

East Providence School Department
East Providence Building Committee – EPSD Districtwide
June 9, 2025

The East Providence Building Committee met on Monday, June 9, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Stephen Amoroso, Alexandra Gonzalez, Dan Carpenter, Alfred Villeneuve, Karen Rebello, Anthony Ferreira, Patrick McDonald, Laurie Marchand and Jessica Beauchaine. Jack Rezendes, Karen Moore, Bob Rodericks, Tom Brun and John Iemma were absent.

Anne DaSilva and Matt Abraham from Peregrine Group, Adam Medeiros, Corinne Andrade and Gordon Zaniol from Shawmut, Philip Conte from StudioJAED and Councilman Rick Lawson were also present.

I. Call to Order

Mr. Vinhateiro called the meeting to order at 5:33 p.m.

II. OPM Update

Martin Middle School/Pre-K – The biggest milestone at Martin is permanent power to the building. Construction phase I is 54% complete. Turning over the building the end of November 2025. M/WBE participation to date is holding at 13.1%. Open items include the potential auditorium change regarding ceiling demolition and design updates. Anne DaSilva stated that the demolition of the ceiling is necessary for safety reasons. She also stated that the curved walls nearest the stage must also be reinforced for the new ceiling.

Mr. Vinhateiro inquired if the ceiling contained asbestos or any dangerous materials. Mr. Zaniol from Shawmut stated that the auditorium ceiling does not contain any asbestos.

With regard to the decision matrix, they are holding steady due to the auditorium change which is a large item. Adam stated that they will be working on the outside of the building with sidewalks, roadways, parking, traffic patterns, signage and turnover. Inspections are being coordinated for the fall. The punch list will be starting the end of the month and will available in July/August. A lot of work has already been prepared and completed for the building management system. There was no movement on the budget in May. There are some items that the project team is going through that will be submitted to the subcommittee for approval in June and School Committee in July. Phase I anticipated completion will be Q4 2025, which is on track, excluding auditorium potential change. Phase II anticipated completion will be Q2 2027.

Principal Rebello asked for clarification on the rejected items. Anne responded that there is potential for certain items to come back.

Waddington Elementary School – Received site water approval from RIDE. M/WBE participation remains at 13% with no changes. There were no changes to the budget in May. The decision matrix has three priorities related to water drainage: site water drainage infiltration, flooring replacement and water resistant adhesive and flooring replacement in the gym/cafeteria. Estimated costs to be approximately \$400,000. Starting June 16, last day of school, Shawmut will begin taking down ceilings, phase I removal of windows, curtain wall, installation of new

windows , bringing in a new water service and framing. There were no changes to the budget from last month.

Ms. Beauchaine asked for clarification on which windows were being replaced. Ms. DaSilva stated that originally on the second floor windows were going to be replaced and explained that since then it was determined that the first floor of the back area needed to be replaced.

Mr. Zaniol stated that there is second shift work being done at Waddington to meet an upcoming deadline with RI Energy.

III. Acceptance of OPM Report

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

IV. Update on New Stage II Submission Status

Philip Conte, President and CEO from StudioJAED, gave an update on the RIDE Stage II process, the preliminary project list and the tentative submission schedule. Stage I is completed. StudioJAED was retained to assist with Stage II. The District is looking to seek reimbursement on several projects. Stage II submission is due the middle of September 2025. Once submission is made, RIDE/SBA will review, comments will be received, an MOA will be issued and then the projects will be eligible for reimbursement. Once approved via the MOA, at least fifty percent of the submission will be required to get completed. The Stage II submission will include a preliminary project list for the following schools:

Oldham:

- Window replacement
- Select concrete repair
- Hazardous material abatement and replacement
- Roof and skylight replacement
- Security vestibule
- Door replacement
- Intercom/PA system replacement

Hennessey:

- Replacement of boiler/steam system to VRF
- Intercom/PA system replacement

Kent Heights:

- Intercom/PA system replacement
- Security cameras

Myron J. Francis:

- Playground improvements
- Security cameras

Orlo Avenue:

- Parking improvements

Riverside Middle:

- Select site improvements
- Intercom/PA system replacement

Silver Spring:

- Roofing and skylight replacement

Waddington:

- Parking improvements
- Playground improvements
- Roofing replacement

Whiteknact:

- Fence replacement
- Windows and door replacement
- Paving improvements
- Roof and skylight repair

Submission to RIDE is tentative for the middle of August. Prioritization of projects and feasibility study are ongoing, as well as, cost estimates. Recommendations to the Building Committee the third week of July, to the School Committee the end of July and to the City Council the beginning of August. Questions and responses will be in October. Receipt of an MOA in December and reimbursement will be eligible for five years following the MOA.

Mr. Ferreira requested additional information regarding projects on the stage II submission. He also requested dates of walkthroughs for the School Committee.

V. Updated Building Committee Membership

Alexandra Gonzalez was introduced by Mr. Vinhateiro. She is the new Director of Finance for the District.

VI. Approval of Stage III Invoices – May 2025

Ai3 Basic Services MMS - \$46,713.27
Ai3 Supplemental Services MMS - \$14,021.84
Ai3 Basic Services Wadd - \$18,792.28
Ai3 Supplemental Services Wadd - April - \$13,216.50
Peregrine Group - \$62,920.00
Shawmut MMS - \$4,731,184.60
Shawmut Wadd – \$57,782.58
Stephen Turner, Inc. MMS - \$4,687.75
Stephen Turner, Inc. Wadd - \$4,154.50
Thielsch Engineering MMS – \$3,221.92
East Providence School Department – \$4,788.00

Total \$4,961,483.24

Motion by Ms. Beauchaine seconded by Mr. Amoroso and carried by unanimous consent to approve the May 2025 invoices in the amount of \$4,961,483.24 as read.

VII. Approval of Minutes

Motion by Ms. Beauchaine, seconded by Mr. Villeneuve and carried by unanimous consent to approve the May 12, 2025 minutes as submitted.

VIII. Next Meeting Date

The next meeting will be held on Monday, July 7, 2025 at 5:30 pm at Martin Middle School. There will be a walkthrough at 5:00 pm. The tentative date for the August meeting will be Thursday, August 7th at 5:30 pm. Monday, August 11th is a holiday.

IX. Adjournment

Motion by Mr. McDonald, seconded by Mr. Amoroso and carried by unanimous consent to adjourn the meeting at 6:23 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair