

East Providence School Department
East Providence Building Committee – EPSD Districtwide
August 10, 2026

The East Providence Building Committee met on Monday, August 10, 2026 at 5:30 p.m. in the cafeteria at Martin Middle School. Members in attendance: Manuel Vinhateiro, Robert Rodericks, Sandra Forand, Karen Rebello, Dan Carpenter, Tom Brun, Stephen Amoroso, Jack Rezendes, Jessica Beauchaine, Anthony Ferreira, Robert Perry, Patrick McDonald, Laurie Marchand and Mark Piccerelli.

Alfred Villeneuve, John Iemma, and Karen Moore were absent. Anne DaSilva, Matt Abraham, Corinne Andrade, Brian Grady and Antonio deSimas were also present.

I. Call to Order

Mr. Vinhateiro announced there was a quorum and called the meeting to order at 5:33 p.m. He thanked all for being there on a holiday evening and stated that their dedication and willingness to give of their time was truly appreciated.

II. Chairman's Remarks

Mr. Vinhateiro stated that during our meeting on July 13th Superintendent Perry and I were directed by the Committee to explore the possible relocation of the basketball courts to city property. Dr. Perry scheduled a meeting with Mayor DaSilva and the three of us met on site and reviewed the possibility of locating the basketball court to an area adjacent to the existing soccer field which is currently utilized by our students during the school hours. The Mayor enthusiastically supported the idea of working cooperatively to include the court at this location and to also spruce up the playground area as well. We will be requesting your permission later in the meeting to provide funds for the creation of a site plan so the city can move with this project.

Following our meeting on July 13th, I received several calls questioning what was going on with the Building Committee and why was the School Committee so upset. Curiosity aroused, I went on YouTube and watched the School Committee meeting. What I witnessed was truly disappointing, and to be blunt insulting.

I have proudly served on this Committee since the beginning of this project and along with my fellow committee members have dedicated hundreds of hours towards the successful fulfillment of the two major phases of the building project.

This Committee was criticized for anxiously waiting for members to attend to have a quorum. Let me remind you that during our more than three year tenure OF THIS COMMITTEE we have never failed to reach a quorum. WE the public members of this Committee are unpaid volunteers who donate our time and effort to better our community. We are not elected, we do not represent a ward or a neighborhood. Our constituents are the students who attend Martin Middle School, Waddington Elementary School and the soon to be completed Pre-K.

Making a statement that the Building Committee is a QUOTE, POLITICAL PORN JOB, is inexcusable. The Committee was accused of PLAYING GAMES and DRAGGING OUR FEET. The basketball court and other different items have been addressed time and time again when we review the decision matrix at our meetings.

Do you not recall that this project was in financial jeopardy when the soil contamination was discovered and we had to reallocate our budget to address the possible massive costs that we were potentially facing? NO ONE IS DRAGGING THEIR FEET.

OUR PRIORITIES WERE AND ARE TO COMPLETE THE PROJECT ON BUDGET AND TO PROVIDE THE BEST EDUCATIONAL OPPORTUNITIES FOR ALL OF THE STUDENTS AND HOPEFULLY TO BE ABLE TO DELIVER A SURPLUS OF FUNDS TO THE CITIZENS OF EAST PROVIDENCE.

Let me close by stating that I am proud to serve with my fellow Committee members and I am proud of the work they do and their unselfish dedication to the school community. Thank you.

III. OPM Update – Current Districtwide Improvements

Martin Middle School/Pre-K – For project milestones, the curbs and sidewalks are set in place, light poles and windows are installed and fireproofing is complete. The final striping will be on August 21 for the parking lot to be turned over at the start of school year. The playground is set for this month with infrastructure and synthetic turf will be ready for the fall. Mr. Vinhateiro inquired about the windows overlooking the playground and if they will be safety glass. Ms. DaSilva stated a vendor will be coming out to do the mockup for reflective film on the Pre-K first floor. Students will be able to see out.

M/WBE participation remains status quo at +-12% of the total project cost. Ms. DaSilva went through the project budget and reported that in the owner's construction contingency funds were held back for the Martin Middle School project which were previously approved changes. Holding \$30K for winter conditions. Deducted Waddington flooring and blinds from MMS, blinds to be installed by vendor through district, which leaves a balance of \$1.68M in projected remaining contingency. They are still holding \$150K from the Waddington overage stated in the MOA for Waddington for RIDE. \$19.5M was the original budget for Waddington. \$21.3M was approved from RIDE.

Last year the Waddington drainage issue had to be fixed and is supposed to be paid with savings from Martin. There is a \$303K overage for this work at Waddington. The remaining contingency removing soft costs and site drainage overage is \$1,233,537. Shawmut is now crediting \$500K coming out of their contingency. In June \$1.9M in owner contingency and there were additional soft cost estimates applied against it. \$1.7M is the projected owner construction contingency.

Mr. Vinhateiro stated that there could be a potential surplus. Once the project is closed out, any surplus would go the City of East Providence. The school department doesn't own the money. Once they go through the reconciliation process they'll know what there is. Shawmut to reconcile as well and put back into contingency. Mr. Amoroso stated that reconciliation happens at all levels.

Mr. Ferreira stated that he is concerned about the remaining \$1.7M. Mr. Amoroso explained that at one point the number was higher with the high school project. Pieces of the project were taken out to get under budget. Afterwards some items were put back into the project. They had to show the budget was under a set amount for the project to be approved. At the end additional items were brought back that were taken out.

Mr. Vinhateiro stated that there were members of the building committee who represent the school committee. They can inform the rest of their committee. All meetings are open to the public. Any money coming out of the fund will be reflected in public meetings.

Ms. DaSilva stated that the decision matrix is a wish list and where the project team takes their direction from. Additional items are added to the matrix. Rejected items or declined items are on the decision matrix.

Mr. Ferreira stated that as the \$1.7M increases or decreases he would like to let the school committee know and what the end date would be. Mr. Rodericks stated that the end date will be when the project is complete in April 2027. True reconciliation will be around July 2027.

Ms. DaSilva will continue to track contingency monthly. It will be a few months after construction completion for reconciliation to have the final number. She reported a budget change to add doing northern stairs not included in previously approved Change Request. Shawmut provided +- \$11K to do stairs. Flooring replacements had a contingency and added \$7500 from MMS to Waddington to offset the costs. Mr. Vinhateiro stated that a few stairs at Waddington hadn't been retread. For \$7K +/- all the stairs at Waddington had been retread and the project is complete. He also reported that after the recent rainstorm he looked at the drainage situation. There was minimal ponding and the site was dry the next day.

Ms. DaSilva stated that the auditorium alternate #4 acoustic wall panels is still on the decision matrix, as well as, the indoor Pre-K cubbies. They are leaving in the basketball courts for further discussion with the city. The design team to get a layout with the city. Superintendent Perry and Mr. Vinhateiro met with Mayor DaSilva and discussed potential for the basketball court to be relocated to the city field.

Motion by Ms. Beauchaine, seconded by Mr. Amoroso and carried unanimously to grant Peregrine Group permission to get a proposal to have a conceptual site plan to show the basketball court on city field.

Motion by Mr. Rodericks, seconded by Mr. Rezendes and carried unanimously that when a proposal comes in to Ms. DaSilva at Peregrine, Ms. DaSilva will let Ms. Corsi know and Ms. Corsi will poll the Building Committee and get back to the Committee with their response.

Mr. Ferreira inquired about replacing the trees and chipped sidewalks at MMS. Ms. DaSilva stated that the landscaping punchlist is on Shawmut's list for the September timeframe. To replace the landscape (trees and plants) will be based on temperatures. Mr. Grady will look at everything and see what needs to be fixed. The damage on the sidewalks/curbing is from a bad winter and snowplows. Ms. DaSilva to schedule a walkthrough with the Building Committee in the next month to view the areas of concern and look at the newly installed sidewalks and curbs.

Waddington – Mr. Abraham reported that in July the gym, kitchen, equipment room, corridor and stairs new flooring have been installed. On Friday the gymnasium striping and entranceway will be done. The final clean will be on Tuesday. The 11-month walkthrough before school opens is scheduled on Thursday. M/WBE is at +-13.6% of total project cost with no change. There was one change to the budget which was borrowing contingency for MMS. The stairs were \$19K with Shawmut reimbursing \$11K with leftover contingency at \$4K. The change brought the total contingency to \$7,558.

Mr. Vinhateiro inquired about the window treatment timeframe. Mr. Carpenter stated that they are being shipped and will start installing them when they come in and will check on them tomorrow.

IV. Acceptance of OPM Report

Motion by Mr. Rodericks, seconded by Mr. Rezendes and carried unanimously to accept the OPM update as submitted.

Mr. Vinhateiro stated that before approving the invoices there were some questions regarding payments to Peregrine. Reviewing the budget he clarified that those costs are under the Owner's Project Management Fees. In the contract with Peregrine, the fees are reflected throughout the project. That is how payments are allocated since Phase I. Same schedule as with the Martin project. Mr. Piccerelli will provide backup information for the invoices going forward.

V. Approval of Stage III Invoices – July 2026

Ai3 Basic Services MMS - \$59,078.54
Peregrine Group – MMS - \$50,600.00
Peregrine Group – Wadd - \$21,780.00
Shawmut – MMS - \$2,355,174.28
Shawmut – Wadd - \$203,209.48
Willscot - MMS – \$2,943.97
PODS - MMS - \$233.20
Thielsch Engineering – MMS - \$6,626.50
HAS, Inc. – MMS - \$3,513.77
East Prov Schools – MMS - \$3,513.77
East Prov Schools – MMS - \$4,000.00
WB Mason – MMS - \$7,430.00

Total \$2,718,103.51

Motion by Ms. Marchand, seconded by Mr. Amoroso and carried unanimously to approve the July 2026 invoices in the amount of \$2,718,103.51 as read by Mr. Piccerelli and submitted.

VI. Approval of Minutes

Motion by Mr. Rodericks, seconded by Mr. Brun and carried unanimously to approve the July 13, 2026 minutes as submitted.

VII. Next Meeting Date

The next meeting will be held on Thursday, September 3, 2026 at 5:30pm at Martin. There will be a walkthrough at 5pm.

Mr. Rezendes stated that he is disappointed about the characterizations made about the Building Committee at the July 14th School Committee meeting. It was taken personally.

VIII. Adjournment

Motion by Mr. Brun, seconded by Mr. Rodericks and carried unanimously to adjourn the meeting at 6:56 p.m.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair