East Providence School Department
East Providence Building Committee – EPSD Districtwide
February 9, 2026

The East Providence Building Committee met on Monday, February 9, 2026 at 5:30 p.m. in the cafeteria at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Laurie Marchand, Stephen Amoroso, Robert Rodericks, Alexandra Gonzalez, Alfred Villeneuve, Karen Rebello, Dan Carpenter, Tom Brun, Patrick McDonald, Jack Rezendes and Jessica Beauchaine.

Karen Moore, John Iemma and Anthony Ferreira were absent.

Sam Bradner, Gordon Zaniol, Matt Abraham, Brian Grady and Corinne Andrade were also present.

I. Call to Order

Mr. Vinhateiro announced there was a quorum and called the meeting to order at 5:30 p.m.

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Sam Bradner stated that demolition of the old building is complete which is a big milestone for enabling work for the next phase. Footings and foundation prep work has begun despite issues with the weather. Cleanup of the contaminated soils has been completed and RIDEM approved the disposal of the oil contaminated soils. M/WBE participation is hovering around 11% against the total project cost which includes hard and soft costs. The project budget was included in the packets. There is one adjustment through the adjustments column for previously reviewed and approved change requests that have come through the project. Q2 of 2027 is completion and turnover of the building. Any items with long lead times are still on track. The three-month look ahead for the Pre-K addition includes the foundation, form and place, waterproofing and underground utilities. The three-month look ahead for the auditorium includes ongoing mechanical work, ATR start and finishes and scaffold removal.

The Committee reviewed and discussed the proposed order of priority for the combined decision matrix. The cost of the exterior basketball court on the decision matrix represents one basketball court. Ms. Marchand stated that the exterior work, like the basketball court, should be the lowest priority item. The three-storage containers have been removed from the decision matrix due to the district already having enough storage containers like the two that were purchased and housed behind the administration building. Ms. Beauchaine stated that she, in speaking for herself and another School Committee member, wish for the basketball courts to remain and stated they are very important to the community. With regard to the anti-graffiti, Mr. Carpenter stated that the work can be completed in-house, in the spring, to save on costs. Mr. Carpenter stated that there are in fact cameras in the rear of the building now. New flooring and blind replacement can be done directly through the district. A decision on blind replacement can be done next summer based on funds.

Mr. Bradner stated that the priority list will continue to be fluid.

Waddington – There are not many new developments for Waddington. Matt Abraham stated that work is still underway on the ADA lift. Mr. Zaniol stated that the lift vendor has been non-responsive. He is waiting for a call from the technician. The vendor answers calls perhaps once every other week. They have already been paid out, without the retainage in the amount of $5,000. Shawmut intends to speak with their legal department. Ms. Beauchaine stated that she wishes for a letter to be sent.

There was discussion to conduct probing in the spring to identify moisture problems before new flooring replacement. Mr. Amoroso stated that the slab is porous and that we must identify where the bad areas are now to track. The only way to fix it is to put a material on top. The cafeteria is also an area of concern. Mr. Vinhateiro inquired if it could be done during school break. Mr. Amoroso stated that the backside of the cafeteria is certainly the area of concern. He also suggested that if were weren't probing the other areas, we wouldn't seek it for the cafeteria but since they are coming out, the cafeteria floor should be included.
M/WBE participation is at 13% of the total project cost and includes both hard and soft costs. Open items include the project budget which is included in the packet and the ADA lift.

III. Acceptance of OPM Report
Motion by Alfred Villeneuve, seconded by Mr. Rezendes and carried by unanimous consent to accept the OPM update as submitted.

IV. Review & Prioritize Combined Decision Matrix for Martin and Waddington
Motion by Mr. Carpenter, seconded by Mr. Amoroso and carried by unanimous consent to approve the combined decision matrix for Martin and Waddington projects with the amended recommendations as submitted.

V. Approval of Stage III Invoices – January 2026
Ai3 Basic Services MMS - $46,713.27
Ai3 Supplemental Services MMS - $7,837.50
Peregrine Group – MMS - $50,600.00
Peregrine Group – Wadd - $21,780.00
Stephen Turner Inc. – MMS - $2,351.010
Stephen Turner Inc. – Wadd - $3,551.25
Shawmut - MMS - $3,015,646.62
Shawmut - Wadd - $498,837.76
Sheehans Office – MMS - $17,070.80
Willscot - MMS – $2,943.97
PODS - MMS - $233.20
DataPivot – MMS - $1,263.54
Whalley Computer Associates - MMS - $131,478.30
Johnson Scientific – MMS - $16,443.00
American Window – MMS - $4,248.00
East Providence School Department – MMS - $900.00
East Providence School Department – Wadd - $59,299.60
Total $3,881,197.81

Motion by Mr. Rodericks, seconded by Ms. Marchand and carried by unanimous consent to approve the January 2026 invoices in the amount of $3,881,197.81 as read by Ms. Gonzalez.

VI. Approval of Minutes

Motion by Mr. Villeneuve, seconded by Mr. Rezendes and carried by unanimous consent to approve the January 12, 2026 minutes as submitted.

VII. Next Meeting Date

The next meeting will be on Monday, March 9, 2026 at 5:30 pm in the cafeteria at Martin.

VIII. Adjournment

Motion by Mr. Villeneuve, seconded by Mr. McDonald and carried by unanimous consent to adjourn the meeting at 5:58 pm.

Respectfully submitted,

Sharon Corsi	Manuel Vinhateiro
Executive Assistant	Building Committee Chair