

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

The East Providence Building Committee met on Thursday, August 7, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Alfred Villeneuve, Alexandra Gonzalez, Dan Carpenter, Anthony Ferreira, Jack Rezendes, Karen Rebello, Jessica Beauchaine and John Iemma.

Stephen Amoroso, Laurie Marchand, Bob Rodericks, Tom Brun, Patrick McDonald and Karen Moore were absent.

Anne DaSilva, Sam Bradner and Matt Abraham from Peregrine Group, Philip Conte from StudioJAED, Gordon Zaniol and Andrew Pepe from Shawmut, Nate Williams from Ai3 and Keelia Kentor from RIDE were also present.

I. Call to Order

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

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Andrew Pepe stated that there has been a significant amount of progress in the past month. The construction phase I is 64% complete. They are wrapping up the exterior structures. Roofing to start at existing part of building; RTUs for phase 1 have been replaced; third floor beginning to see screens and shades getting installed; floor protection on third floor is being removed for the final clean; the second floor flooring is being installed down the hallway; the first floor wall tiles being placed, drywall in existing building being replaced; commissioning has begun on all rooftop units; and lighting controls, fire alarms are being programmed.

M/WBE participation remains at 13% of total project cost. There has been some clarification on one of the subs; the M/WBE number will change a bit next month. There has been no movement on the decision matrix/VE log, however, the basketball court number will change. No changes with scheduling; phase I anticipated completion November 2025 and phase II anticipating completion in 2027.

Nate from Shawmut gave a status update on the auditorium ceiling and stated that there will be a gypsum ceiling proposal. Progress photos from July were reviewed. Punchlist items to begin on the 18th of August.

Waddington – Matt from Peregrine stated that the Shawmut team has been working 7 days a week with approximately 60 workers per day. The goal is for teachers to begin setting up classrooms on Monday, August 18th. Construction is 84% complete. New water service installed from Legion Way last week. The above ceiling inspection passed last week and ceiling tiles to be put back into place. The north curtain wall installed. M/WBE participation is still 13% of total project cost. There are no changes to the project budget and no changes to the decision matrix. The first priority – site water drainage approvals are in place and expected completion the end of September, second priority – flooring replacement and water resistant adhesive is on hold

pending correction to site drainage, third priority is new flooring in cafeteria. Shawmut and EPSD Facilities Director has been in touch with the vendor.

Mr. Ferreira inquired as to who is paying for the drainage ditch and how is it being paid. Ms. DaSilva stated that it being paid with the bond money. Moving the money from Orlo was not a cash move but rather to get approval from RIDE. On the MOA each school is listed and the funds they are approved for are also listed. The funds listed for Orlo were not part of the bond but it was approved during Stage II. Dr. Forand stated that it was a submittal for funding to approve out of the Orlo project. The money has always been intended to come out of Waddington/MMS contingency and if the District does not have that money, it will be coming out of the capital project accounts. Dr. Forand stated that they didn't even have to request the money to be moved over, as the MOA had \$21.3M and they bonded \$19.5M. They were approved for more with Waddington, but didn't bond out for the full amount. Ms. DaSilva stated that when they submit a Stage II, they ask for more than they need.

Flooring to be completed on Saturday; RTUS going in on Monday; move-ins are expected for August 12th; will start unpacking school equipment on the 14th; teachers move in on the 18th; turnover the following Friday. Waddington has a walkthrough on August 18th at 5:30pm. Shawmut to be out of the building by end of September.

III. Acceptance of OPM Report

Motion by Ms. Rebello, seconded by Mr. Rezendes and carried by unanimous consent to accept the OPM update for the current districtwide improvements as submitted.

IV. RIDE SBA Presentation to Building Committee

Keelia Kentor, Educational Facilities Planner with RIDE School Building Authority, spoke about the Stage II process. As part of the necessary process, the District must have a RIDE representative visit the Building Committee between Stage 1 and Stage II. She commented on the efforts the District has made since she last walked through the buildings approximately ten years ago. She stated that once submittal is in, the application will not be reviewed without City Council and School Committee approval. Once the submission is received by RIDE, the District may receive a letter requesting additional information with a two to three week response time.

Mr. Vinhateiro inquired as to how the pool of money is holding up. Keelia responded that the money is fully tapped out and that there are no longer any temporary bonuses. One project was identified for one of the permanent bonuses, the safety and security bonus, for Oldham vestibule. Keelia stated that in some cases, construction costs are coming down significantly. Some districts are not doing the full requested scope of work, so there may be some unused funds.

Mr. Ferreira inquired as to whether there will be an opportunity to go out to bond for more money in 10 or 15 years. Keelia stated that she is hopeful but wouldn't be able to answer that. She stated to reach out to state representatives if interested.

V. Stage II Submission to RIDE

Motion by Mr. Rezendes, seconded by Mr. Ferreira and carried by unanimous consent to approve the Stage II submission to RIDE as submitted.

VI. Approval of Stage III Invoices – July 2025

Ai3 Basic Services MMS - \$59,078.54
Ai3 Supplemental Services MMS - \$8,646.97
Ai3 Basic Services Wadd - \$46,980.70
Ai3 Supplemental Services Wadd - \$1,379.40
Peregrine Group - \$62,920.00
Shawmut MMS - \$2,970,709.91
Shawmut Wadd – \$1,565,020.09
Stephen Turner, Inc. MMS - \$4,257.11
Stephen Turner, Inc. Wadd - \$4,271.00
Thielsch Engineering – \$11,741.22
PODS – June - \$274.20
PODS – July - \$233.20
Willscot – \$2,973.95

Total \$4,738,486.29

Motion by Ms. Rebello seconded by Mr. Rezendes and carried by unanimous consent to approve the July 2025 invoices in the amount of \$4,738,486.29 as read by Ms. Gonzalez.

VII. Approval of Minutes

Motion by Mr. Rezendes, seconded by Mr. Ferreira and carried by unanimous consent to approve the July 7, 2025 minutes as submitted.

Motion by Ms. Beauchaine, seconded by Ms. Rebello and carried by unanimous consent to approve the July 21, 2025 minutes as submitted.

VIII. Next Meeting Date

The next meeting will be on Monday, September 8, at 5:30 pm with a walkthrough at 5:00 pm.

IX. Adjournment

Motion by Mr. Villeneuve, seconded by Ms. Beauchaine and carried by unanimous consent to adjourn the meeting at 6:21 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair