

East Providence School Department
East Providence Building Committee – EPSD Districtwide
June 8, 2026

The East Providence Building Committee met on Monday, June 8, 2026 at 5:30 p.m. in the cafeteria at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Alexandra Gonzalez, Karen Rebello, Dan Carpenter, Tom Brun, Patrick McDonald, Jack Rezendes, John Iemma, Alfred Villeneuve, Anthony Ferreira, Jessica Beauchaine and Laurie Marchand.

Stephen Amoroso, Bob Rodericks, and Karen Moore were absent. Anne DaSilva, Matt Abraham, Corinne Andrade and Brian Grady 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. He stated that prior to the meeting there was a tour of the auditorium and the space is better than expected. The funds were well spent and that Shawmut and Ai3 did an outstanding job which is a tribute to good workmanship and effort.

II. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – Ms. DaSilva stated that roofing, fireproofing and life safety testing in the auditorium has started.

Brian Grady stated that the metal framing on the exterior of the building is complete. Sheathing has started. Fireproofing on the second level of the Pre-K has begun. The roof is substantially complete. The rough-in on the first floor has started. The sprinkler and mechanical piping and roof drain work is ongoing. All the lines that have left the middle school have now been tied in at the Pre-K side. In the next few weeks there will be Blueskin and sheathing going around the building, with windows being installed in the next two weeks. The parking lot at the top of the hill to be demolished. There will be more work done on the outside of the building within the coming weeks.

Ms. DaSilva stated that the auditorium was signed off last week by the building official and fire marshal. The stage is currently being worked on through the district but the space should be able to be used for events starting next Tuesday. There is an outstanding item, a table in the back of the auditorium for auditorium equipment which doesn't impede any occupancy within the space. M/WBE participation is remaining status quo. The RI DEDI office has been updated. This office has not been communicative. They are supposed to send out reports every eight weeks but have not received any.

The current owner construction contingency is at \$1.9M, down from \$2.2M which was due to funds being transferred to Waddington to cover the gym flooring. Owner construction contingency will be down to \$1.8M pending outstanding change order votes. A formal change order approved by the sub-committee was a \$146K soil cost that EPSD must pay for the disposal and moving fees. Mr. Vinhateiro confirmed that this will bring them down to \$1.8M and inquired about soft costs. Ms. DaSilva stated that there is a third party that handles testing and additional testing is expected. She proposed holding additional funds back for this item. Quality and quantity of existing Pre-K furniture that can be reused must be confirmed. The contingency will be further reduced to \$1.7M. Shawmut also has their own contingency that is currently at \$1.3M. There are pending steel tariffs that could be applied to this construction contingency of \$150K. Shawmut is working with the steel contractor to bring this cost down. This is, however, a valid charge that is

being negotiated. This number could be applied against the construction contingency further reducing it to \$1.5M.

Mr. Vinhateiro stated that the tariff expense is infuriating and is taxpayer money going to the federal government for no legitimate purpose. The District fights to be as cost-conscious as possible and that it is unfortunate that this surcharge must be applied to the taxpayers. He stated that this is a 50% tariff and is affecting us and everyone throughout the state.

Ms. DaSilva stated that based on the construction status, that they are in a healthy position and that the remaining amount of contingency is safe.

Mr. Vinhateiro stated that one and a half years ago, where would they be if they didn't discover the contaminated soil. Superintendent Forand stated that the soil could have impacted the budget to a much greater extent. Mr. Vinhateiro stated that the change of the traffic pattern due to the landscape changes regarding the contaminated soil ended up resulting in some positives. There's some good news down the road towards project completion, some line items could produce some additional cash flow with funds returning to the school department.

On the decision matrix, Phase II blind replacement, the updated number from Shawmut is approximately \$70K. Auditorium acoustic wall panels is \$124K. The number for exterior basketball courts is old and there would be more coordination required to determine an accurate cost.

Mr. Ferreira inquired as to when they will have a further discussion regarding the exterior basketball courts. Ms. DaSilva stated that this would be something that is up to the Committee to determine. Shawmut is working on updated cost estimates and expects them to be ready at the next meeting. Mr. Vinhateiro requested that this item be on the next meeting agenda. The Pre-K indoor playground is \$246K.

Waddington – Matt Abraham stated there are no major milestones since last month. The primary focus is the gym flooring and other alternates. The six-month walkthrough took place in March and the 11-month walkthrough is scheduled for September. Some Committee members, Ai3 and Shawmut met with NoraTile representatives to discuss the product and color patterns. The color selected around the perimeter was sassafrass blue. Samples of the tile were passed around to the Committee for inspection. This work should take place after July 10 and should be completed before the start of school. A luxury vinyl tile product should be utilized within the kitchen area. Hydroseed around the drainage area appears to be taking well. M/WBE participation remains the same. Total project cost has an increase of \$240K for gym approval. Ms. DaSilva stated that they are still within the RIDE approved MOA numbers. Mr. Vinhateiro stated that \$240K was already allocated during the last meeting.

Motion by Ms. Beauchaine, seconded by Superintendent Forand and carried unanimously to approve Alternate CR034 to extend Nora Tile in the corridor and new stair treads/risers on Waddington staircases for \$43,542 as submitted. These funds have not been allocated and would be coming out of the \$1.7M in owner construction contingency.

Motion by Mr. Villeneuve, seconded by Mr. Rezendes and carried unanimously to approve Alternate: CR036 Kitchen LVT to replace tile out of the owner construction contingency funds in the amount of \$12,277 as submitted.

Motion by Superintendent Forand, seconded by Mr. McDonald and carried unanimously to approve Alternate: CR033 Phase II Blind Replacement out of the owner construction contingency funds in the amount of \$55,000 as submitted.

III. Acceptance of OPM Report

Motion by Superintendent Forand, seconded by Mr. Brun and carried unanimously to accept the OPM update as submitted.

IV. Approval of Alternates for Additional Flooring Replacement at Waddington

This was approved during the OPM report.

V. Approval of Stage III Invoices – May 2026

Ai3 Basic Services MMS - \$46,713.27

Peregrine Group – MMS - \$50,600.00

Peregrine Group – Wadd - \$21,780.00

Shawmut – MMS - \$2,773,916.88

Willscot - MMS – \$2,900.46

PODS - MMS - \$233.20

Stephen Turner Inc. – MMS - \$1,233.45

Stephen Turner Inc. – MMS - \$8,801.50

K&S Construction – MMS - \$5,985.00

Thielsch Engineering – MMS - \$18,444.00

Total \$2,930,607.76

Motion by Mr. Villeneuve, seconded by Ms. Marchand and carried unanimously to approve the May 2026 invoices in the amount of \$2,930,607.76 as read by Ms. Gonzalez.

VI. Approval of Minutes

Motion by Mr. Villeneuve, seconded by Mr. Rezendes and carried unanimously to approve the May 11, 2026 minutes as submitted.

VII. Next Meeting Date

The next meeting will be on Monday, July 13, 2026 at 5:30pm at Martin. Walkthrough at 5pm.

VIII. Adjournment

Motion by Superintendent Forand, seconded by Mr. Brun and carried unanimously to adjourn the meeting at 6:15 p.m.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair