

East Providence School Department
East Providence Building Committee

January 11, 2021

The East Providence Building Committee met for a virtual meeting on Monday, January 11, 2021 at 6:30 p.m.

Attendees: Joel Monteiro, Nathan Cahoon, Superintendent Kathryn Crowley, Sandra Forand, Anthony Feola, Ben Russell, Craig Enos, Gene Oakland, Manuel Vinhateiro, Robert Weygand, Nicholas Shattuck, Stephen Amoroso, Toby Gibbons, Samuel Bradner and Erik Andrutis.

1) Call to Order

Mr. Monteiro called the meeting to order at 6:30 p.m.

2) OPM Report

Mr. Bradner presented his monthly OPM update. Meetings with building officials take place monthly and the next meeting will be Wednesday, January 13. There have been five field site visits and review regarding the building envelope and one field site visit and review for mechanical, electrical, plumbing and fire protection. There is a new section to the monthly update – FF&E process. The RFP will be completed in early February and issued in mid-February. Vendor awards will be in March/April 2021 with installation in July and August.

Mr. Cahoon and Mr. Oakland requested a copy of the draft RFP to review.

Mr. Bradner went through the project milestones and reported construction is 52% complete based on work in place. Owner contingency balance is at 81.9%. Construction contingency balance is at 88.2% and owner allowances remains at 81.3% which includes cost against COVID allowance.

For December there were 20 subcontractors, 220 workers on site per day with 1,760 man hours per day. No adjustments were made to the budget last month but this month an adjustment was posted. All budget line items remain in alignment. Construction is at 52% complete of work in place and the total project budget is 47% complete.

Mr. Monteiro reported that the School Committee approved a contract to develop a building management plan for the new high school.

Mr. Andrutis gave a COVID update. The trades have some positive cases but it has not compacted the completion date as of November.

3) Approval of Invoices for Services

Ai3 Basic Services - \$122,474.84
Ai3 Reimbursable Expenses - \$373.87
Gilbane - \$5,712,634.26

Peregrine Group, LLC - \$59,000.00
Stephen Turner, Inc. - \$8,014.25
Thielsch Engineering - \$4,310.00

Total: \$5,906,807.22

Motion by Mr. Vinhateiro, seconded by Superintendent Crowley and carried by unanimous consent to approve the December 2020 invoices as submitted. The invoices will be presented to the School Committee for approval with the recommendation of the Building Committee on January 12, 2021.

Mr. Oakland voted present on the Gilbane invoice.

4) Approval of Minutes

Motion by Mr. Feola seconded by Mr. Enos and carried by unanimous consent to approve the minutes of December 7, 2020 as submitted.

Motion made by Mr. Oakland, seconded by Superintendent Crowley and carried by unanimous consent to acknowledge the exceptional performance process to date with A3 Architects, the Peregrine Group and Gilbane Building Company.

5) Next Meeting Date

The next virtual meeting will be held on Monday, February 8, 2021 at 6:30 p.m.

6) Adjournment

Motion by Superintendent Crowley, seconded by Mr. Weygand and carried by unanimous consent to adjourn the meeting at 7:14 p.m.

Respectfully submitted,

Sharon Corsi, Recording Secretary

Joel Monteiro, Co-Chair
Building Committee

Nathan Cahoon, Co-Chair
Building Committee