

# SOUTH KINGSTOWN SCHOOL BUILDING COMMITTEE MEETING ANNOUNCEMENT

Lucas Murray  
*Chair*  
Kate Macinanti  
*Vice-Chair, Secretary*  
Brian Silvia  
*Member*  
Brian Mahoney  
*Member*  
James Manni  
*Member*



Danielle DeSimone  
*Member*  
Chip McGair  
*Member*  
David Palazzetti  
*Member*  
Mark Prince  
*Member*

**View Livestream Recording of the Meeting Here:**

<https://www.southkingstownri.com/972/School-Building-Committee>

## EVENT DETAILS

<b>TOPIC:</b>	School Building Committee - Regular Meeting
<b>DATE/ TIME:</b>	May 4, 2023 @ 5:00 PM
<b>LOCATION:</b>	Town Council Chambers, Town Hall, 2 <sup>nd</sup> Floor, 180 High Street, Wakefield, RI 02879
<b>LIVESTREAM RECORDING:</b>	All regular SBC Meetings are live streamed and recorded. Click on the following link for the recording: <a href="https://www.youtube.com/@sksbc/streams">https://www.youtube.com/@sksbc/streams</a>
<b>AGENDA LINK:</b>	The agenda for this meeting can be found on the Rhode Island Secretary of State website here: <a href="https://opengov.sos.ri.gov/OpenMeetingsPublic/OpenMeetingDashboard?subtopmenuId=201&amp;EntityID=3348&amp;MeetingID=1029995">https://opengov.sos.ri.gov/OpenMeetingsPublic/OpenMeetingDashboard?subtopmenuId=201&amp;EntityID=3348&amp;MeetingID=1029995</a>

## MEETING NOTES

Item	Topic				
1.	Call to Order/ Roll Call				
		<b>Member</b>	<b>Present</b>	<b>Absent</b>	<b>Notes/ Comments</b>
		Danielle DeSimone	x		
		Kate Macinanti	x		
		Brian Mahoney	x		Arrived too the meeting at 5:30
		James Manni	x		
		Chip McGair		x	
		Mark Prince		x	
		David Palazzetti	x		
		Brian Silvia	x		
		Luke Murray	x		
	<b>Totals</b>	<b>7</b>	<b>2</b>		
	Quorum Present (Y/N)	Yes			
2.	Approval of meeting minutes a. No meeting minutes were voted on at this meeting.				

New Business Items:	
3.	<p>Chairperson's general correspondence and ongoing activities report</p> <ol style="list-style-type: none"> <li>a. LM stated that on Tuesday, the House Finance Committee met to hear the legislation on the bond. Councilman Marion testified during the session, and it has been held at this time for further study.</li> <li>b. LM stated the website has been updated to include the latest correspondence &amp; presentation documents &amp; videos.</li> </ol>
4.	<p>Review, discussion and/or action regarding public correspondence</p> <ol style="list-style-type: none"> <li>a. LM stated much of the latest correspondence was related to energy efficiency and green building information, which will be discussed tonight, later in the agenda.</li> <li>b. LM also mentioned correspondence related to the sizing of the auditorium for the project.</li> </ol>
5.	<p>Joint meeting / work session with the South Kingstown Recreation Commission to review and discuss plans for the redevelopment of the Curtis Corner Middle School site. Presentation by Studio JAED.</p> <ol style="list-style-type: none"> <li>a. South Kingstown Recreation Commission called their meeting to order, with all members present.</li> <li>b. Phil Conti of Studio JAED presented scenarios for the athletic complex at Curtis Corner. <ul style="list-style-type: none"> <li>• LM noted that field houses are not reimbursable through RIDE. The thought being booster clubs and other funding sources could be utilized to eventually construct a field house. The field house site is large enough to contain restrooms, concessions, athletic field storage &amp; team rooms/ locker rooms.</li> <li>• The facility would contain a regulation track and soccer field.</li> <li>• The second plan option contains the existing Central Administration Building remaining at the location, the first did not. If the Central Office remains, that will result in parking being decentralized throughout the site.</li> <li>• Phil Conti of Studio JAED noted that the site includes tennis courts, pickleball courts and space has been designated for a future pet site or potentially additional storage.</li> <li>• This plan would not call for the new facility to go beyond the current athletic field and would not infringe on wetlands on the site.</li> <li>• Restroom facilities are not incorporated in the current plan and will need to be considered in the future.</li> <li>• JM states the renderings look great, but questions if all can be accomplished under budget and if new tennis, pickle ball sites are needed or if these facilities at the current site could be utilized as a cost savings measure. He also questions further the potential use available at the site for the Central Administration Building. Further study is needed regarding the Central Admin. Building.</li> <li>• It was noted that lights are not included in the current rendering, though it is anticipated that they will be included in the RIDE stage-2 application.</li> <li>• It was noted that there is potential to not need visitor stands or stands on both sides of the field, this could be a cost reduction, which could help offset the inclusion of lights or restrooms, if implemented.</li> <li>• Doral Beasley from the public noted his belief that the offices at Central Administration should be relocated and the building should be removed from the site. He also questioned how much the tennis courts and pickleball courts would need to be raised due to the wetlands in the area. LM noted that comparison rendering between the current site and the proposals are being worked on, which would then note how close these courts would be to the wet land sites. Mr. Beasley then asked about the contents and purpose of a modern fieldhouse.</li> <li>• LM noted that the moving or relocating of the offices at the Central Admin Building is third tier and</li> </ul> </li> </ol>

a priority behind building a new high school and athletic complex.

- The South Kingstown Recreation Commission adjourned their meeting.

c. Motion to move forward a cost estimate on the athletic facility proposals.

Motion Made:	<b>DP</b>		
Seconded:	<b>KM</b>		
Vote:	<b>7-0</b>		

Presentation by Studio JAED – SKHS building concept design updates and approach and overview of high-performance building design approach.

a. New site plan provided from an L-shaped building to now a bar-shaped building, same components. The main entrance now faces School Street. A plaza between the new high school and the Hazard Building, containing outdoor senior dining, a dedicated bus drop-off roadway. This site plan would have a similar number of parking spaces to the current high school. Included is a walking trail around the Hazard Fields.

- Dorald Beasley from the public asked about parking and the plan in terms of designated parking for seniors and students in general. LM responded that the plan calls for a similar number of parking spaces to the current high school and that the management and distribution of parking spaces would be managed by the school department. It was stated that senior designated parking is a practice utilized by the current high school and would continue at the new facility.
- Dorald Beasley inquired on the future use of the Hazard fields. It was responded that they are used now for practices and that would continue at the new high school.

b. Studio JAED presentation – High Performance Building & Sustainable Design.

- Focus of discussion on four items, 1) Indoor Air Quality; 2) Acoustics; 3) Daylighting; 4) Thermal Comfort.
- Zero energy school – extremely energy efficient building. Energy-efficient that if a renewable energy source is introduced, often photovoltaics, the building will meet or exceed its annual energy needs.
- Benefits of Zero energy school are: Encourages student learning, creates healthy learning environments, sound fiscal management & demonstrates environmental leadership.
- Zero energy schools are about balancing: Low energy use & renewable on-site energy production.
- Next steps have engaged Haley & Aldrich to conduct a preliminary study for geothermal at SKHS.
- JM asked what percentage of reimbursement the Town could expect from the state on energy efficiency initiatives. LM responded that that the town would be eligible for an additional 2.5% reimbursement, which is all that remains under South Kingstown’s current cap for reimbursement from the state.
- DP stated that he is in favor of the energy efficient initiatives but agrees that costs could be substantial and not just the purchase and install price but the annual software costs and annual maintenance.
- BM stated there would be a cost for training and to stay current on this technology in terms of upkeep and day-to-day functions. Additional outside vendors would be necessary to maintain the systems.
- LM stated that the school department will need to seek grants to help offset the costs associated with building an energy efficient building. BM agreed that every avenue should be explored to help offset these costs. LM stated many of the grants available on a project like this would need to be

6.

