

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
 Robert Littlefield
Superintendent

Visit Our Website: <https://skschoolproject.com>

EVENT DETAILS

TOPIC:	School Building Committee - Regular Meeting
DATE/TIME:	Thursday, May 9, 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.	Call to Order/Roll Call:
	The meeting was called to order at 4:04 PM.
2.	Roll Call
	Members present:
	Kate Macinanti
	Brian Mahoney
	Brian Silvia
	Lucas Murray
	James Manni
	Terry Lynch
	Chip McGair
	Bob Littlefield
	Members absent: David Palazzetti
	Also present: Chris Spiegel - LeftField, Terence Connolly – LeftField

New Business Items:

3.	<p>Discussion: Recommendation from Construction Manager Selection Team</p> <p>Public procurement for a construction manager was held through the Town of South Kingstown procurement office. Qualifications were reviewed with Dimeo, Gilbane, and Shawmut moving on to the interviews. The construction manager selection committee recommends Gilbane be sent to the School Building Committee for approval. Gilbane was the top-ranked.</p> <p>The construction manager selection committee was selected from applications submitted by the community. Two members of the school building committee, one member of the Town Council, four members of the community (Estimator from Turner Construction, Owner of a historic preservation construction firm, Capital Project Manager at Northeastern University, and Business Development from AZ Corp a construction management firm.</p> <p>Action – Recommendation to advance the Gilbane Building Company to the Town and School Committee for their approval.</p> <p>Pricing includes GM Fee and general conditions.</p>
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	<p>Gilbane had the overall highest score of all three firms. Gilbane 97.03 Dimeo 88.65 Shawmut 93.97</p> <p>Discussion about the interview process and how each firm offered cost-saving ideas. Gilbane presented their ties to the community and how the School Principal will collaborate closely with the team. The interviews were live streamed and are available on YouTube and the project website. LeftField will provide a package to the School Building Committee for review and to forward for approval. Motion – To forward a positive recommendation for Gilbane to be the Construction Manager to the School Committee and then to the Town Council for approval. The motion passed unanimously.</p>
4.	<p>Discussion: General Project Overview</p> <p>The bond passed on Tuesday 55 to 45 percent with record voter turnout. Need to continue to hear the concerns of the people who did not vote for the project. Studio JAED and the SLAM Collaborative, the design team, will need to hold due diligence meetings with the school departments and stakeholders. These meetings will not be as intensive as the visioning sessions. This step is to confirm the educational programming and continue to refine the design. Need to manage expectations to make sure the design stays within budget. Hazard Field Conversion needs to start. The field conversion task is to be done by the Town, but they need help with this in terms of drawings for the work. Need to know if there is any money available from alternate funding sources. Chevron parking needs to be requested of RIDE. This is included in the stage two submittal to RIDE. There will be community engagement and teacher engagement during the summer. The community forums need to be planned on time to allow people to block their schedules at least a month in advance.</p>
5.	<p>Discussion / Action: Consultant RFQs</p> <p>Two consultant RFQs</p> <ol style="list-style-type: none"> 1) Commissioning agent – Third party agency separate from the design and construction management team to validate the Mechanical and Electrical and Plumbing design and the building function of the building. This entity is a RIDE requirement. 2) Phase 1 and Phase 2 environmental site assessment. This is a requirement of the Department of Environmental Management. Phase 1 is taking a historical look at the site, previous uses, and testing. Phase 2 guidance and instruction to the civil and landscape architects for implementation. <p>There are public meetings that are part of the environmental site assessment. These are technical meetings. Phases 1 & 2 are not part of the design team’s contract.</p> <ol style="list-style-type: none"> 3) LeftField needs to have their contract finalized for the next phase. 4) Studio JAED needs to have its contract finalized for the next phases of the work. <p>Need a cash flow projection. LeftField will provide this information. Schedule – This is shown on the project plan that is on the website, but the milestone dates need to be highlighted. Athletic Fields need to be shown on the schedule. January 2025 – Order long lead items and early package procurement. June 2025 – Shovels in the ground June 2027 – Completion of the construction. This assumes fields will be delivered last.</p>
6.	<p>Discussion / Action: Legal Counsel for Project Labor Agreement Study</p> <p>There are three firms that do project labor agreement studies in Rhode Island. Two firms have provided pricing one firm is non-responsive. Discussion – should the requirements go out to a full public bid or solicit pricing from a concise list of firms? Rhode Island does not require the town to publicly solicit legal consultants for the Project Labor Agreement Study. \$10,000 is the threshold for soliciting three bids for this work.</p>

6a	<p>A motion was made to add public comment to the agenda since it was not included in the distributed agenda. Motion passed unanimously.</p> <p>Three council meetings are coming up on May 27, June 11, and May 28th. Need to be aware of these meeting dates to be prepared with anything that needs to be approved by the Town Council before being submitted to RIDE. RIDE has recently changed the bonus point formula. The Architect must be under contract by June 30, 2024. Gilbane is encouraged to provide their AIA contract for approval. The target is to have both contracts ready to be approved in the June 11, 2024, Town Council Meeting.</p>
7.	<p>Discussion / Action: Set Nest Meeting and Agenda Items Next Meeting Thursday, May 23, 2024, 4:00 PM. Meeting Time will be moved to the morning for the summer - June, July, and August.</p> <p>Approval to send out Consultant RFQs to go out to bid. RFQ Discussion and Action for the Commissioning Agent and Environmental Engineer.</p> <p>Architect and Construction Manager Contract Approvals by the Building Committee</p> <p>Schedule discussion to set community engagement sessions.</p>
8.	<p>Adjourn</p> <p>Meeting adjourned at 6:12 PM.</p>