

East Providence School Department
East Providence Building Committee – EPSD Districtwide
October 6, 2025

The East Providence Building Committee met on Monday, October 6, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Robert Rodericks, Alfred Villeneuve, Stephen Amoroso, Alexandra Gonzalez, Anthony Ferreira, Jack Rezendes, Karen Rebello, Tom Brun, John Iemma, Patrick McDonald, and Dan Carpenter .

Karen Moore, Jessica Beauchaine and Laurie Marchand were absent.

Anne DaSilva, Matt Abraham, Alex Wilson, Adam Medeiros, Corine Andrade, David Luiz and Antonio deSimas were also present.

I. Call to Order

Mr. Vinhateiro called the meeting to order at 5:35 p.m.

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Anne-DaSilva went over the project milestones: lights are coming on outside, light fixtures and cameras are going up, landscapers are beginning their work and odds and ends are underway until they get to the final paving in October, which also includes roadway paving. Fencing will also be done shortly afterwards. New signage has been installed above the media center. Kitchen appliances are underway. Fire alarm testing has begun. FF&E expected for November 3, 2025. They are still on track for a November 21st turnover. Fencing and traffic patterns are being worked on with team in the city. Construction phase I is 61% complete.

M/WBE participation went down slightly due to change orders and currently at +-11%. One of the changes that had been discussed is the auditorium ceiling change. Ai3 was unable to present at this meeting. Ms. DaSilva reviewed the options regarding the auditorium ceiling. Holds and credits from the previously approved demolition and masonry apply. The total cost is approximately \$794,844. If there is no approval on the auditorium change today, it will not be completed by June 2026. Dan Carpenter recommended the installation of a parquet flooring as an option for avoiding the proposed alternate cost of \$120K for flooring.

Ms. Rebello inquired as to whether there could be problems that arise during the MMS/Pre-K construction that could affect the possibility of adding in alternates for the auditorium. Adam from Shawmut stated that many of the materials required for alternates could be up to four months.

Ms. Rebello also inquired if there are contaminants under the playground. Ms. DaSilva stated that Shawmut was already proactive in going around the north field and other areas for soil samples to ensure there would be a reduced chance of finding contaminated soil later in the project. Mr. Amoroso stated that by April they will know the situation under the ground.

Ms. DaSilva stated that a decision for the exterior basketball court is June 2026. Corine from Shawmut stated that they are working to see what additional work will be done. Next month they will have an updated number.

Waddington – The Waddington punch list should be completed by Saturday with a follow up walkthrough to take place to verify punch list items. There will be a follow-up warranty walkthrough. Any issues that are reported or arise in the future will be taken on these days. After this Saturday, the only remaining work should be the installation of the ADA lifts and the site drainage work.

Mr. DaSilva stated that they are working through elevation problems with the site drainage plans. There should be no additional costs due to this delay. The anticipated date of completion will be the week of the 20th.

M/WBE participation is holding at +-13% of the total project cost.

The drainage work was not part of the scope of the initial project when it was awarded to Shawmut. It arose at the end of last year. The site drainage is an overage of \$301K to the budget. The district is still holding some ownership contingency at Martin since the project has not yet reached completion. The budget presented doesn't include any of the Waddington floor mitigation work. The flooring mitigation has been included as part of the new stage II submission. Mr. Amoroso stated that the mitigation will certainly have to be done because the slab is porous and it must be capped. Ms. DaSilva clarified that unless the Building Committee wants it included in this existing budget, it will remain in the new stage II submission.

Ms. Rebello asked if the city could do anything to offset the balance. Mr. Vinhateiro stated that he didn't see how this could be the case. The renovation of the building was planned and this was not immediately included even though it is a decades old problem. Ms. DaSilva stated that she reviewed a number of items that may very well be moving costs within the Martin budget that could be applied to Waddington to offset the overage. Mr. Bradner stated that this could very well make up the entirety of the Waddington overage. Mr. Vinhateiro clarified that this is all one bond issue, MMS/Waddington, and there is no problem intermingling. The RIDE MOA approved reimbursable number is \$21.3 and we are still below this amount. Mr. Vinhateiro asked if the district was comfortable with losing the \$75K budgeted for moving services.

Phase I and Phase II warranties begin at the same time.

Motion by Mr. Rodericks, seconded by Mr. Brun and carried unanimously to approve the reallocation of \$301K from soft costs at Martin to cover overages at Waddington.

III. Acceptance of OPM Report

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

IV. Approval of Auditorium Change Order for Ceiling Work

Motion by Mr. Amoroso, seconded by Mr. Rezendes and carried by unanimous consent to approve the auditorium change order as proposed by Shawmut.

V. Approval of Stage III Invoices – September 2025

Ai3 Basic Services MMS - \$59,078.54
Ai3 Supplemental Services MMS - \$12,402.60
Ai3 Basic Services Wadd - \$5,181.75
Ai3 Supplemental Services Wadd - \$27,500.00
Peregrine Group - \$72,380.00
Shawmut MMS - \$3,752,338.00
Shawmut Wadd – \$1,252,130.06
Stephen Turner, Inc. MMS - \$2,515.75
Stephen Turner, Inc. Wadd - \$10,008.75
Thielsch Engineering – \$9,570.97
PODS – \$233.20
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Willscot – \$2,989.03
COX – MMS – \$1,200.00
B&H Photo - \$29,201.46
Whalley Computer Associates - \$30,417.75
Whalley Computer Associates - \$15,910.60
Sweetwater - \$11,394.17
East Providence School District Reimbursement - \$221.02

Total \$ 5,294,906.95

Motion by Mr. Rodericks, seconded by Mr. Amoroso and carried by unanimous consent to approve the September 2025 invoices in the amount of \$5,294,906.95 as read by Ms. Gonzalez.

VI. Approval of Minutes

Motion by Mr. Villeneuve, seconded by Mr. Brun and carried by unanimous consent to approve the September 8, 2025 minutes as submitted.

VII. Next Meeting Date

The next meeting will be on Monday, November 10, 2025 at 5:30 with a walkthrough at 5:00 pm.

VIII. Adjournment

Motion by Mr. Brun, seconded by Mr. Rezendes and carried by unanimous consent to adjourn the meeting at 6:27 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair