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

The East Providence Building Committee met on Thursday, October 8, 2026 at 5:30 p.m. in the cafeteria at Martin Middle School. Members in attendance: Manuel Vinhateiro, Robert Rodericks, Dan Carpenter, Jill Usenia, Tom Brun, Stephen Amoroso, Jessica Beauchaine, Anthony Ferreira, Superintendent Perry, Alfred Villeneuve, Patrick McDonald and Karen Rebello.

Jack Rezendes, John Iemma, and Mark Piccerelli were absent. Anne DaSilva, Matt Abraham, Corinne Andrade, Brian Grady, Steve D'Ambrosia, Gordon Zaniol and Jessica Arruda were also present.

I. Call to Order

Mr. Vinhateiro announced there was a quorum and called the meeting to order at 5:31 p.m.

II. OPM Update – Current Districtwide Improvements

Anne DaSilva stated that Steve D'Ambrosia of Traverse Landscaping has a brief presentation. A question was asked if there is room to move the basketball court onto the city field. There was a meeting with Mayor DaSilva to review the city field. Taking the design further is not currently part of this project. It is prepared to be sent over to the Mayor's office for analysis as it relates to cost, design and who will perform the work.

Option One was preferred by the Tuesday working group. They have limited space as to how they can fit a full size basketball court and a playground, as was requested by the Mayor. There must be a 50 ft. buffer zone for the wetlands to the west. There is still the existing soccer field which shouldn't need any adjustments to. There has been an effort to preserve the abutting oak trees.

Three concepts were made. The first one being preferred by the designers and Pare engineers with grading and drainage. There is a line of trees on the property line to fill in the existing tree line and provide acoustic noise reduction. There is some minor permitting required from DEM that is required for wetlands that are within range. Pare does not believe that there will be any extensive work involved with the permitting.

Dr. Perry inquired about the area with the treeline that is closest to the court if that was a swale for drainage. It may be an area that could accumulate soccer balls. Mr. D'Ambrosia stated that this area wouldn't necessarily be a dramatic grade, just a minor depression.

Mr. Carpenter states that with the three pickleball courts, the ones at the Senior Center are permanent fixtures. He asked how the removeable nets on the court would work. Mr. D'Ambrosia stated that there would likely be a storage unit or shed that could store replaceable materials.

Option Two rotates the court such that it faces north-south which creates a few issues, the proximity to the existing goal and the drainage becomes more complex. For each option, the components are identical; the only difference is the drainage, site and layout. Mr. Rodericks stated that option one is most preferable. Mr. Vinhateiro stated that the tree line is not the same with option two as it is with option one and it won't create the same visual line. Mr. Ferreira stated that he believes that multiple lines of trees are better for noise reduction and privacy.

Option Three design is angled at a 45-degree angle compared to the other two options. There is additional drainage required for this option, as it will wrap around the court. According to

Traverse, this design is more appealing from a design view but is less functional as it comes close to the buffer zone and would need permitting. Mr. Amoroso stated that option one is the way to go and appreciates the multiple options to review additional possibilities.

Principal Rebello inquired about the concrete pathways. Mr. D'Ambrosia stated that they are rain gardens to hold storm water.

Mr. Vinhateiro inquired if the soccer field is level with the basketball courts topographically. Mr. D'Ambrosia stated that they would have to do a 1% slope for drainage which is slight. Mr. Vinhateiro's concern was mainly that he did not want water from a heavy rainfall to wash off the soccer field into the basketball court area. Mr. D'Ambrosia additionally stated that in the event there are drainage concerns going forward, the court could be pitched.

Mr. Brun inquired about acoustic issues related to pickleball and the neighbors and using the basketball court at the same time.

Dr. Perry stated that the Mayor initially wanted separate pickleball courts. The lines were added to the court as an option. Ms. Beauchaine stated that the Committee came to this table for a basketball court for middle school students. That was the priority. The City has many pickleball courts.

Mr. Ferreira inquired if the school department is putting in any money towards the basketball court. They had two nice basketball courts since the school was built. To take both of them away and provide one with pickleball lines is not ideal.

Mr. Vinhateiro stated that he recommends the Committee voice their preference in a motion this evening. He further stated that once this is handed over to the City, it is out of their hands. The Committee will be providing some funding towards the project, but the amount is not known at this time.

Ms. DaSilva stated that the finance director for the City should confirm whether or not any of the bond monies can be turned over to the City for this in the first place. The belief is that the bond money may not be able to go directly to the City. Mr. Vinhateiro stated that the decision of what to do with the remainder of the money belongs to the future city council.

Mr. Rodericks stated that one difference here is that the extra money from the high school bond was placed into an interest bearing account to be dedicated specifically for schools. He will ask the finance director to expedite the decision.

Motion by Ms. Beauchaine, seconded by Mr. Brun and carried by a vote of 14-1 to propose option one to the Mayor and limiting it to a plan that is a basketball court and playground. Mr. Ferreira voted nay. Mr. Ferreira does not support the addition of the playground and that there is playground equipment in other areas.

Mr. Amoroso stated that this discussion has nothing to do with funding; it is solely to determine whether or not there could be a basketball court that fits into the area. There will be future discussions as it relates to funding.

Martin Middle School/Pre-K – Getting everything on the eastern hill stabilized. Completing grading loam, grass. Planting season is coming. Shawmut has moved into the building. There are some offices on the second floor. Playground equipment is getting set right now. Synthetic turf to be completed this season. Sidewalks must go in now. Steps will be taken to ensure the area is

protected until next spring. The remainder of the finishes are upcoming. Getting prepared to paint the second floor. The elevator just got back and will be mobilized on October 19 with about two weeks to install. If it is inspected early, the elevator can be utilized for the construction work. There is a lot of paint and ceiling work to be done. Mr. Amoroso inquired if they were still on schedule. Mr. Grady stated yes, they are still on schedule.

M/WBE participation went up slightly from last month but still at +/- 12% which remaining contingencies. Ms. DaSilva has been including the forecast adjustments on the monthly reports. The decision matrix is status quo. The auditorium should be lived in before any further decisions are made regarding the space. The playground cubbies have been previously discussed at length. The basketball courts were already discussed. The project should be substantially complete in April 2027. Ongoing paint, finishes, site work and playground installation for the upcoming months. Owner contingency adjustment was the landscape switchover for the conceptual. The 11-month walkthrough was completed. There will be a walkthrough on October 23 with a few delegates, Senator Lawson and Representative Kazarian. Capital TV will be present. The school committee members and building committee members are welcome.

Mr. Amoroso asked if there will be a summer Pre-K program. Principal Rebello stated no.

Waddington – Matt Abraham reported that there was no ponding during the recent rainstorm. A few items were found on the walkthrough. Basketball lines were touched up, stair treads to be addressed, some penetrations near the ADA lift work area to be addressed and some flush valves need to be replaced. The primary focus is on the second floor reading nooks; the flooring was reviewed on the walkthrough last month. In some locations, the tiles are showing signs of warping/cracking. There will be a meeting on Monday with Ai3, Shawmut, Peregrine, Allegheny and Armstrong to investigate the cause.

Dr. Perry requested the 10-month walkthrough list for Martin Middle School to be provided by Mr. Carpenter at the next school committee meeting.

No new invoices or changes to the budget. Project budget closeout soon.

III. <u>Acceptance of OPM Report</u>
Motion by Mr. Villeneuve, seconded by Mr. Amoroso and carried unanimously to accept the OPM update as submitted.

IV. Approval of Fire Alarm Service Agreements for Waddington and Martin Middle School
Mr. Carpenter stated that the cost is $9,955 for Martin Middle School and $9,990 for Waddington.
Motion by Mr. Rodericks, seconded by Mr. Ferreira and carried unanimously to accept the one-year fire alarm service agreement with NSG Life Safety for Waddington Elementary School and Martin Middle School as submitted with discussion. Mr. Carpenter will seek pricing for a three-year extension.

Mr. Villeneuve recommended that Home & Commercial or other vendors/resellers/integrators are contacted for a "takeover" or otherwise a site survey.
Motion by Mr. Brun, seconded by Mr. Ferreira and carried unanimously to explore existing alarm companies with the capabilities of performing a "takeover" of the existing systems.

V. Approval of Stage III Invoices – September 2026

Ai3 Basic Services MMS - $12,021.81
Peregrine Group – MMS - $50,600.00
Peregrine Group – Wadd - $12,320.00
Shawmut – MMS - $1,403,065.72
Willscot - MMS – $2,900.46
Thielsch – MMS - $14,439.38
Thielsch – MMS - $8,213.00
Stephen Turner, Inc. – MMS - $6,169.25
Stephen Turner, Inc. – Wadd - $785.25
Total $1,510,514.87

Motion by Mr. Villeneuve, seconded by Mr. McDonald and carried unanimously to approve the September 2026 invoices in the amount of $1,510,514.87 as read by Ms. Arruda and submitted.

VI. Approval of Minutes

Motion by Mr. Rodericks, seconded by Ms. Rebello and carried unanimously to approve the September 3, 2026 minutes as submitted.

VII. Next Meeting Date

The next meeting will be held on Monday, November 9, 2026 at 5:30pm at Martin. There will be a walkthrough at 5pm for those interested. Ms. Beauchaine requested a walkthrough after the meeting, if possible.

VIII. Adjournment

Motion by Mr. Brun, seconded by Mr. McDonald and carried unanimously to adjourn the meeting at 6:50 p.m.

Respectfully submitted,

Sharon Corsi	Manuel Vinhateiro
Executive Assistant	Building Committee Chair