East Providence School Department
East Providence Building Committee – EPSD Districtwide
September 8, 2025

The East Providence Building Committee met on Monday, September 8, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Sandra Forand, Robert Rodericks, Alfred Villeneuve, Alexandra Gonzalez, Anthony Ferreira, Jack Rezendes, Karen Rebello, Jessica Beauchaine, Tom Brun, Patrick McDonald, and Laurie Marchand .

Manuel Vinhateiro, Stephen Amoroso, Karen Moore, John Iemma and Dan Carpenter were absent.

Anne DaSilva, Matt Abraham, Gordon Zaniol, Adam Medeiros, Andrew Pepe, Alex Wilson and David Luiz were also present.

I. Call to Order

Superintendent Forand called the meeting to order at 5:39 p.m.

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Anne DaSilva reported that construction phase I is 61% complete. Site capping is underway and the final capping of the northern field will be done the end of September. Asphalt install start. M/WBE participation to date is at 13%. The percentage includes hard and soft costs. They are working through auditorium potential change update. They started existing ceiling demolition since the final July building committee meeting. Masonry reinforcement closer to the stage is underway. Alternate design for the auditorium is currently being priced. This cost will be presented to the committee at the October meeting.

There is no change to the decision matrix. Some of the dates will need to be updated as they work through the process. Awaiting final numbers for the auditorium work. Additional alternatives are still being determined for the auditorium and will be on the decision matrix. Phase I is still in progress and a Thanksgiving turnover is still expected. Project is currently on track, excluding auditorium. Installation of furniture to start beginning of November. Phase II anticipated completion is Q2 of 2027.

Adam Medeiros gave an update from Shawmut. The punch list is ongoing with signage, asphalt, curbing, and temporary parking at the top of the hill for staff. First layer of asphalt is going in. The goal is final cleaning for the month of October. Inspections are scheduled for November and true final inspections for fire/safety are on track for November. Ai3 Architects have been very helpful. Exit signs, etc. are being walked through ahead of the inspections with inspectors. The schedule is trying to accommodate the fall/winter sports in the gymnasium. The existing auditorium roof has been demolished.

Mr. Ferreira requested a time when he can walk through the third floor following the completion of the punchlist. Anne stated that Shawmut is working through the punchlist and that an invitation will be sent to the Superintendent and Chair for dissemination.

Mr. Ferreira inquired as to what the drop date was for the ceiling. Shawmut stated that since the auditorium will not be turned over in November, this is not as time sensitive. Adam stated that they are working closely with Principal Marchand to coordinate when the space will be reusable.

In the budget there was one change order for $64K last month which was additional soft costs for dust monitoring related to the northern field. There will be no further dust monitoring since the contaminated soil has all been capped.

Waddington – Classes started on the 27th as the contract required. August 22nd was classroom turnover for teachers. M/WBE participation remained the same at 13%. The ADA lift and drainage work are outside of the punchlist. Drainage work is in progress and on track for mid October. Shawmut has been working with the Principal and Facilities Director to ensure there are no issues regarding bus access and parent access. There are still a handful of items left on the punchlist. More items are being added as teachers report them. The ADA lift is still not in. Shawmut is working with the design team and the manufacturer to ensure there is ADA access for the stairs. Presently there is a temporary solution in place for students.

Mr. Ferreira inquired as to when the targeted completion date was for the drainage. Much of this has to do with the procurement of the materials. The permit approvals from the state and the Army Corps of Engineers held up the date. He also inquired as to what the status is with the electric ramp for the stairs. Anne shared, for the new building committee members, that when this was an option on the Phase I potential work, it was placed on the decision matrix. After receipt of the cost on the replacement for this item ($300K), it was determined that the district found a $100K item which was more appropriate and getting the best product. At this point, it is taking time to coordinate the installation of the appropriate product at a cost savings to the District.

The budget includes site drainage cost flooring replacement. It does not include the third item on the decision matrix, which is the gym/cafeteria flooring. Anne stated that there is reconciliation to be done on this budget and the process will be started next week. The reconciliation will identify adjustments to soft/hard costs and will identify savings. Between Martin and Waddington with all the changes, the District will still come out under budget.

III. Acceptance of OPM Report

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

IV. Approval of Stage III Invoices – August 2025

Ai3 Basic Services MMS - $59,078.54
Ai3 Supplemental Services MMS - $34,694.81
Ai3 Basic Services Wadd - $46,980.70
Ai3 Supplemental Services Wadd - $9,088.38
Peregrine Group - $91,300.00
Shawmut MMS - $2,920,905.69
Shawmut Wadd – $2,108,053.16
Stephen Turner, Inc. MMS - $8,305.75

Stephen Turner, Inc. Wadd - $10,621.50
Thielsch Engineering – $13,137.72
PODS – $233.20
Willscot – July - $2,930.44
Willscot – Aug - $2,944.42
COX - $18,267.00

Total $5,326,541.31

Motion by Mr. Rodericks, seconded by Mr. Ferreira and carried by unanimous consent to approve the August 2025 invoices in the amount of $5,326,541.31 as read by Ms. Gonzalez.

V. Approval of Minutes

Motion by Ms. Marchand, seconded by Mr. Rezendes and carried by unanimous consent to approve the August 7, 2025 minutes as submitted.

VI. Next Meeting Date

The next meeting will be on Monday, October 6, 2025 at 5:30 pm with a walkthrough at 5:00 pm.

VII. Adjournment

Motion by Mr. Villeneuve, seconded by Ms. Beauchaine and carried by unanimous consent to adjourn the meeting at 6:06 pm.

Respectfully submitted,

Sharon Corsi	Manuel Vinhateiro
Executive Assistant	Building Committee Chair