

East Providence School Department
East Providence Building Committee – EPSD Districtwide
April 13, 2026

The East Providence Building Committee met on Monday, April 13, 2026 at 5:30 p.m. in the cafeteria at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Bob Rodericks, Laurie Marchand, Stephen Amoroso, Alexandra Gonzalez, Karen Rebello, Dan Carpenter, Tom Brun, Patrick McDonald, Jack Rezendes, Alfred Villeneuve, Jessica Beauchaine and Anthony Ferreira.

John Iemma and Karen Moore were absent.

Anne DaSilva, 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 – Mr. Grady reported that the structural steel began in March and the steel erection has been completed. Elevator shaft construction has begun. Fireproofing for the steel should mobilize by May 11. In the next few weeks there will be much progress made of the building. Work has also begun on the slab.

Ms. DaSilva reported that ATR work is still ongoing in the auditorium. Carpeting installation and finish paint is next month. The painter mobilized last week. A walkthrough of the auditorium was offered to the Committee after the meeting. There were no significant changes to the budget this month. There was a changeover last month for \$17K. Shawmut will continue to review construction contingency. The first item needing a decision for Waddington is the flooring replacement and concrete topper. The anticipated completion is Q2 2027.

There are some items that are still being worked through with Principal Rebello regarding classroom requirements. No changes at this time. Ms. Rebello stated that the meeting was productive and that the existing furniture in good condition can be reused. There are RIDE standards that must be met.

Waddington – Mr. Abraham reported that the ADA lift passed inspection on March 27 and is now under warranty for one year. This item will finally be removed from the agenda. There was a walkthrough with Dan Carpenter, Karen Moore and the Shawmut team this past month. A small number of items, including one leftover item from the drainage work, has been identified and is being addressed. Moisture probes were installed March 21. All readings are about 90%. For work to be done they must be below 80%. A product has been identified to get the humidity below 80%, which will allow the adhesive to bond to the flooring.

Ms. Beauchaine inquired as to whether she and Mr. Ferreira can attend the subcommittee meeting that discusses the status of the flooring/moisture issue at Waddington. They will be getting final pricing before next month's meeting. Shawmut has not billed for the moisture probes. This cost will appear on next month's invoice list. The Building Committee will need to approve of the material used prior to any adhesive.

Mr. Carpenter stated that the tile itself is old and there has been curling and damage over time. The humidity in the lower level was poor for many years. He recommends topping the floor. He stated that the gym appears to be better. Mr. Amoroso stated that you cannot put new tile down without stripping it all. There is zero warranty if new tile is put onto that slab. He also stated that capping it would be costly. Mr. Vinhateiro inquired as to capping the flooring in sections, and how that would affect the flooring. Mr. Amoroso stated that testing would need to be done and then have the manufacturer agree to warranty the flooring. This is all dependent on the testing being completed and all parties being in agreement to preserve the warranty. Mr. Vinhateiro inquired as to what other preparation must be done on the slab. Shawmut, in their pricing, was also including a grinding preparation for the flooring. Mr. Amoroso explained the process by which the floor would be prepared for adhesive and topping. Mr. Vinhateiro inquired if all the steps needed would be included in the cost. It was confirmed by Shawmut to be included.

Mr. Carpenter stated that the fourth grade area is the area of most concern. Ms. DaSilva reiterated that it was incredibly important that all parties are aware of the work, plan and the testing results to preserve the warranty.

Mr. Amoroso stated that he was surprised at the level of water ingress in the gym and stated that the tests were absolutely worth every dollar that was spent on them. He also reiterated that everyone must sign off on every step of this effort. Anne DaSilva followed up by stating that they will continue to get readings, and that the likelihood of reaching 80% is not feasible. Mr. Vinhateiro stated that the plant activity and presence of leaves will slightly help the water level.

III. Acceptance of OPM Report

Motion by Mr. Rezendes, seconded by Mr. Amoroso and carried by unanimous consent to accept the OPM update as submitted.

IV. Approval of Stage III Invoices – March 2026

Ai3 Basic Services MMS - \$46,713.27
Ai3 Supplemental Services MMS - \$167,369.13
Peregrine Group – MMS - \$50,600.00
Peregrine Group – Wadd - \$21,780.00
Stephen Turner Inc. – MMS - \$2,528.75
Stephen Turner Inc. – Wadd - \$3,340.00
Shawmut - MMS - \$2,797.442.30
Willscot - MMS – \$2,944.62
PODS - MMS - \$233.20
Thielsch Engineering – MMS - \$19,530.50
Thielsch Engineering – MMS - \$11,366.50
Mosyle Corporation – MMS - \$14,850.00
Johnson Scientific – MMS - \$16,443.00

Total \$3,155,141.27

Motion by Ms. Marchand, seconded by Mr. Brun and carried by unanimous consent to approve the March 2026 invoices in the amount of \$3,155,141.27 as read by Ms. Gonzalez.

V. Approval of Minutes

Motion by Mr. Rodericks, seconded by Mr. Rezendes and carried by unanimous consent to approve the March 9, 2026 minutes as submitted.

VI. Next Meeting Date

The next meeting will be on Monday, May 11, 2026 at 5:30 pm in the cafeteria at Martin. There will be a Pre-K site walkthrough at 5:00. Full PPE is required.

VII. Adjournment

Motion by Mr. Amoroso, seconded by Mr. Brun and carried by unanimous consent to adjourn the meeting at 5:52 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair