

East Providence School Department
East Providence Building Committee - EPHS
Open Session
October 30, 2023

The East Providence Building Committee for the high school project met on Monday, October 30, 2023 at 5:30 pm in the library at Martin Middle School. Members in attendance: Nathan Cahoon, Co-Chair, Sandra Forand, Craig Enos, Manuel Vinhateiro, Robert Weygand, Alfred Villeneuve, John McNamee, Bill Black, Christopher Murphy, Stephen Amoroso and Robert Rodericks. Joel Monteiro, Anthony Feola, Nicholas Shattuck and Jenni Furtado were absent. Also in attendance were Sam Bradner and Erik Andrutis from Peregrine Group.

I. Call to Order

Mr. Cahoon called the meeting to order at 5:30 pm.

II. Executive Session

Motion by Mr. Weygand, seconded by Mr. McNamee and, carried unanimously to move into Executive Session in an adjacent room for the purpose of: Discussion regarding Legal Advice regarding Potential Resolution of Claim against Gilbane Construction for School Construction Issues around Light, Irrigation and Sidewalk Heaving and Potential Litigation re Same Pursuant to RIGL §42-46-5(a)(2); and Consider & Vote on Motions to Seal the Minutes and to Adjourn and Convene into Public Session.

III. Reconvene in Open Session

Mr. Cahoon called the meeting to order at 5:53 pm. The Chair stated that several items were on the agenda for discussion during executive session but the only item discussed was regarding the 30" drain pipe. The Chair reported that one vote was taken in executive session and was a unanimous approval to recommend to the East Providence School Committee an agreement pertaining to the 30" drain pipe and the Committee notes that the agreement is based on a compilation of notes, studies and technical surveys recommending this action consistently for the past year.

Motion by Mr. Enos, seconded by Mr. McNamee and carried by unanimous consent to seal the minutes.

IV. OPM Update

Mr. Andrutis reported that weekly meetings are still be held with the subcommittee, as well as, a monthly Building Committee meeting to discuss open items and the 30" drain line issue. Construction is 98.2% complete. Phase 2 site work – open items and phase II warranty. Two open items have been removed, one was administrative and one was related to the contractor. Once finalized, will get an update from Gilbane. There has been no update since October 13, 2023. Awaiting some modifications to the mast arm, mostly being held up by RIDOT.

Mr. Cahoon inquired on the status of the fire pump controller. There was some modification made that should have resolved the issue but have yet to reach a conclusion. Gilbane is arranging a meeting with the school department, fire department and Delta Mechanical to reach a resolution. Mr. Murphy stated that they have received assurances from Gilbane that they will have manufacturer resolve this issue.

Mr. Amoroso inquired as to whether we should expect to see any progress on the mast arm. Mr. Andrutis stated that Gilbane has closed this item and provided a credit to the school department, who will now have to work this item out with the City and RIDOT. There are a number of vendors who have not yet requested their retainage. They are waiting for the potential settlement before they can clear the rest of these issues. There will be significant deduct/change orders coming from this.

V. Acceptance of OPM Report

Motion by Mr. McNamee, seconded by Mr. Enos and carried by unanimous consent to accept the Owner's Project Manager's Report as submitted. The total project budget detail is included in the OPM report.

VI. Potential Resolution of Claim against Gilbane Construction for School Construction Issues around Light, Irrigation and Sidewalk Heaving and Potential Litigation re Same

This vote was taken in executive session. Motion by Mr. Vinhateiro seconded by Mr. Amoroso and carried by unanimous consent to recommend approval of the proposed settlement agreement to the School Committee contingent upon the edits discussed in executive session.

VII. Approval of Minutes

Motion by Mr. Enos, seconded by Mr. Rodericks and carried by unanimous consent to approve the September 11, 2023 minutes as submitted.

VIII. Next Meeting Date

The next meeting will be held on Monday, December 11, 2023 at 5:30 pm in the library at Martin Middle School. There is no need for a meeting in November. Mr. Cahoon stated that he intends to make his departure from both Building Committees and the December 11th meeting will be his final meeting. This will need to be on the docket.

IX. Adjournment

Motion by Mr. Rodericks, seconded by Mr. Black and carried by unanimous consent to adjourn the meeting at 6:10 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Joel Monteiro, Co-Chair
Building Committee

Nathan Cahoon, Co-Chair
Building Committee