

# 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

<b>TOPIC:</b>	School Building Committee - Regular Meeting
<b>DATE/TIME:</b>	October 19, 2023 – 4:00 PM
<b>LOCATION:</b>	Town Council Chambers, 2 <sup>nd</sup> Floor, 180 High Street, Wakefield, RI
<b>LIVESTREAM:</b>	<a href="#">South Kingstown SBC meeting - 10.19.2023</a>
<b>PUBLIC COMMENT:</b>	Addressing the public comment on budget, Kate M. mentioned that RIDE will not approve renovating the existing building for South Kingstown and the current project budget approval process is for new build only.

## MEETING MINUTES

Item	Topic
1.	<p><b>Call to Order/Roll Call:</b></p> <p>The meeting was called to order at 4:02 PM  <b>Members present:</b> Lucas Murray, Brian Sylvia, Kate Macinanti, Dave Palazzetti, Brian Mahoney, Chip McGair, Terry Lynch, Jim Roger and Chris Spiegel from Leftfield &amp; Phil Conte from Studio JAED.  <b>Absent member:</b> James Manni, Bob Littlefield</p>
<b>New Business Items:</b>	
2.	<p><b>Discussion/Action: Meeting Minutes, Public Correspondence</b></p> <ul style="list-style-type: none"> <li>- Kate M. mentioned an issue with posted meeting minutes that is being resolved, and new minutes will be presented for approval once sorted out.</li> <li>- Kate M. mentioned that Doral inquired about the attendance of LeftField and Studio JAED for an upcoming meeting. Additionally, Kate also mentioned Maggie Martin sent an email regarding deferred maintenance at the high school, which was acknowledged, and follow-up actions with Brian Mahoney.</li> </ul>
3.	<p><b>Project Update: South Kingstown High School plans</b></p> <ul style="list-style-type: none"> <li>- Phil Conte presented the next schematic iteration of the South Kingstown High School plans.</li> <li>- Key changes include: <ul style="list-style-type: none"> <li>o Building size reduced to approximately 143,000 square feet.</li> <li>o Removal of the walking track around the gymnasium.</li> <li>o Auditorium and gymnasium seating were reduced to 725 each.</li> <li>o Adjustments made to the student commons area while maintaining functionality.</li> <li>o All major public spaces remain on the first floor.</li> <li>o The design aims to meet educational programming needs without sacrificing essential spaces.</li> </ul> </li> </ul>

4.	<p><b>Budget Discussion</b></p> <ul style="list-style-type: none"> <li>- The current budget stands at approximately \$153.8 million for the 143,000 square foot building.</li> <li>- Discussion on maintaining a budget of close to \$150 million while ensuring necessary features are included.</li> <li>- A construction contingency of 2.5% and an escalation rate of 9.5% have been factored into the budget.</li> <li>- LeftField is confident that the budget will accommodate the project needs.</li> <li>- Chip McGair acknowledged that the current square feet are where we should be at and appreciated Designer and Leftfield’s effort driving project in the right direction.</li> <li>- Chip’s remark of ‘want’ of the project were clarified by Kate M. with what is ‘needed’ for the project to be successful as per the funding provided from RIDE.</li> </ul>
4.	<p><b>Architect and Engineering RFQ Process</b></p> <ul style="list-style-type: none"> <li>- LeftField’s recommendation is to pursue a traditional design and construction manager at risk (CMAR) approach. Brian Sylvia and Dave Palazzetti agreed with the approach.</li> <li>- Chris Spiegel from Leftfield mentioned that an RFP for architectural services is prepared and will be released after the town council's decision on the bond number.</li> </ul> <p><b>Project Labor Agreement (PLA) Discussion</b></p> <ul style="list-style-type: none"> <li>- Kate M and Lucas Murray questioned the necessity of conducting a PLA study before issuing the RFP.</li> <li>- Leftfield mentioned that a PLA would ensure that certain portions of the work are performed by union firms, potentially providing stability in labor availability.</li> </ul>
5.	<p><b>Upcoming Joint Meeting Preparation</b></p> <ul style="list-style-type: none"> <li>- Chris Spiegel mentioned a joint meeting with the town council and school committee that is scheduled for October 24, 2023, at 6 PM.</li> <li>- Deliverables for the meeting include budget presentations and schematic designs.</li> <li>- Lucas Murray emphasized the importance of clear communication regarding the project's scope and funding.</li> </ul>
6.	<p><b>Public Comment Guidelines &amp; Website Updates</b></p> <ul style="list-style-type: none"> <li>- Kate M. mentioned that the school committee cannot respond / address to questions not on the agenda due to Rhode Island general law.</li> <li>- The status of the project website was reviewed, with discussions on when to add more content, including renderings and designs. The committee agreed to take a cautious approach to ensure clarity and accuracy in the information shared.</li> <li>- Lucas Murray shared his opinion that no financial numbers are to be shared on the website without thorough discussion and approval from the committee.</li> <li>- LeftField mentioned that design and rendition will continue to change as we move further with the project. It will be called out on the website, so the public is not confused comparing the final product. Kate M. mentioned having date on schematic design to track the progression of the design.</li> </ul>
7.	<p><b>Next Meeting</b></p> <p>The next meeting was tentatively scheduled for November 2nd at 4:00 PM, with the flexibility to adjust based on outcomes from the joint meeting on October 24<sup>th</sup>, 2023.</p>
8.	<p><b>Adjourn:</b></p> <p>Motion to adjourn.  Motion made by Lucas Murray  Motion seconded by Brian  Motion passes unanimously  The meeting is adjourned at approx.5:03 PM</p>