

East Providence School Department
East Providence Building Committee – EPSD Districtwide
May 11, 2026

The East Providence Building Committee met on Monday, May 11, 2026 at 5:30 p.m. in the cafeteria at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Stephen Amoroso, Alexandra Gonzalez, Karen Rebello, Dan Carpenter, Tom Brun, Patrick McDonald, Jack Rezendes and Alfred Villeneuve.

Anthony Ferreira, Jessica Beauchaine, Laurie Marchand, Bob Rodericks, John Iemma and Karen Moore were absent.

Sam Bradner, Anne DaSilva, Gordon Zaniol, Matt Abraham, Corinne Andrade and David Luiz were also present.

I. Call to Order

Mr. Vinhateiro announced there was a quorum and called the meeting to order at 5:37 p.m.

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Ms. DaSilva stated that for project milestones, the steel erection has begun and will be completed end of the month and the outdoor water and drainage is complete. M/WBE participation remains the same. Open items are holding steady until Q2 2027. The three-month look ahead has fireproofing and water proofing for the Pre-K addition to start end of this week. Roofing and site work parking is ongoing. The intent is to have the front parking lot available for the start of the 2026-27 school year and remove the temporary parking lot. Auditorium work is underway and ATR work is ongoing. Carpet installation started today. Life safety testing for the auditorium is upcoming.

Principal Marchand wants to begin having events in the auditorium by the end of this month or into June.

Not much changed in the project budget. Minor movement costs were previously approved by the subcommittee. Some money was moved from contingency for third party testing. They are getting pretty close to the end of this funding so they may be moving some funds. FF&E was adjusted to add additional tables and chairs for the middle school. Reusing furniture for the Pre-K is a possibility. Some of the alternates were selected. This is to ensure that all classrooms have the anticipated furniture. A third party vendor has been engaged to inventory everything.

Mr. Vinhateiro stated that prior to the meeting tonight the Committee members participated in a tour of the Pre-K and the quality of work is consistent with what was accomplished with the remainder of the middle school. Shawmut continues to perform exceptionally well.

Mr. Abraham from Shawmut stated that on April 28th the subcommittee, along with Mr. Ferreira and Ms. Beauchaine, conducted a walkthrough of Waddington to evaluate existing conditions of flooring and related issues. The consensus was that the flooring was not in the worst shape and funds can be spent elsewhere. A tile product, Nora Tile, is being considered for the gym flooring and the fourth and second grade wings. Shawmut presented six pricing options. Facilities Director, Mr. Carpenter, and other members are in favor of Option 3B, Nora Tile. A follow-up

meeting with Nora Tile representatives will be scheduled to discuss further. At this time, Shawmut is requesting conditional approval to move forward with replacing the gym flooring.

Ms. DaSilva stated that the costs, approximately \$238K on the decision matrix in the OPM report, includes related additional construction contingency but that if extensive cracks or other items are found, they would be seen otherwise.

Mr. Vinhateiro considered a motion to encumber up to \$240K to cover the cost of item W-3 alternate - new flooring in cafeteria at Waddington. **Motion by Mr. Amoroso, seconded by Mr. Rezendes and carried by unanimous consent.**

The blinds at Waddington need to be replaced. Mr. Carpenter originally intended to utilize in-house staff to replace these blinds at a lower cost. There is now discussion to bring this item back into Shawmut's scope. Mr. Carpenter stated that he would be in favor of getting pricing. They have to wait until closer to the completion of the project to determine if this work would be done out of the construction project or with in-house funds. Dr. Forand stated that the replacement of the blinds was necessary. Mr. Vinahateiro inquired about voting on this item in June. Lead time may be an issue. Ms. DaSilva stated that they can receive a number before June for approval and that the work may be able to be done during holiday break. She also stated that the decision matrix will be updated following recent decisions made by the Committee.

The stage millwork panels were rejected and the stage floor rejected and to be done by EPSD. The exterior basketball courts number to be updated but are lower on the priority list. Mr. Amoroso asked for the decision date to be updated. There were discussions about the indoor Pre-K playground prior to the required blocking. They don't know if this item should be kept. This item was mostly storage cubbies and other items that are part of the base contract. Mr. Amoroso stated that this could be kept on the list for additional time before having to make a decision.

Waddington – Mr. Abraham stated that the six-month warranty items have all been addressed by Shawmut. The exterior has two open items. The installation of some of the plantings on the east side of the building was a seasonal item and will be scheduled for this week. Shawmut has agreed to hydroseed the area around the drainage work as the grass has not taken well. There has been no change in recent months to M/WBE participation which remains at 13.6%. No recent changes to the total project cost since the moisture sensors back in March.

Mr. Vinhateiro stated that there was a problem with the fireplace/chimney at Waddington. This work is to be completed in Stage II.

III. Acceptance of OPM Report

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

IV. Additional Work on Flooring Replacement at Waddington

This item was voted on earlier in the meeting. Motion by Mr. Amoroso, seconded by Mr. Rezendes and carried by unanimous consent to encumber up to \$240K to cover the cost of item W-3 alternate - new flooring in cafeteria at Waddington.

V. Approval of Stage III Invoices – April 2026

Ai3 Basic Services MMS - \$46,713.27
Peregrine Group – MMS - \$50,600.00
Peregrine Group – Wadd - \$21,780.00
Shawmut – MMS - \$1,920,909.56
Shawmut – Wadd - \$12,002.50
Willscot - MMS – \$2,944.62
PODS - MMS - \$233.20
Stephen Turner Inc. – MMS - \$1,250.00
WB Mason – MMS - \$1,106.00
WB Mason – MMS - \$750.00
WB Mason – MMS - \$117.00
Thielsch Engineering – MMS - \$15,128.00

Total \$2,073,534.15

Motion by Mr. Amoroso, seconded by Mr. McDonald and carried by unanimous consent to approve the April 2026 invoices in the amount of \$2,073,534.15 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 April 13, 2026 minutes as submitted.

VII. Next Meeting Date

The next meeting will be on Monday, June 8, 2026 at 5:30 pm in the cafeteria at Martin. Mr. Amoroso stated that he will not be able to attend.

VIII. Adjournment

Motion by Mr. Amoroso, seconded by Mr. Brun and carried by unanimous consent to adjourn the meeting at 6:10 p.m.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair