

East Providence School Department
East Providence Building Committee – EPSD Districtwide
May 12, 2025

The East Providence Building Committee met on Monday, May 12, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Stephen Amoroso, Craig Enos, Dan Carpenter, Alfred Villeneuve, Jack Rezendes, Karen Rebello, Anthony Ferreira, Tom Brun, Robert Rodericks, Patrick McDonald and John Iemma. Jessica Beauchaine, Karen Moore and Laurie Marchand were absent. Anne DaSilva, Matt Abraham and Sam Bradner from Peregrine Group, Adam Medeiros, Gordon Zaniol and Andrew Pepe from Shawmut were also present.

I. Call to Order

Mr. Vinhateiro called the meeting to order at 5:36 p.m.

II. OPM Update

Martin Middle School/Pre-K – The Committee did a walk through of the building before the meeting. Construction phase I is 51% complete. Ceilings have started, turnover of auditorium and gym to construction, electrical primaries have been pulled and flooring install started. Adam from Shawmut stated that they're hoping within two weeks to have RI Energy out for gas. June will be a big month for startup and they're hopeful for a productive summer. The walk-in cooler is built and they are tracking building equipment and FF&E. M/WBE is 12.9% inclusive of FF&E of the total project cost of \$128,482,968. Total project cost is staying on track. Schedule is on track with an anticipated Q4 2025 completion of phase I. Q2 2027 anticipated completion of phase II.

There is a portion of parking and permanent site features that will be completed but temporary work will be done in order to accommodate Martin staff at turnover in 2025. For the next three months Shawmut will be working on finishes in the building. Ceilings to be closed in July. By end of the summer, final paving/walkway/plantings should be down. The goal is to have final inspections in early fall. Looking at July/August for kitchen equipment.

The final shaping of the north field is starting to get close to its final height minus the capping that needs to be installed with plantings, trees, shrubs and grass. Only doing binder now near the loading dock for drainage. All structures will be adjusted in order to allow the final coat in the following summer to avoid patches in the roadway/parking lot.

There have been a lot of inspections conducted on the ADS system to ensure that it is going to function properly. Proper sealing is a main focus for this project; what is under the pavement should function properly in the future without any issues.

Mr. Vinhateiro took a moment to state that their worst fears, as it relates to the contaminated soil, were not realized. The coordination has saved an incredible amount of money and the shape of the mound has diminished greatly and will operate as a sound barrier. A lot of good things have been accomplished in one year.

Ms. DaSilva has been working to clean up the budget. There have been some change orders (8 and 9). The change on the soft cost is related to the additional design work/repairs discussed with the subcommittee to update the auditorium ceiling and space. This is the best time to conduct these repairs. Mr. Carpenter stated that this also assists the District is avoiding liability for future repairs that have to be made to the auditorium ceiling. Mr. Amoroso stated that they should have better numbers in the near future related to the auditorium ceiling but it will no doubt be worth the investment in the long term.

The decision matrix is on hold right now until auditorium repair cost is determined. The other alternate is additional plantings on the north end of the site. Mr. Amoroso stated that the decision date for the exterior basketball courts of 6/2/25 is too soon and will be better determined following receipt of the auditorium pricing.

Mr. Ferreira inquired about the chain link fence on the north side and the new walkway. Adam from Shawmut stated that the fence along Bliss Street will be removed; the fence along the river will remain as litter will not collect in that location. Mr. Rodericks stated that fencing could be added in the future. Mr. Ferreira stated that the neighbors in the area would like a new fence. Mr. Vinhateiro requested that this be added to the alternates.

Waddington Elementary School – There was a good amount of progress over the April break. Two classroom windows were installed in grade two. Old boilers were removed. Good news from Army Corps of Engineers was received the end of April to let Pare self-verify. RIPDES approval is still required and expected at the end of the month. Following this, work can begin to obtain pricing from Shawmut for the drainage issues. An update from DEM was just received. They are updating their system and an account has been requested. Their portal had been down for two weeks.

M/WBE participating has stayed the same at 13% of total project. Following library code approvals last month, there are only four active items on the decision matrix. Cafeteria/gym flooring can be done over a school break providing the District more time to determine whether this item can be done. Until pricing is received for the drainage issues, a decision may not be able to be made. New storage options can be installed by facilities at a later date. Shipping containers are on site. Professional movers are helping with the library. Teachers are already preparing items for storage.

Ms. DaSilva stated that the budget changes were already taken into account and have been approved for the drainage issue. DEM comments/approval may present some shifts to this, but they already have an idea of what it should be. Ms. DaSilva stated the once the site drainage issue is rectified, they will need to fix the cause of the problem first before they fix the interior. Mr. Zaniol stated that the work will be done and it may very well mitigate the interior issues.

Mr. Ferreira inquired about the \$640k that has been shifted over and if this money is tied solely to the drainage issue. Ms. DaSilva stated that if it comes in lower, the savings can be applied to any items. Mr. Ferreira inquired if this money was taken from another school. Superintendent Forand stated that this money was not taken from another school, but rather from a pool of funds that were not going to be utilized at Orlo anyway. The state selected an item from the packet that was not entirely necessary.

III. Acceptance of OPM Report

Motion by Mr. Enos, seconded by Mr. Amoroso and carried by unanimous consent to accept the OPM update for Martin Middle School/PreK and Waddington as submitted.

Mr. Vinhateiro took a moment to thank Craig Enos for his dedication throughout this Committee's lifespan and stated that this meeting is the last Building Committee meeting for Mr. Enos, Finance Director which leaves himself, Dr. Forand and Mr. Amoroso as original Building Committee members. Mr. Vinhateiro stated that Mr. Enos' work has been greatly appreciated by the District and community and thanked him for everything he has done beginning with the bond issue and construction projects. Mr. Enos stated that it has been an honor to be part of this great city and to serve on the Committee. He will be back because he can't wait to see the Pre-K and that there is no better investment of their tax dollars.

IV. Approval of Stage III Invoices – April 2025

Ai3 Basic Services MMS - \$46,713.27
Ai3 Supplemental Services MMS - \$20,936.59
Ai3 Basic Services Wadd - \$18,792.28
Ai3 Supplemental Services Wadd - \$10,257.56
East Providence School District Reimbursement - \$900.00
Peregrine Group - \$62,920.00
Shawmut MMS - \$4,203,182.38
Shawmut Wadd – \$231,683.25
Stephen Turner, Inc. MMS - \$12,888.00
Thielsch Engineering MMS – \$8,915.47
Willscot – May - \$2,038.75

Total \$4,619,227.55

Motion by Mr. Rodericks seconded by Mr. Amoroso and carried by unanimous consent to approve the April 2025 invoices in the amount of \$4,619,227.55 as read.

V. Approval of Minutes

Motion by Mr. Enos, seconded by Mr. Brun and carried by unanimous consent to approve the April 7, 2025 minutes as submitted.

VI. Next Meeting Date

The next meeting will be held on Monday, June 9, 2025 at 5:30 p.m. at Martin Middle School. There will be a walk through at 5:00 p.m.

VII. Adjournment

Motion by Mr. Rodericks, seconded by Ms. Rebello and carried by unanimous consent to adjourn the meeting at 6:16 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair