394, and to Accept Alternate #1A for \$291,004, Alternate #1B for \$147,014, Alternate #1C for \$1,607,451, Alternate #1D for \$1,091,535, Alternate #1E for \$165,019, Alternate #2 for \$124,108, Alternate #3 for \$633,178, Alternate #4 for \$753,594, Alternate #5 for \$172,947, and Alternate #6 for \$438,570 for a total of \$14,965,985. Tom Welch seconded the motion. The motion passed on a unanimous vote.

4.5 Consider and Vote to Approve Gilbane's Middle-High School GMP and Alternates

- **MOTION:** Don Morin moved that the Building Committee make a recommendation to approve Gilbane's GMP Amendment with a base value of \$132,301,152 inclusive of allowances and previously approved Add Alternates #7, #8, and #9, to Accept Add Alternate #1 for \$511,485, Add Alternate #2 for \$1,625,668, Add Alternate #3 for \$564,397, Add Alternate #4 for \$377,066, Add Alternate #6 for \$221,127, and Add Alternate #11 for \$220,945 for a total of \$135,821,840, to reject Add Alternates #10, #13, #14, #15 and #17, and to hold Deduct Alternates #12 and #16. Alternate #5 is not used. Tom Welch seconded the motion. The motion passed on a unanimous vote.

4.6 Gaudet Tree Relocation Proposal Review

4.6.1 Consider and Vote to Approve North-Eastern Tree Service Proposal for Tree Relocation

- Colliers advises the Building Committee to recommend awarding the Tree Relocation work to North-Eastern Tree Service in the amount of \$8900.
- The proposal includes the relocation of nine existing trees. A tenth tree falls within the Gilbane construction zone and is included in the GMP. Loam and seed will be placed to restore the location of the moved trees.
- Work will be performed during the Spring/Fall 2026 or Spring 2027 dormant season.
- Terms are in accordance with the State of RI Division of Purchases Master Price Agreement, Contract #MPA372 FY26.
- The cost is very favorable compared with Add Alternate #13 to perform the same work which came in at \$67,079.
- **MOTION:** Don Morin moved that the Building Committee make a recommendation to award the Tree Relocation work to North-Eastern Tree Service in the amount of \$8900. Tom Welch seconded the motion. The motion passed on a unanimous vote.

4.7 Middle-High School Construction Update

- Steel erection is well underway. Stair 6 installation is complete, and Stair 4 is nearly finished.
- Electrical and low voltage underground conduit is in process.
- Footings and reinforcing bars for the high school administrative wing is in process.

4.8 RI NEVI Phase 2A Community Charging RFA Application Status

- The NEVI grant application was submitted on August 15th.
- Original grant responses were due by October 1st, but they have been delayed to November 30, 2025 per an email received from the RI Office of Energy Resources on November 3, 2025. Colliers will provide an update when a response is received.

4.9 Two Week Look Ahead

- The Town Council approval of the GMP's is planned for November 17, 2025.
- Bulk excavation, soil removal and concrete formwork are expected to be wrapped up in the next several weeks.
- A topping off ceremony will be planned for the February 2026 timeframe as the steel work wraps up.
- The update from Colliers can be viewed here:
https://drive.google.com/file/d/1a02LIVQdogNciTiVxA2_foDU3j1XjHvZ/view?usp=sharing

5. School Building Committee Update

5.1 2026 School Building Committee Calendar Review

- Don shared a proposed calendar for 2026 with the Committee meeting on the second and last Wednesdays of the month.
- Justin Bernard suggested moving to a once-a-month meeting cycle as there won't be enough information to review on a twice monthly basis. Colliers will provide both budget and schedule updates at each monthly meeting.
- The Committee will revisit the once-a-month schedule proposal at the next meeting.

Two Week Look Ahead

- The next Building Committee meeting is scheduled for Tuesday, November 25, 2025 due to the Thanksgiving Day holiday.

Adjournment:

- **MOTION:** Tom Welch moved for the Building Committee to adjourn at 6:17pm and Peter Connerton seconded. The motion passed unanimously (10-0).

Respectfully Submitted,

Don Morin