

East Providence School Department
East Providence Building Committee – EPSD Districtwide
July 7, 2025

The East Providence Building Committee met on Monday, July 7, 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, Anthony Ferreira, Patrick McDonald, Laurie Marchand, Jack Rezendes, Tom Brun, Jessica Beauchaine and John Iemma.

Karen Rebello, Alfred Villeneuve, Bob Rodericks and Karen Moore were absent.

Anne DaSilva and Matt Abraham from Peregrine Group, Philip Conte from StudioJAED, Andrew Pepe from Shawmut, Antonio deSimas and David Luiz were also present.

I. Call to Order

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

II. OPM Update

Martin Middle School/Pre-K – Construction phase I is 57% complete. Total projected M/WBE participation to date is 13%. The gas meter is installed and there is permanent power. Exterior is getting wrapped up and moving on to hardscape. Finished wrapping up third floor, second and first floors are ongoing. Drywalling the band/chorus room. The punch list will start at end of July on the third floor, ongoing remainder of summer.

The auditorium ceiling should not remain, dangerous. The dance floor is in place waiting for approval. Base price for auditorium to be functional vs. design. The functional cost of demo ceiling straight across, power and duct work is \$686,000.

There is \$2.5M in construction contingency and \$2.5M in project contingency. Holding off on auditorium ceiling until Building Committee meeting on Monday, July 21st.

The three month look ahead – envelope ongoing; interior finishes ongoing; hollow metal doors installed; finishes mechanical, electrical, fire protection and plumbing; low voltage, security ongoing; and site work capping of north field and site lighting bases installed.

Total project budget is 54% complete.

Phase I anticipated completion will be Q4 of 2025 and is on track (excluding auditorium potential change) and Phase II anticipated completion will be Q2 2027.

Waddington – Construction is 67% complete. Phase I window install is completed. Total projected M/WBE participation to date is 13%. \$19.5M total project cost remained. ADA lids arrived on site and will be operating at start of the school year. Still waiting on construction drawings for drainage which should be next week. Shawmut will have a price turnaround and will have clarity on timeline soon. Confirming flooring replacement and topical waterproof. The hazmat testing is negative for the gym/cafeteria flooring. The best material and color to go with is being determined. The three week look ahead on exterior work will be: install hot box for water service

and install north curtain wall. Interior work will be installing interior new doors; install new fire alarm; turn on new water and electrical service; new framing of enlarged doorways; and library code updates. Total project budget is 63% complete.

III. Acceptance of OPM Report

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

IV. RIDE Stage II Progress Update

Philip Conte from StudioJAED gave a stage II update for the RIDE submission. Funding source will be coming from capital improvement. RIDE expects the District to complete 50% of the project budget. September 1st is the submission deadline.

V. Martin Middle School Auditorium Ceiling Demolition - Tabled

VI. Approval of Stage III Invoices – June 2025

Ai3 Basic Services MMS - \$59,078.54
Ai3 Supplemental Services MMS - \$5,582.04
Ai3 Basic Services Wadd - \$46,980.70
Ai3 Supplemental Services Wadd - \$2,607.50
Peregrine Group - \$62,920.00
Shawmut MMS - \$3,692,867.61
Shawmut Wadd – \$595,805.77
Stephen Turner, Inc. MMS - \$5,988.55
Stephen Turner, Inc. Wadd - \$3,134.75
Thielsch Engineering – \$2,338.65
Willscot (May) – \$1,998.78
Willscot (June) - \$2,900.46

Total \$4,482,203.35

Motion by Mr. Amoroso seconded by Mr. Brun and carried by unanimous consent to approve the June 2025 invoices in the amount of \$4,482,203.35 as read.

VII. Approval of Minutes

Motion by Superintendent Forand, seconded by Ms. Marchand and carried by unanimous consent to approve the June 9, 2025 minutes as submitted.

VIII. Next Meeting Date

There will be a brief meeting on Monday, July 21 at 5:30 pm. The next full meeting will be held on Thursday, August 7, 2025 at 5:30 pm at Martin Middle School. There will be a walkthrough at 5:00 pm.

IX. Adjournment

Motion by Mr. Brun, seconded by Ms. Beauchaine and carried by unanimous consent to adjourn the meeting at 6:36 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair