

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
Robert Littlefield
Member
Chip McGair
Member
David Palazzetti
Member
Michael Podraza
Superintendent

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EVENT DETAILS

TOPIC:	School Building Committee - Regular Meeting
DATE/TIME:	Wednesday October 16, 2024 @ 6:00 PM
LOCATION:	High School Cafeteria, 215 Columbia St, 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 6:00 PM.</p> <p>Members present:</p> <ul style="list-style-type: none"> ✓ Kate Macinanti - Chair ✓ Brian Mahoney – Vice-Chair ✓ Brian Silvia – Member ✓ Lucas Murray – Member James Manni – Town Manager Terry Lynch – Member ✓ Robert Littlefield - Member ✓ Chip McGair - Member ✓ David Palazzetti - Member ✓ Michael Podraza - Superintendent <p>Also present:</p> <p>Chris Spiegel - LeftField Matt MacBurnie – LeftField Phil Conte - Studio JAED Mark Moore - Gilbane</p>

New Business Items:

2.	<p>Discussion: Geothermal Test Well</p> <p>The drilling of the test well is going faster than anticipated. Drilling anticipated to be completed by midday on 11/17/2024. No issues reported from High School or Abutters. The noisy work will end tomorrow followed by a few days of testing. Once the testing is complete it will take a couple of weeks to get the final report. Fencing was good and the work was well contained within the fencing.</p>
3.	<p>Discussion: Overall Project Updates</p> <p>Project Schedule – The Schematic Design Documents are due on 10/30/2024. Once the documents are received, both Gilbane and a third-party estimator will financially estimate them. Once the estimates are complete an estimate reconciliation of the two estimates will take place. A cost estimate reconciliation has been scheduled for 10/31/2024. Design Development will take place after the Schematic Design. The School Building Committee will need to approve sending the Schematic Design Package to RIDE. Page turns The South Kingston School Committee Showcase event is going to take place on 11/7/2024. The community presentation of Schematic Design is scheduled for 11/13/2024. Looking for a School Building Committee approval to submit the Schematic Design Package to RIDE around 11/25/2024. The schematic Design will be available to the building committee. Studio JAED will provide a Google Drop for the large files. Page turns will include both athletic programming and Curtis Corner. Need to schedule a page turn with the Town. Need documents to share with the public.</p>
4.	<p>Discussion: Gilbane to share SKHS CTE Presentation Overview with Team (Career and Technical Education)</p> <p>Gilbane has held a presentation at the High School in the auditorium explaining the Gilbane organization and construction management. Showed a drone overview of the High School property and what the new layout is going to look like during construction. What the structural sequence is going to look like. A Question-and-Answer period took place. Discussed personal protective equipment required on the construction site. Gilbane plans to continue opportunities for students to experience the construction during the construction phase.</p>
5.	<p>Discussion: What Can the Public Expect at Next Community Forum on November 13, 2024 @ 6:00 PM</p> <p>When will pictures of the building be available? There will be renderings at each stage of the design SC, DD, and CD's. This will be in evolving design based on the feedback provided at each phase of the design. When will shovels be in the ground? Reviewed the process of what the Schematic Design, Design Documentation and Construction Documentation phases of the design process include. These are all check points to submit documentation the RIDE ensuring School Building Committee, School Committee and Town Council approvals of each phase of the design documentation. The expectation for the next town meeting will be a presentation, and an opportunity to interact with the presentations and a question-and-answer opportunity. The meeting will be both in-person and remote access. Meeting minutes will be recorded and posted. It is likely that Schematic Design will change into Design Development. The Design Development Phase will be the most relevant phase once the design is further along. Discussion about showing the elevations of the building. Studio JAED will forward elevations to the School Building Committee for review before the town meeting. Discussion on the interaction with remote attendees will be technically difficult. The presentation can be live with limited interaction. The feedback is going to be on what is presented. Studio JAED would like to review the presentation with the School Building Committee in the next Building Committee Meeting before the Public Forum. This is a presentation of what the School Committee members recommended in the working groups. Studio JAED could have examples of what space will look like but not the final actual design. The actual design will be available in the Design Development set. It is recommended not to show examples of potential designs and show the actual design when available rather than rushing examples.</p>

6.	<p>Discussion/ Action: Curtis Corner Athletic Filed Facilities – Admin Building/Athletic Spaces</p> <p>Discuss whether the administration building is going to have the ability to accommodate some of the athletic facility needs or a combination of athletics and administration.</p> <p>A review with Studio JAED and the School Administration developed distinctive design iterations. 1) new build 2) renovation of the space solely as athletic space 3) build an addition to accommodating a hybrid of both administration and athletics.</p> <p>These discussions need to take place at the school committee meetings.</p> <p>Costs need to be provided for each of the design options.</p> <p>Also need to know what the long-term impact of the decisions will be. Having a cost analysis will contribute to the decision-making process.</p> <p>All options include restroom facilities for athletics.</p> <p>Discussed the relationship between the School and Town and the information needed to move forward with a decision.</p> <p>Discussed that the Field House shown on the site plans was never intended to be part of the High School project. Need to be prepared to state that the Building Committee will work with the Town to coordinate bathrooms at the field.</p> <p>Discussion about the aspects of the project is included in the project budget and the bond language. There are areas of the Field House and Administration that cross over into the school project.</p>
7.	<p>Discussion/Action: Set Next Meeting Date, Location, and Agenda Items</p> <p>Next School Building Committee Meeting is 11/6/2024 at 6:30. The availability of the Town Hall needs to be determined. There will be no meeting on 10/30/2024.</p>
8.	<p>Public Comments:</p> <p>Comments on information that will be presented at the community forum.</p> <p>Question was asked if the geothermal well was going to be video tapped. The answer was no. There is no plan to video tape the drilling of the test well.</p> <p>Discussed the size of the building increasing from the bonded 145,000 square feet and it is getting larger during the Schematic Phase. The process of designing to the requests and adjusting during the Design Development phase were discussed to meet the educational program. It is natural for the building size to increase during this part of the design phase and there will be fluctuation during the fine tuning of the design.</p> <p>Request to include URI students in the process. There was a presentation to the CTE students at the High School discussed during the meeting. Acknowledged the request to include URI students.</p> <p>Discussed the planned program items for the track.</p>
9.	<p>Adjourn:</p> <p>Meeting adjourned at 6:20 PM.</p>