The East Providence Building Committee met for a meeting on Monday, November 8, 2021 at 6:30 pm at East Providence High School. In attendance were Joel Monteiro, Co-Chair, Nate Cahoon, Co-Chair, Sandra Forand, Gene Oakland, Craig Enos, Ben Russell, Bob Weygand, Nicholas Shattuck, Manuel Vinhateiro, Steven Amoroso, Toby Gibbons and Erik Andrutis. Kathryn Crowley, Anthony Feola and John McNamee were absent.

1) **Call to Order**
Mr. Monteiro called the meeting to order at 6:36 p.m.

2) **OPM Update Report**
Mr. Andrutis from the Peregrine Group presented the monthly OPM report. The monthly meetings with building officials continue. The Temporary Certificate of Occupancy issued on September 1, 2021 will expire on December 1, 2021. Weekly commissioning meetings are held to discuss open items. There was discussion on the uneven temperature functions in the unoccupied and occupied rooms at the high school. Chris Murphy is creating a log for the temperature issues throughout the building.

Construction is 88% complete based on work in place. There are 187 items left on the punch list which is 90% closed. The gym floor will be re-sanded from November 10-14. M/WBE participation remains at 13%. The project is ahead of schedule and on budget. Completion of demolition is estimated at the end of November.

Owner contingency hasn’t changed and remains at 54.8%. Construction contingency has decreased with a balance of 57.9%. Owner allowances remain at 60.8% and COVID allowance decreased and has a remaining balance of 49.1% due to vendors’ COVID claims. There was a shift in the total project budget due to a change order this month and is 80% complete.

3) **Motion by Mr. Weygand, seconded by Mr. Amoroso and carried by unanimous consent to accept the Owner’s Project Manager’s Report as submitted.** The Committee discussed warranties and maintenance (extended contracts).

4) **Approval of Invoices**
   - A13 Basic Services - $29,484.68
   - A13 Extra Services - $7,419.50
   - Gilbane - $2,810,053.07
   - Peregrine Group, LLC - $59,000.00
   - Stephen Turner, Inc. - $14,134.50
   - Thielisch Engineering - $6,560.00
   - Construction Invoices Total - $2,926,651.75
   - Furniture, Fixtures & Equipment Total – $439,618.22
Motion by Mr. Vinhateiro, seconded by Mr. Oakland and carried by unanimous consent to approve the October 2021 construction invoices as submitted. Mr. Oakland voted present on the Gilbane invoice.

Motion by Mr. Vinhateiro, seconded by Mr. Oakland and carried by unanimous consent to approve the October 2021 FF&E invoices as submitted.

Motion by Mr. Amoroso, seconded by Mr. Weygand and carried by unanimous consent to approve the City of East Providence reimbursement to the East Providence School Department for utility expenses and equipment in the amount of $83,363.14.

The invoices will be presented to the School Committee for approval on November 9, 2021.

5) Approval of Minutes
Motion by Mr. Gibbons, seconded by Dr. Forand and carried by unanimous consent to approve the minutes of October 11, 2021 as submitted.

6) Next Meeting Date
The next meeting will be held on Monday, December 13, 2021 at 6:30 pm.

7) Adjournment
Motion by Mr. Weygand seconded by Mr. Oakland and carried by unanimous consent to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Sharon Corsi
Executive Administrative Assistant

Joel Monteiro, Co-Chair Building Committee
Nathan Cahoon, Co-Chair Building Committee