East Providence School Department

East Providence Building Committee – EPSD Districtwide

January 13, 2025

The East Providence Building Committee for the Martin-PreK/Waddington/Riverside projects met on Monday, January 13, 2025 at 5:30 p.m. in the student commons at East Providence High School. Members in attendance: Joel Monteiro, Manuel Vinhateiro, Sandra Forand, Stephen Amoroso, Craig Enos, Robert Rodericks, Jessica Beauchaine, Danny Carpenter, Alfred Villeneuve, Laurie Marchand, Jack Rezendes and Karen Rebello. Karen Moore, John Iemma and Patrick McDonald were absent. Anne DaSilva, Matt Abraham, Andrew Pepe and Colin Bacchiocchi were also present.

I. Call to Order

Mr. Monteiro called the meeting to order at 5:34 p.m.

II. OPM Updates – Anne DaSilva

Martin Middle School/Pre-K – RIDEM response was received and now working through some additional approval comments with the design team. They received the go ahead for the underground work. M/WBE participation has been updated and is slightly down.

Andrew Pepe reported that construction is 32% complete. Roofing is completed and split CMU brick started and working counter-clockwise around the building. Export of excess soil is completed. For the three month look ahead; fireproofing is mostly complete, interior framing wrapped up, RTUs have been mostly set up, window installation is ongoing, installing curtain wall in media center/safe soon, mechanical is working from third floor down to the first floor. Third floor is wrapping up with inspections starting soon. Boarding and taping walls will begin once the above is completed.

Anne reported that there are no updated change orders from Shawmut at this time and holding steady on numbers. She stated that the big thing is the cost avoidance from the excess soils that they were able to avoid having to pay additional fees on. There were six stockpiles at Martin Middle School. They were able to export four stockpiles to another non-school site. The anticipated Phase I completion is Q4 2025 and the anticipated completion for Phase II (pre-K site work) is Q2 2027. There are six items remaining to be approved: auditorium lighting, exterior basketball courts, athletic equipment, additional indoor Pre-K playground components and exterior storage containers.

Waddington Elementary School – Matt Abraham reported that M/WBE participation remains the same at 13%. This includes the hard costs with Shawmut and soft costs with Ai3. The project budget remains the same at $19.5M with no recent change orders. Holding owner contingency of $382K. Before the holidays the decision matrix list was prioritized. Water infiltration is the top priority. The sub-committee agreed upon a recommended solution from PARE which requires the installation of an outlet pipe. An outlet pipe will require RIDEM approval.
Mr. Monteiro clarified on the outlet pipe which is already releasing into the same stream but because they are installing a new pipe, they need approval. Matt stated that the current outlet pipe is not at a good slope. The second priority is adjusting the library offices up to code. Third

priority is replace gym and cafeteria flooring. If there are any available funds, the fourth priority is additional storage and separate doors at the south entrance. Approved items still in progress are the curtain wall, ballistic glass and ADA stairlift. The ADA stairlift is currently on order and will go in during the summertime. They are using a temporary option until then. In the coming weeks the new transformer to be installed. Additional windows to be installed during February/April break. All items will be coordinated with EPSD facilities and Waddington Administration.

Riverside Middle School – One item remaining on the punch list is additional sprinkler heads. This will be happening over the February break and is already scheduled with construction team, fire alarm vendors and design team. It should be closed out for the March meeting. Dan Carpenter stated that there was a small issue with leaks from the bolts from the rooftop condensers but has been addressed. The only outstanding items for reconciliation are the replacement tables in library. Open items include release of retainage and project closeout. Looking ahead, sprinkler adjustments will be done during February vacation. For the warranty period, walkthroughs are scheduled for six and eleven months.

III. Acceptance of OPM Report

Motion by Mr. Enos, seconded by Mr. Amoroso and carried by unanimous consent to accept the OPM updates for all three projects as submitted.

IV. Update Stage I Submission to RIDE

Mr. Enos reported that the City, with the EPHS savings, will create a capital revolving fund. There has been discussion about a number of projects that need to be done such as windows and the roof at Oldham and paving at all the schools. In order to capture housing aid reimbursement, the District has to file a Stage I by February 15th. Peregrine Group, being the partner that they are, has been assisting the District with this at no cost. All information is already contained in Stage II application for Martin and Waddington projects. Once approved they have five years to get these projects done. This is the process to receive reimbursement. Stage I is signature only by the Superintendent, Mayor and School Committee Chair. Before Stage I can be submitted in February, and LOI needs to be submitted. Approval should be in May. As soon as Stage I is submitted, they have to roll into Stage II immediately.

V. MMS/Pre-K FF& E RFP

Mr. Enos reported that with School Committee authorization tomorrow, the FF&E RFP to go out to market for both Martin Middle School and Pre-K. Both phases are clearly outlined and they have different install dates. The District is using the same consultant on this project. Staff has seen samples and provided input, no complaints. Responses are due in March 2025.

Motion by Mr. Vinhateiro, seconded by Ms. Marchand and carried by unanimous consent to approve the Martin Middle School/Pre-K Request for Proposal for Furniture, Furnishings and Equipment as submitted.

VI. Approval of Stage III Invoices – December 2024

Ai3 Basic Services MMS - $46,713.27
Ai3 Supplemental Services MMS - $24,736.25

Ai3 Basic Services Wadd - $5,181.75
East Providence School District - $900.00
Peregrine Group - $72,380.00
Shawmut MMS - $4,766,006.04
Stephen Turner, Inc. MMS - $9,035.78
Thielsch Engineering (November) – $4,360.93
Willscot – $2,069.33

Total $4,931,383.37

Motion by Mr. Amoroso seconded by Mr. Vinhateiro and carried by unanimous consent to approve the December 2024 invoices in the amount of $4,931,383.37 as submitted.

VII. Approval of Minutes

Motion by Mr. Rezendes, seconded by Mr. Enos and carried by unanimous consent to approve the December 9, 2024 minutes as submitted.

VIII. Next Meeting Date

The next meeting will be held on Monday, February 10, 2025 at 5:30 p.m. in the student commons at the high school.

IX. Adjournment

Motion by Ms. Rebello, seconded by Mr. Carpenter and carried by unanimous consent to adjourn the meeting at 6:05 pm.

Respectfully submitted,

Sharon Corsi Executive Assistant	Joel Monteiro, Co-Chair Building Committee	Manuel Vinhateiro, Co-Chair Building Committee