	<p>applied for by the school department, not the Town. KM stated the school department needs funding to support a grant writer but agreed grant options should be explored further.</p> <ul style="list-style-type: none"> <li>• KM stated that the committee may want to invite the sustainability committee to a future meeting to get their input and assessment on this. LM agreed and when the committee gets to a point where it would make sense to include the sustainability committee in the discussion, they will be invited.</li> <li>• BM stated his support for daylight harvesting on this project.</li> <li>• Dorald Beasley asked which of the remaining South Kingstown schools are heated by natural gas. BM responded that only Matunuck and West Kingstown are electric, all others are natural gas.</li> <li>• <u>Mr. Beasley stated his support for geothermal heating and cooling of the new high school.</u></li> </ul>												
7.	<p>Status of Stage II preparation and affiliated tasks – Studio JAED</p> <p>a. Phil Conti stated that it is progressing and everything is on course.</p>												
8.	<p>Review and discussion of Owners Project Management (OPM) RFQ, review, and selection process</p> <p>a. LM stated he received an update from the school department that it has been drafted and put out with an expected due date of May 5<sup>th</sup>.</p>												
9.	<p>Review and discussion regarding participation in the 300<sup>th</sup> anniversary parade</p> <p>a. LM stated the committee will need to create its own display, to be pulled via trailer for the parade.</p> <ul style="list-style-type: none"> <li>• A trailer would be required, there are options in terms of using a truck to pull the trailer and display.</li> <li>• KM stated that she would like to see the committee make this an official ask from the committee <u>to the public for volunteers to assist and support in this effort.</u></li> </ul>												
10.	<p>Discussion of “Community Showcase” event schedule</p> <p>a. The tentative date of the new spring community showcase is set for Saturday, May 20<sup>th</sup>.</p> <ul style="list-style-type: none"> <li>• LM, the purpose of the session is to get information out to the public in terms of where the Town is in the process and to answer any questions, by Studio JAED.</li> <li>• BM asked if building tours should be included. LM stated it could be offered but that time commitments on a Saturday may make an event extending past two hours difficult.</li> <li>• KM stated that the safety of the building must be considered when discussing tours of the building.</li> <li>• LM stated the plan will be to have additional Community Showcases in the fall before the vote on the bond.</li> </ul>												
11.	<p>General Public Comment</p> <p>a. LM, due to time constraints with this meeting and the public already being offered several opportunities on topics throughout this agenda to speak, this agenda item will be eliminated for this meeting.</p>												
12.	<p>Scheduling of next meeting</p> <p>a. LM stated the committee will need to meet next week to review the results of the OPM RFQ. The only topic of the meeting will be to review and evaluate the results of the OPM RFQ. This meeting will be set for 4:00PM on 5/11/2023.</p>												
13.	<p>Additional Agenda Item</p> <p>a. KM, volunteered to serve as Secretary of this committee.</p> <table border="1"> <tr> <td>Motion Made:</td> <td><b>DP</b></td> <td></td> <td></td> </tr> <tr> <td>Seconded:</td> <td><b>JM</b></td> <td><b>BS</b></td> <td></td> </tr> <tr> <td>Vote:</td> <td><b>7-0</b></td> <td></td> <td></td> </tr> </table>	Motion Made:	<b>DP</b>			Seconded:	<b>JM</b>	<b>BS</b>		Vote:	<b>7-0</b>		
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Vote:	<b>7-0</b>												
14.	<p>Adjournment</p> <ul style="list-style-type: none"> <li>• Motion to adjourn, made by BM at 6:57, seconded by KM. All in favor</li> </ul>												