

East Providence School Department
East Providence Building Committee – EPSD Districtwide
February 10, 2025

The East Providence Building Committee for the Martin-PreK/Waddington/Riverside projects met on Monday, February 10, 2025 at 5:30 p.m. in the student commons at East Providence High School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Stephen Amoroso, Craig Enos, Robert Rodericks, Jessica Beauchaine, Danny Carpenter, Alfred Villeneuve, Laurie Marchand, Jack Rezendes, John Iemma, Patrick McDonald, Anthony Ferreira and Tom Brun. Karen Rebello and Karen Moore were absent. Anne DaSilva, Sam Bradner, Adam Medeiros, David Luiz and Antonio deSimas were also present.

I. Call to Order

Mr. Vinhateiro called the meeting to order at 5:30 p.m.

II. OPM Update – Anne DaSilva

Martin Middle School/Pre-K – Samantha Lane from Ai3 went over the graphics signage for both Martin Middle School and Pre-K. There will be monumental site signs for each one. There will be color identifiers to distinguish flooring for students. Ms. Beauchaine inquired about the size of the lettering at Martin and if it will be bigger than the high school. Mr. Ferreira asked if the sign would be lit. The letters will be lower than the high school since the high school has four floors and will not be lit.

Adam Medeiros stated they will be working top down. Walls are being closed in. The brick install started and curtainwall frames are being stood up. Glass should be installed soon. Waterproofing and fireproofing are complete. Window testing for air and water is ongoing. The soil stockpiles have been approved. Some was allowed to leave the site. 2000 yards more may be coming out of the ground still and may be exported. All major rooftop units are on the roof.

The construction phase is 36% complete. M/WBE participation is 12.6% and will be worked back up to 15% to meet EPSD goals. Project budget was included in the attachments. There was a recent change order that was approved by the working group at the last weekly meeting. The decision matrix was also included in the attachments and was recently reviewed by the working group. Some items have been brought back into the project such as the pre-k classroom sinks and some items have been rejected as well.

Mr. Vinhateiro stated, for the new members, that the district was forecasting a major expenditure due to the contaminated soil and they were working tirelessly to ensure that this did not have a big impact on the budget. He explained that the consensus of the Committee was always to prioritize students first and taxpayers second and they have an obligation not to exceed the budget.

Anne stated that phase I anticipated completion is Q4 2025. Once phase I is turned over for occupancy, they can begin phase II work (demolition) at the end of the year. Phase II anticipated completion is Q2 2027.

Adam stated that the next three months include getting walls closed in, casework and millwork. Shawmut will be working their way out of the classrooms from the third floor down to the first floor. This work should be finishing by the summertime.

Waddington Elementary School – There is currently a pause on site with construction. Work is still taking place behind the scenes. They had a positive DEM pre-application meeting last week to cover additional site work related to ponding issues. They expect to submit for the RIPDES permit in approximately one month. Once accepted, DEM will approve and they can address the issue. M/WBE participation is at 13% including both hard and soft costs. Project budget has no changes. Decision matrix was included in the packet and is reviewed with the subcommittee team. First floor (west) is currently dealing with moisture mitigation. Some rooms/hallways are seeing replacement flooring. During February break Shawmut will be on-site to replace a small number of windows. This work will help them get ahead of work for the summer. There are no updates to the budget.

Riverside Middle School – During the February break will be working on addition of sprinkler heads on second floor of the media center. Also doing patch, paint and clean up work next week. The six-month warranty walkthrough was today. One area where there is a good amount of older roof leaks is being monitored closely by Collins Construction. The first floor science classroom had a minor leak going which was also fixed today. The eleven-month walkthrough is already scheduled.

III. Acceptance of OPM Report

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

IV. Stage I Submission to RIDE

Mr. Enos mentioned in previous meetings that Peregrine Group has been assisting the District in generating a stage I application for "future projects" that the District can then get onto the list for RIDE housing aid reimbursement. These projects are not going to start immediately. They have to finish the existing MMS/Waddington projects. This is to get EPSD in the lineup so they can access the funds when ready. Stage I is the first part and the application is due by February 15th. The next part is the formalized stage II which is due in September. They are asking for overall permission to submit the request to RIDE so they can begin planning for other projects throughout the District such as roofing, windows and paving projects at all elementary schools.

Motion by Mr. Rodericks, seconded by Ms. Beauchaine and carried by unanimous consent to approve the Stage I submission to RIDE as submitted.

V. Approval of Stage III Invoices – January 2025

Ai3 Basic Services MMS - \$46,713.27

Ai3 Supplemental Services MMS - \$12,258.95

Ai3 Basic Services Wadd - \$18,792.28

Peregrine Group - \$62,920.00

Shawmut MMS - \$3,845.851.33

Stephen Turner, Inc. MMS - \$3,582.00

Stephen Turner, Inc. Wadd - \$85.00
Thielsch Engineering – \$1,277.39
Willscot – February - \$2,038.75

Total \$3,993,518.97

Motion by Mr. Amoroso seconded by Mr. Rezendes and carried by unanimous consent to approve the January 2025 invoices in the amount of \$3,993,518.97 as submitted.

VI. Approval of Minutes

Motion by Mr. Enos, seconded by Mr. Rodericks and carried by unanimous consent to approve the January 13, 2025 minutes as submitted.

VII. Updated Building Committee Membership

Mr. Vinhateiro welcomed two new members to the Committee, Anthony Ferreira and Tom Brun.

VIII. Next Meeting Date

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

IX. Adjournment

Motion by Mr. Enos, seconded by Mr. Carpenter and carried by unanimous consent to adjourn the meeting at 6:06 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro, Chair
Building Committee