

East Providence School Department
East Providence Building Committee – EPSD Districtwide
November 10, 2025

The East Providence Building Committee met on Monday, November 10, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Robert Rodericks, Stephen Amoroso, Alexandra Gonzalez, Jessica Beauchaine, Anthony Ferreira, Jack Rezendes, Karen Rebello, Tom Brun, Patrick McDonald and Dan Carpenter .

Alfred Villeneuve, John Iemma, Karen Moore and Laurie Marchand were absent.

Anne DaSilva, Sam Bradner, Gordon Zaniol, Adam Medeiros and Corinne Andrade were also present.

I. Call to Order

Mr. Vinhateiro called the meeting to order at 5:36 pm and stated there was sufficient attendance for a quorum.

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Anne-DaSilva stated that they are finishing the punch list by Thanksgiving. The construction phase is 72% complete. They are doing a final cleanup of all areas. The fire department and building inspection walkthroughs happened last week. The roof is complete. The scoreboards will be coming in later. They were an add-on alternate. M/WBE participation is 11% which includes hard and soft costs and has been communicated to RIDE. The project budget and decision matrix are included in the update. The total project budget is 64% complete.

Adam Medeiros stated that the phase I takeover is the week of November 17th. The gymnasium can be used next week. Commissioning is substantial. They will be checking all data, flushing the entire building before Thanksgiving. Building to be inspected, including fire inspection. Phase II anticipated completion is Q2 of 2027. He gave a brief overview of the next three months which includes site work finish, parking lot and FF&E install. Phase II demolition and abatement to start in December and January. The roof inspection is coming up.

Mr. Rodericks inquired about the existing scoreboard and if it would be available for other schools. Mr. Carpenter stated that it does work, just need to repower and remount it indoors. It will be put in storage at the high school, along with other items coming out of the middle school.

Ms. DaSilva stated that there was one change order to the budget for October, but not the auditorium change. There was the move of \$300K from Martin Middle School to Waddington project to offset cost of the drainage. On the decision matrix, the exterior basketballs courts in April 2026. Auditorium alternates will come at the end of the project. The decision on the indoor playground is by December 1st. There has been a lot of movement with much work done on site and Shawmut keeping on track.

Dr. Forand stated that the students are excited about the move. The teachers shared photos. All tours will be on November 24th and 25th.

Adam stated that the team from Shawmut will be donating items to fill the food pantry at Martin. Also, Shawmut is working with WB Mason to get pottery supplies.

Mr. Vinhateiro thanked Shawmut and stated that throughout this project, they were there every step of the way. They were responsive and transparent and were perfect gentlemen. He is proud to have worked with them. Well done! The official opening is December 1st.

Waddington – Mr. Zaniol stated that Shawmut will be installing two more plumbing valves tomorrow. The ADA lifts were installed last week and will be finished the week of November 17th, then will have the state inspection. They are working on site drainage improvements. Striping will be done on Wednesday, as well as, final commissioning. Warranty items are continually being addressed by Shawmut and the district.

Mr. Ferreira requested a quarterly update on the drainage pump reading. Shawmut will presently check on it and again in four to five months.

M/WBE participation is 13% of the total project cost and includes hard and soft costs. The project budget and decision matrix are included in the report. Will look into blind replacement and flooring in cafeteria if there are additional savings from the Martin project. Total project budget is 91% complete with the adjustment of \$302K coming from Martin.

Mr. Amoroso inquired about the chimney. Ms. DaSilva stated that she is waiting for the RI Historic Preservation office to get back to her.

RIDE Stage II was submitted on September 15th. Peregrine received questions and worked with Studio JAED. Responses were submitted today and hoping to hear back from RIDE on Stage II.

Ms. Beauchaine stated that for twelve years the drainage at Waddington has been an issue and she didn't believe it would ever get resolved. She's very appreciative and grateful. The Parents will be happy.

III. Acceptance of OPM Report

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

IV. Approval of Stage III Invoices – October 2025

Ai3 Basic Services MMS - \$49,713.27
Ai3 Basic Services Wadd - \$5,181.75
Peregrine Group – MMS - \$50,600.00
Peregrine Group – Wadd - \$21,780.00
Shawmut MMS - \$2,901,988.75
Shawmut Wadd – \$210,528.32
Stephen Turner, Inc. MMS - \$14,326.25
Stephen Turner, Inc. Wadd - \$3,894.00
Thielsch Engineering – \$2,833.41
Willscot – \$2,988.58
COX – MMS – \$15,355.72
Data Pivot – MMS - \$45,501.15

Data Pivot – MMS - \$62,336.98
North Eastern Tree Removal – Wadd - \$3,880.00
Total \$3,387,908.18

Motion by Mr. Amoroso, seconded by Mr. Rodericks and carried by unanimous consent to approve the October 2025 invoices in the amount of \$3,387,908.18 as read by Ms. Gonzalez.

V. Approval of Minutes

Motion by Mr. Carpenter, seconded by Mr. Rezendes and carried by unanimous consent to approve the October 6, 2025 minutes as submitted.

VI. Next Meeting Date

The next meeting will be on Monday, December 8, 2025 at 5:30 pm in the new building cafeteria. There will be a tour at 5 pm if anyone is interested in attending. The ribbon cutting ceremony will be held on Tuesday, November 25th at 10:00 am.

Mr. Rezendes shared a personal note about a tour he had of Martin Middle School. His car was towed and Adam Medeiros from Shawmut picked him up and took him on a tour. Mr. Rezendes was principal of Martin in 1977. Adam showed him all specialized rooms and took his time. Mr. Rezendes stated that Mr. Medeiros had much enthusiasm and pride while giving him the tour and he is very grateful. He is very happy for the teachers and staff to be in this new building.

VII. Adjournment

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

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair