

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

The East Providence Building Committee for the Martin-PreK/Waddington/Riverside projects met on Monday, March 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, Dan Carpenter, Alfred Villeneuve, Laurie Marchand, John Iemma, Karen Rebello, Anthony Ferreira and Tom Brun. Karen Moore, Jessica Beauchaine, Jack Rezendes, Robert Rodericks and Patrick McDonald were absent. Anne DaSilva and Matt Abraham from Peregrine Group, Adam Medeiros, Gordon Zaniol, Andrew Pepe and Alex Wilson from Shawmut 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 – The construction phase I is 40% complete as of last month. Paint is ready for the third floor, sheet rock install started on second floor, curtainwall is complete and permanent power install has restarted. M/WBE participation is holding at 12.6% of the total project cost. Schedule is status quo. Phase I expected to complete in Q4 of 2025 and Phase II expected to complete in Q2 of 2027.

Mr. Vinhateiro inquired as to whether RI Energy was holding anything up and Shawmut confirmed they are not.

The three-month look ahead in construction (Shawmut): façade finishes, interior drywall and taping for painters ongoing, interior finishes start, rough mechanical, electrical, fire protection, plumbing is also ongoing. During April break there should be a lot of heating, cooling equipment in the old building taken off. The existing roof should be taken off by April/May. From there, framing will begin. Testing/commissioning and systems on line are targeted for summertime. The fall is targeted for FF&E in the building. Turnover is targeted for Thanksgiving.

Principal Marchand inquired as to when the cafeteria wall will go back up. RI Energy is helping out with the gas service. During April break the gas line and new service will be installed. Everything will be all set for when students come back.

Ms. DaSilva stated that how the Phase I area is left in preparation for Phase II is important. Shawmut is already investigating underground work, crosswalks, etc. Principal Marchand to get any questions they may have ahead of time for Phase II transition. Principal Marchand stated that parking is critical. Shawmut will plan ahead with Principal Marchand. Packing has started at Martin. Boxes are available.

There were no change orders in the budget. One change was made for the A/E team for additional geotechnical work to get through to the end of the project regarding the site visits due to the soil issues on the north side.

There were no updates to the decision matrix. There is some work to be done to the auditorium regarding lighting as it relates to funding. Exterior basketball courts received pricing and revised pricing is expected with the athletics equipment. The pre-k indoor playground still has time as does the auditorium renovation. There will be additional coordination with the design team for lighting.

Mr. Amoroso suggested painting the auditorium so that it matches and looks nice if funds are available.

Mr. Vinhateiro inquired when the next round of steel will be delivered. Spring of 2026 is the next round of steel. There was some discussion regarding tariffs as it relates to steel. Technically, the steel has been procured but it hasn't been fabricated yet. Shawmut may be able to inquire with the manufacturer regarding the impact. Aluminum and wood may also be impacted by the tariffs, as well as, FF&E.

Mr. Ferreira stated some residents were asking about the soil. Shawmut explained that the soil would be capped, it is still being shaped. The redesign is actually lower. There will be a walking path with plantings. Mr. Vinhateiro asked Ms. DaSilva to provide Mr. Ferreira with the amended site plan.

Waddington Elementary School – Over February break, Shawmut was able to complete the rough in of the electrical and fire alarms for Phase II. They also were able to replace a classroom window in grade two. M/WBE remains at 13% based on the total budget. There were no changes to the project budget since last month. The top priority is addressing the drainage issues which is the most costly item on the decision matrix. The RIDEM application will be submitted on March 11. The site drainage and all of the work that needs to be done does come out of the Waddington contingency fund. Second priority is the library code adjustments. Ai3 and Shawmut will work together on pricing. The third priority is the flooring replacement related to drainage issue and an application of a topical treatment. Other items are pricing for three items; two security doors in south, replacing gym and cafeteria flooring and additional storage for 4th and 5th grade classrooms requested by teachers.

Mr. Ferreira inquired if the work to be completed will be in bond or capital improvement money. Mr. DaSilva stated that work to be done will stay within the Waddington project money unless the school identifies another funding source. This work was not within the initial scope and will take up a good amount of contingency funds. The District would rather keep this within the project and a decision can't be made until pricing is received.

Regarding the look ahead items, they will be shifting to weekly meetings with the design team, coordinating the cleanout of classrooms with teachers this summer, working over April break to install additional windows, and prepping the roof and installing electrical meter.

Mr. Ferreira requested to meet with someone at Shawmut to discuss a list of issues he has. Ms. DaSilva stated there can be an initial walk with the team. Mr. Zaniol stated that any issues from Phase I will be addressed during Phase II.

Riverside Middle School – Over February break additional sprinklers were added in the media center. Before the February break, the six-month warranty walk through was completed. The eleven-month walk through will be in July. There is an anticipated \$180,000 savings at closeout.

III. Acceptance of OPM Report

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

IV. Approval of Stage III Invoices – February 2025

Ai3 Basic Services MMS - \$46,713.27
Ai3 Supplemental Services MMS - \$14,872.21
Ai3 Basic Services Wadd - \$18,792.28
Peregrine Group - \$62,920.00
Shawmut MMS - \$4,061,928.67
Stephen Turner, Inc. MMS - \$1,140.53
Stephen Turner, Inc. Wadd - \$376.25
Thielsch Engineering – \$8,747.34
Willscot – March - \$2,038.75

Total \$4,217,529.30

Motion by Ms. Marchand seconded by Mr. Amoroso and carried by unanimous consent to approve the February 2025 invoices in the amount of \$4,217,529.30 as submitted.

V. Approval of Minutes

Motion by Mr. Enos, seconded by Mr. Carpenter and carried by unanimous consent to approve the February 10, 2025 minutes as submitted.

VI. Next Meeting Date

The next meeting will be held on Monday, April 7, 2025 at 5:30 p.m. at Martin Middle School. A walk through at 5:00 p.m.

VII. Adjournment

Motion by Mr. Enos, seconded by Mr. Brun and carried by unanimous consent to adjourn the meeting at 6:07 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro, Chair
Building Committee