

SOUTH KINGSTOWN SCHOOL BUILDING COMMITTEE

MEETING MINUTES

Kate Macinanti
Chair
Brian Mahoney
Vice-Chair
Brian Silvia
Member
Lucas Murray
Member
James Manni
Town Manager



Terry Lynch
Member
Chip McGair
Member
David Palazzetti
Member
Michael Podraza
Superintendent

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EVENT DETAILS

TOPIC:	School Building Committee - Regular Meeting
DATE/TIME:	Thursday, July 11, 2024 @ 8:30 AM
LOCATION:	Town Council Chambers, 2 nd Floor, 180 High Street, Wakefield, RI
LIVESTREAM:	https://www.youtube.com/@sksbc/streams
PUBLIC COMMENT:	Public comments must be made in person. Comments must be kept to the agenda topic being discussed at that time. The committee chair may limit the duration of comments to ensure members have adequate time to address business items.

MEETING MINUTES

Item	Topic
1.	<p>Call to Order/Roll Call:</p> <p>The meeting was called to order at 8:35 AM.</p> <p>Members present - Brian Silvia, Dave Palazzetti, Brian Mahoney, Kate Macinanti, Lucas Murray, Terry Lynch, Michael Podraza, James Manni Members absent – Chip McGair</p> <p>Also present: Chris Spiegel, LeftField</p>
New Business Items:	
2.	<p>Discussion: Public Correspondence:</p> <p>Received request from community member, Roberta Mulholland regarding funding of new website. Mr. Spiegel reported that LeftField will be absorbing these costs.</p> <p>Ms. Macinanti reported that LeftField will begin sending press releases out to the community. These press releases will be forwarded to all major media outlets, locally and statewide.</p>
3.	<p>Discussion: General Project Update:</p> <p>Website: Mr. Spiegel reported LeftField is currently going through the revised website template. Content-wise the website is good. Work is being done to make it more user-intuitive and user-friendly.</p> <p>General Project Update: Schedule and logistical meetings have already begun. Work is being done to get the project in the ground earlier. Doing so will give us more time on the back end for punch list items. LeftField is working with Gilbane Construction and the architect to condense scheduled deliverables at the beginning of the project. The proposed target is to get in the ground by May 1 of this coming year. The current focus is schematic design and project controls. Leftfield plans to have an updated floor plan for the School Building Committee’s review at the end of the</p>

