

East Providence School Department
East Providence Building Committee – Martin/Waddington
December 12, 2022

The East Providence Building Committee for the Martin/Waddington and district projects met on Monday, December 12, 2022 at 6:00 pm in the library at Martin Middle School. Members in attendance: Joel Monteiro, Co-Chair, Nathan Cahoon, Co-Chair, Dr. Sandra Forand, Mayor Roberto DaSilva, Craig Enos, Manuel Vinhateiro, Steven Amoroso, Alfred Villeneuve, Christopher Murphy, Jessica Beauchaine, William Fazioli, Laurie Marchand, Karen Moore, Gene Oakland, Karen Rebello and Anthony Feola. Members absent: Jack Rezendes, Nicholas Shattuck and Kathryn Crowley. Also present were Sam Bradner, Anne DaSilva, James Jordan and Kristen Kendall.

1) Call to Order

Mr. Monteiro called the meeting to order at 6:04 p.m.

2) OPM Update

Mr. Bradner reported that the Stage II application has been submitted on September 15, 2022. RIDE/School Building Authority requested further information including drawings. That response was submitted on November 12th and November 16th. It will be reviewed by the Council on Elementary and Secondary Education at their next meeting on December 20th. The preliminary project schedule for Stage III was presented for Martin Middle and Waddington Elementary Schools. The construction procurement options were further discussed. Facilities Equity Initiative applications were submitted on November 30, 2022 and are currently under review with approvals projected for January 2023.

3) Acceptance of OPM Report

Motion by Mr. Oakland, seconded by Mr. Amoroso and carried by unanimous consent to accept the Owner Project Manager's Report as submitted.

4) A/E Update

Kristen Kendall from Ai3 Architects did a walkthrough of the project schedule for Stage III. They are presently in round one of the programming stage for Martin Middle School. Programming meetings were scheduled on December 5, 6th with great feedback and an upcoming meeting on December 14th. Upcoming dates include existing conditions building scans on December 27-29th, programming round 2 in late January/early February 2023 and Stage III schematic design submission in March 2023.

5) Acceptance of A/E Report

Motion by Ms. Beauchaine, seconded by Mr. Vinhateiro and carried by unanimous consent to accept the Architect/Engineering Report as submitted.

6) Construction Procurement Approach Overview/Vote

Procurement options were discussed in detail for a GC (general contractor) or a CmaR (construction manager at risk) for the complexity within both projects. Ai3 recommended to go to bid as separate documents.

Motion by Ms. Marchand, seconded by Mr. Feola and carried by unanimous consent to use a CmaR for the Martin Middle School project.

Motion by Ms. Moore, seconded by Ms. Beauchaine and carried by unanimous consent to use a CmaR for the Waddington Elementary School project.

7) Contract for OPM Services

Motion by Ms. Marchand, seconded by Mr. Vinhateiro and carried by unanimous consent to approve the contract for Peregrine Group, LLC contingent upon review and approval from legal counsel.

8) Approval of Stage II Invoices – November 2022

Peregrine Group, LLC - \$7,000.00

Motion by Ms. Beauchaine, seconded by Ms. Moore and carried by unanimous consent to approve the November 2022 invoices as submitted.

9) Approval of Minutes

Motion by Mr. Enos, seconded by Mr. Oakland and carried by unanimous consent to approve the November 14, 2022 minutes as submitted.

10) Housekeeping Discussion/Vote

Mr. Monteiro reported that a few changes were made to the Building Committee membership list. Mr. Rodericks was added to the list as a City Councilman and Mr. Cahoon is on the Committee as a community member. The updated membership list will go before the School Committee on December 13, 2023.

Motion by Mr. Enos, seconded by Ms. Moore and carried by unanimous consent with one abstention to approve the updated Building Committee membership list as submitted.

11) Next Meeting Date

The next meeting will be held on Monday, January 9, 2023 at 6:00 pm in the library at Martin Middle School.

12) Adjournment

Motion by Mr. Enos, seconded by Ms. Moore and carried by unanimous consent to adjourn the meeting at 7:21 pm.

Respectfully submitted,

Sharon Corsi
Administrative Assistant

Joel Monteiro, Co-Chair
Building Committee

Nathan Cahoon, Co-Chair
Building Committee