

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 December 5, 2024 @ 6:00 PM
LOCATION:	Town Hall, 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 6:02 p.m.</p> <p>Members present: Kate Macinanti - Chair Brian Mahoney – Vice-Chair Brian Silvia – Member Lucas Murray – Member Chip McGair - Member David Palazzetti - Member Michael Podraza - Superintendent</p> <p>Also present: Kate Turner – LeftField Terence Connolly – LeftField Phil Conte Ellithorpe – Studio JAED Cathrine Ellithorpe - SLAM Jeff Bento - SLAM Mark Moore – Gilbane</p>
New Business Items:	
2.	<p>Correspondence from the Community Email concerning the greenhouse received and discussed.</p>

3.	<p>Discussion: Curtis Corner Athletic Field & Stadium Update Presentation – The Curtis corner budget is \$11 million dollars. This is still in design. Studio JAED have recommendations for the design. This will need to be done outside of the building project.</p>
4.	<p>Discussion: Overall Project Updates Budget-Estimate for the High School reviewed. The Construction Budget Goal is \$116,266,963. The initial Schematic Design Estimate came in at \$133,062,146. After Design and Contingency adjustments, the estimate has been reduced to \$116,753,846. This has an over gap of \$+486,883. This includes all the value engineering items. Fire Dept Fee Reduction is being discussed and a decision should be made in the next month or so.</p>
4.	<p>Discussion: Geothermal Test Well Results & Recommendations Phil Conte Studio JAED presentation. Discussed a Value Engineering cost reduction strategy. The test hole has been completed and the final report will be available next week. If the building is to be 100% - 108 wells will be required. The project does not have enough real estate for all these wells. The budget included forty wells. The minimum is 50 %. If 50% heating and cooling are used this will require thirty wells. The value of the estimated value to go from Geothermal to a Heat Pump system is an estimated savings value of \$2,846,700 dollars. Life Cycle cost analysis. The heat pump chiller is the least expensive option. Going with thirty wells instead of forty wells may close the gap in the life cycle cost. The decision to go with Geothermal, a reduced geothermal to 50% or a heat pump system is a Town Council decision. The Building Committee can make a recommendation, but the Town Council must make the final decision. Lucas Murry asked how much more sustainable geothermal over a heat pump system is. This will need to be studied and reported back to the Building Committee. Discussed the availability of financial reimbursable incentives potentially available from the government to install geothermal. Recommendation has been presented to go with a dual source system of both Geothermal at 50% and heat pumps creating a hybrid system.</p>
4.	<p>Discussion: Budget Estimates & Value Engineering</p> <p>C-VE4 – Change from Underground Infiltration system to an Above Ground Retention Pond. Savings of \$261,500. A location has not been identified for an above ground system. Lucas Murry discussed the fact that some of the towns’ existing systems do require maintenance.</p> <p>S-VE1 - Delete Interior Walking Track. Estimated Value \$634,400. This eliminates the walking track on the second floor and moves the fitness room to a lower level. Chip stated a concern over the bump out extension in the gym shown on the sketch. The response is that these are conceptual ideas for cost savings. If accepted the Design Team will need to continue with the design. The discussion that losing the track is okay because there is an opportunity for outdoor walking but the fitness and wrestling area on the first floor must be included. Having the general multipurpose space for extracurricular activities is desired. The committee is looking forward to seeing the final design for space.</p> <p>S-VE2 Removal of the Auditorium Balcony, upper lobby, bathrooms, 162 seats, elevator, stair tower This will leave 546 seats. Savings of \$544,300. Discussion that this is a difficult option to consider. Question – what is the capacity of the gymnasium? Answer 750 that will accommodate the entire student population. Statement – this reflects to discussions with the community that the auditorium is intended to be used for community events and the capacity will be 750. Statement - In general going down to the full 162 seats is too much. Facilities – Statement that the auditorium is rented out for events because there are not a lot of facilities for rent in the area. The school remains budget neutral by charging the expenses related to the rental but not revenue generating use. Music and Theater is not currently a CTE program, but may could be in the future.</p> <p>S-VE3 – Remove Choral Room.</p>

Design the choral room as an alternate. This will utilize the stage platform as the choral practice space.
Estimated Value \$597,500.

Chip statement – it is difficult to teach out of the auditorium. Chop asked if it can be in a different location in the building and feels as if this is a need.

The recommendation is to verify the size of the choral room and make the addition as an add alternate and investigate if there is another space in the building where programing can be utilized. This space is used for five out of eight classes.

Discussion – The auditorium impacts the student body and the public. The choral room impacts the choral students. The choral is a powerful program. Will this be a CTE program in the future?

Discussion – Utilize the mezzanine as a dual-purpose space for both the auditorium and the coral room.

S-VE8 Reduce the academic building perimeter by twelve”.

Estimated value \$266,900.

The design team does need to verify that the classroom size is smaller than the RIDE recommendation and convey this strategy to RIDE.

Chip comments – Would like to see the furniture and fixtures in the space will be and how everything will fit. The original building classrooms are smaller than the new classrooms.