	<p>summer.</p> <p>Mr. Spiegel then discussed the demolition of Curtis Corner Middle School. From a theoretical perspective, it is better to buy this work early so that the district does not incur higher costs in two years. LeftField is working with Gilbane to see how this can be accomplished.</p> <p>There is a Community Forum scheduled for July 30, 2024, at 6:00 PM in the Town Council Chambers. There will be a virtual option for this meeting. Discussion will be around logistics, schedules, and schematic design. The community will be able to voice their hopes and concerns on the project.</p> <p>Ms. Macinanti asked Mr. Murray for an update on the land swap. Mr. Murray shared that work is actively being done with DEM on the required Land and Water Conservation Fund application and this should be completed within the next couple of weeks. Before the application can be submitted, a requirement is that a public meeting be held, preferably with a neutral party, i.e. Town Council format. Mr. Murray will be discussing this aspect with Mr. Manni to have this placed on an upcoming Town Council agenda.</p> <p>Mr. Palazzetti asked how the budgets for the two sites are being managed. Mr. Spiegel confirmed that at this point, they are two separate budgets; \$11 million in a construction budget for the athletic complex and the remainder is for the high school. This is governed by the current Memorandum of Agreement with the Rhode Island Department of Education. This can be adjusted if a need arises.</p>
4.	<p>Discussion/Action: Legal Firm for Project Labor Agreement Study:</p> <p>Mr. Spiegel explained that a project labor agreement study is required by state statute for any public construction project such as this. It requires that we engage with a legal entity to perform a study to review labor conditions within the Rhode Island public K through 12 markets to help us make decisions on whether or not to proceed with the project labor agreement. Although a project labor agreement study is required by statute, having a project labor agreement on a project is not necessarily required. However, with projects that are of this value of \$150 million, you most likely can expect some sort of project labor agreement to be in place especially with an incredibly crowded public K through 12 construction market with over a billion dollars of construction work that's going to run concurrently to our project. He stated there are benefits and risks with project labor agreements. These will be fully discussed once the study has been completed and Leftfield comes before the School Building Committee with recommendations. The first step in this process it to bring on a legal firm that would work with the school building committee, Gilbane, the architects, the entire project team, and representatives from the town. Currently, there is one firm that has submitted an updated quote: the law firm of Dylan Conley of Providence, Rhode Island. It is a base bid of \$10,000 and a \$5,000 contingency for a project labor agreement student. As part of the project labor agreement study, they will review all protected projected timelines, concerns from purchasing supply and labor conditions, review of interactions with the neighborhood and the site and abutting concerns; attention to the labor pool in various fields of expertise as required by the project; the coordination with the OPM and the project team on pinpoints and operations, cost considerations and foreseeable concerns and up to four public hearing presentations on the project labor agreement study. For this project, Mr. Spiegel recommends proceeding with the \$15,000, not to exceed \$10,000 base bid and a \$5,000 contingency to Conley Law & Associates for a Project Labor Agreement Study for the South Kingstown High School Replacement Project and the Athletic Complex.</p> <p>Ms. Macinanti asked if there was a motion to make a recommendation to the Town Council to accept Mr. Spiegel's recommendation.</p> <p style="text-align: center;">MSV(1) - Motion made to make a recommendation to the Town Council to accept Mr. Spiegel's recommendation to proceed with the \$15,000, not to exceed \$10,000 base bid and a \$5,000 contingency to Conley Law & Associates for a Project Labor Agreement Study for the South Kingstown High School Replacement Project and the Athletic Complex.</p> <p style="text-align: center;">Motion made by David Palazzetti Motion seconded by Brian Mahoney Motion passes 8-0</p>
5.	<p>Discussion: Public Engagement Update:</p> <p>Mr. Spiegel restated that there is a Community Forum scheduled for July 30, 2024, at 6:00 PM in the Town Council Chambers.</p>

6.	<p>Discussion/Action: Makeup of School Building Committee – Ms. Macinanti introduced the new Superintendent of Schools, Michael Podraza. The Superintendent role is a required position by RIDE on the School Building Committee. Ms. Macinanti proposed the possibility of keeping Mr. Robert Littlefield, former Interim Superintendent as an additional member of the School Building Committee. Discussion ensued regarding the committee needing to retain nine voting members. Mr. Silvia agreed to become a non-voting member so that Mr. Littlefield could remain. At Mr. Murray’s suggestion, Mr. Manni will look into whether or not this would be in compliance with RIDE. Mr. Mahoney shares his support in keeping Mr. Littlefield as part of this Committee.</p> <p>MSV(2) - Motion made to make a recommendation to the Town Council to have Mr. Robert Littlefield remain and to have Mr. Brian Silvia become a non-voting member on the School Building Committee. Motion made by David Palazzetti Motion seconded by Brian Mahoney Motion passes 8-0</p>
7.	<p>Discussion/Action: Set Next Meeting and Agenda Items:</p> <p>The School Building Committee will meet on July 25, 2024 to prepare for the Public Meeting on July 30, 2024.</p>
8.	<p>Public Comment:</p> <p>Dorald Beasley – Mr. Beasley shared his thoughts on the importance of geothermal energy in the project, citing a lack of viable alternatives. Discussion ensued regarding well testing currently being done and the work Leftfield is doing, including funding options.</p> <p>Elizabeth Hoy – Ms. Hoy asked for information regarding the budgeting for this possible aspect in the project. Discussion regarding a life cycle cost analysis and operational budget analysis that would be performed and shared with the community.</p> <p>Further discussion regarding the importance of keeping all community members informed and the importance of all facts being gathered before an informed decision can be made.</p>
9.	<p>Adjourn:</p> <p>MSV(3) - Motion to adjourn. Motion made by Lucas Murray Motion seconded by David Palazzetti Motion passes 8-0</p> <p>The meeting is adjourned at 9:14 AM.</p>