

East Providence School Department
East Providence Building Committee – Martin/Waddington
February 13, 2023

The East Providence Building Committee for the Martin/Waddington and district projects met on Monday, February 13, 2023 at 6:30 pm in the library at Martin Middle School. Members in attendance: Joel Monteiro, Co-Chair, Nathan Cahoon, Co-Chair, Sandra Forand, Craig Enos, Manuel Vinhateiro, Alfred Villeneuve, Robert Rodericks, Jack Rezendes, Laurie Marchand, Karen Moore, Gene Oakland, Karen Rebello, Anthony Feola, Mayor DaSilva and Christopher Murphy. Members absent: William Fazioli, Jessica Beauchaine and Steven Amoroso. Also present were Sam Bradner, Anne DaSilva, James Jordan and Samantha Lane.

1) Call to Order

Mr. Cahoon called the meeting to order at 6:57 p.m.

2) OPM Update

Mr. Bradner reported that RIDE has approved Stage II. The final Memorandum of Agreement for School Construction and Pay-As-You-Go between East Providence School Department and RIDE have been received and are on the School Committee meeting agenda for approval. Ms. DaSilva went through the Construction Manager at Risk RFP which will be issued at the end of the week.

3) Acceptance of OPM Report

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

4) A/E Update

Mr. Jordan and Ms. Lane from Ai3 Architects gave an update on the project schedule, programming meetings and floor plan updates. They discussed the exterior design along with the primary entrances of Martin Middle School. RIDE Stage III submission is in March with schematic design submission in May 2023. Waddington Stage III submission will be the end of April and design submission the end of June 2023. A joint Building Committee/City Council meeting is planned for the end of March.

5) Acceptance of A/E Report

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

6) Contract for Ai3 Architects – No action needed on this item. Legal counsel reviewed and is on the agenda for School Committee approval.

7) Ai3 Amendments to Proposal/Contract

Motion by Mr. Vinhateiro, seconded by Mr. Feola and carried by unanimous consent to table the EPSD Stage II Resubmission Ai3 Amendment No. 2 and EPSD FEI Ai3 Amendment No. 3 until the March 13th meeting.

8) CMaR Selection Committee

Motion by Mr. Rodericks, seconded by Ms. Marchand and carried by unanimous consent to approve the members of the Sub-Committee to evaluate proposals for the Construction Manager at Risk (CMaR) Contracts for Martin Middle School and Waddington Elementary School as submitted. Sub-Committee members are Nathan Cahoon, Joel Monteiro, Manuel Vinhateiro, Gene Oakland, Steven Amoroso and Craig Enos (ex officio).

9) CMaR Request for Proposals

Motion by Ms. Moore, seconded by Mr. Enos and carried by unanimous consent to approve the CMaR Requests for Proposals as submitted.

10) Approval of Stage III Invoices – January 2023

Ai3 Basic Services - \$349,158.21
Peregrine Group, LLC - \$44,000.00
Total \$393,158.21

Motion by Mr. Feola, seconded by Mr. Oakland and carried by unanimous consent to approve the January 2023 invoices as submitted.

11) Approval of Minutes

Motion by Mr. Enos, seconded by Mr. Vinhatiero and carried by unanimous consent to approve the January 9, 2023 minutes as submitted.

12) Next Meeting Date

The next meeting will be held on Monday, March 13, 2023 at 6:00 pm in the library at Martin Middle School.

13) Adjournment

Motion by Mr. Oakland, seconded by Mr. Murphy and carried by unanimous consent to adjourn the meeting at 7:51 pm.

Respectfully submitted,

Sharon Corsi
Administrative Assistant

Joel Monteiro, Co-Chair
Building Committee

Nathan Cahoon, Co-Chair
Building Committee