S-VE12 Switch from pitched roof to flat roof.

Estimated value \$15,100.

The slope was an aesthetic roof.

The question was asked if this will impact the performance of the roof and create roof leaks. The response is that the roof will be designed to handle the water on the roof.

A-VE1, A-VE2, A-VE12, A-VE13, A-VE14, A-VE28 Adjust Exterior Façade

Reduced glazing, increased use of brick veneer.

Alternate materials such as ground face block.

Remove metal panels.

Reviewed the inspiration Images presented in community forums.

Estimated Value \$1,061,200.

Discussion to give the design team direction on how to proceed.

The interior changes are the priority to keep on schedule to enter design development.

There is a meeting on December 18th.

Building Committee Direction to the Design Team

C-VE4 – Underground Infiltration system to above ground - Postpone the decision until December 18th with more information on the location and what is feasible.

Geothermal – This is a council decision. This involves funding sources, policy in the town and other factors that are beyond the Building Committee

S-VE1 – Delete the walking track – move forward with the deletion and reconfigured gym.

S-VE2 – Delete the Auditorium Balcony – Either keep the balcony or find another way to maintain the full seating. This needs to go to the Town Council for approval due to public use.

S-VE3 – Choral Room – Try to right size the space. It does not need to match the band space. Also make this an alternate add. Chip will provide feedback on the space requirements needed for the room.

Questions was asked – Has cutting FF&E been looked at yet? Are there other higher cost drivers that could be on the table? The discussion was to make sure that moving around money from different budget line items does not impact the reimbursable.

S-VE8 – Reducing the perimeter of the classroom wing by twelve”. Move forward with the reduction and verify the

	<p>space will still work with the actual furniture intended to be used in the space.</p> <p>S-VE12 Sloped roof to flat. In agreement with moving forward.</p> <p>Exterior material adjustments – approved to move forward.</p>
4.	<p>Discussion: Environmental site Assessment Not discussed</p>
5.	<p>Discussion/Action: Financing & Alternative Funding Opportunities Brian Silva presentation. Pay-As-You-Go Offering: Available through the school Building authority. The town has been approved for \$9.7 million. This arrived at a reimbursement %. Pay-Go must be used on school facilities and projects approved by RIDE as part of the State application. Pay-Go Must be utilized by June 30, 2027. Towns typically use the early costs up to 35%. Questions asked if Geothermal could be funded by Pay-Go? Geothermal was not part of the Stage II application and cannot be used for Geothermal. Pay-Go is capped at 35%. Thirty-five cents on the dollar for money spent is reimbursed up to \$9.7 million dollars. This is the only money that can be used to expand the budget for the project. How is this money going to be spent if not used for the project? Will it be used to pay down the bond or some other project expenses? December 18th is a joint meeting between the town council and school committee. This is the initial budget meeting.</p>
6.	<p>Community Comments: Kenny Burk – South Kingstown bike and pedestrian. Officially reach out to coordinate pedestrian impact of three projects. The paving of Columbia Street, the high school project, the DOT spending money on the field facilities and making best use of resources. The Town Rec is spending money on recreational facilities.</p> <p>Elizabeth – IRA finding – Will not go into effect January 2026. The belief is that the sustainable funding may not be impacted but may be grandfathered if the project broke ground prior to January 2026.</p> <p>CHIPs need 110 points for reimbursement. Can the next reimbursement level be achieved?</p> <p>Glass reduction – Stated that the existing High School was dark and would like to keep the glass.</p> <p>Asked what the time limit for the boosters is to raise money. Maximum of a year to fundraise.</p> <p>Tom Smith Previous - State advocate for music education. Discussed the combining of the balcony as a combined space as a brilliant solution. Discussed R value – recommended insulated concrete forms.</p> <p>Patty Alley – Twon Council Geothermal – Big concern about what is going to happen with some of the funding. Would like a better idea of what incentive programs are available and how to get the application in motion. What is the risk of moving forward and getting stuck with the full cost of the geothermal.</p> <p>Doral Beasly – Asked what the \$30 million dollars that accounted for in the presentation. Answer – the budgets reviewed in the meeting were just the construction costs. The balance is spent on soft costs including but not limited to - design, FF&E, Owner Project Manager, testing and other soft costs.</p>

	<p>Geothermal – Tried to understand the math of how the number of wells does not appear to be linear. Asked how much it will cost for just chillers and not geothermal? Asked splitting the systems into distinct parts of the building.</p> <p>Science labs – comment from the last meeting about the efficiency of having the labs stacked.</p> <p>Exterior materials – stressed the exterior material must last and look decent.</p>
7.	<p>Discussion/Action: Future Meeting Schedule and Agenda Topics:</p> <p>Next meeting is Week of December 16th. Time to be firmed up but 12/18 Joint Meeting between the Town Council and School committee.</p> <p>Thursday 12/19 at 6:00 the next School Building Committee meeting. Please send the agenda items to Kate for the next meeting.</p>
8.	<p>Adjourn: Meeting adjourned at 8:41.</p>

