

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

TOPIC:	School Building Committee - Regular Meeting
DATE/TIME:	December 19, 2024 – 6:02 PM
LOCATION:	Town Council Chambers, 2 nd Floor, 180 High Street, Wakefield, RI
LIVESTREAM:	https://www.youtube.com/@sksbc/streams
PUBLIC COMMENT:	

MEETING MINUTES

Item	Topic
1.	<p>Call to Order/Roll Call:</p> <p>The meeting was called to order at 6:02 PM. Members present - Brian Silvia, Dave Palazzetti, Brian Mahoney, Kate Macinanti, Lucas Murray, Chip McGair, Terry Lynch, Michael Podraza, James Manni, Bob Littlefield, Representatives from Left Field, SLAM, Gilbane, and StudioJAED.</p>

New Business Items:

2.	<p>Discussion/Action: SKHS Project: Review and Advise regarding proposed Value Engineering and Cost Reduction Strategies:</p> <p>Overall Update:</p> <ul style="list-style-type: none"> • Kate Turner (Left Field) provided an overview of recent Town Council and School Committee feedback. • The presentation from the prior evening highlighted the shift away from geothermal systems due to high lifecycle costs and savings potential of \$2.8 million. <p>Specific Items Reviewed:</p> <ol style="list-style-type: none"> 1. Geothermal Energy System: <ul style="list-style-type: none"> ○ The committee agreed to move forward with alternative energy-efficient designs without geothermal. ○ A single geothermal well will remain for CTE program educational purposes. 2. Stormwater Retention: <ul style="list-style-type: none"> ○ Kate Turner described plans to replace underground stormwater systems with above-ground bioretention areas. These designs aim to be safe, aesthetically pleasing, and low maintenance. 3. Auditorium Balcony: <ul style="list-style-type: none"> ○ The committee, led by input from Luke Murray, supported retaining the full seating capacity and balcony design for community and school use. 4. Choral Room: <ul style="list-style-type: none"> ○ Decision to keep the choral room intact as part of the base project, reflecting strong support for the arts program. 5. Classroom Sizes: <ul style="list-style-type: none"> ○ Brian Mahoney raised concerns about ensuring classroom sizes accommodate evolving
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	<p>technologies and larger class sizes.</p> <ul style="list-style-type: none"> ○ Chip McGair highlighted potential constraints for science classrooms capped at 24 students and the need for flexibility to house up to 28 students safely. <p>Next Steps:</p> <ul style="list-style-type: none"> ● SLAM and StudioJAED to refine designs and provide updated layouts based on these discussions. ● Additional workshops and updates to align with stakeholder expectations.
3.	<p>Discussion/Action: Curtis Corner Athletic Field Update</p> <p>Overview by Phil Conte (StudioJAED):</p> <ol style="list-style-type: none"> Track and Field Configuration: <ul style="list-style-type: none"> ○ An 8-lane track and synthetic turf field were finalized. Drainage concerns will be mitigated by raising the field and adding an underground drainage system. Student Athletic Facility: <ul style="list-style-type: none"> ○ Plans include repurposing part of Curtis Corner into a future athletic facility. This facility could house locker rooms, meeting spaces, and training areas. ○ Terry Lynch expressed concern about fundraising requirements for this facility, advocating for equitable resource allocation between athletics and other programs. Parking and Accessibility: <ul style="list-style-type: none"> ○ Phil presented designs for expanded parking and a new centralized road to improve site access. Pickleball Courts and Add-Ons: <ul style="list-style-type: none"> ○ Future pickleball courts were identified as an alternate project, with James Manni suggesting collaboration with recreation funds for potential development.
4.	<p>Discussion Highlights:</p> <ul style="list-style-type: none"> ● Luke Murray and Bob Littlefield emphasized the need for long-term planning, including integrating athletic and academic use cases for multi-functional designs. ● Terry Lynch raised questions about turf maintenance plans and associated costs. ● Phil reiterated the importance of balancing immediate needs with long-term growth. ● Civil engineers to provide cost estimates by mid-February. ● Continued discussions on project scope and funding. ● Dorald raised concerns about the reported cost differential for the geothermal system, noting a discrepancy of approximately \$700,000. Phil clarified that the number of wells required for the system, estimated to be between 30 and 40, does not linearly impact the overall lifecycle cost due to the integrated design of geothermal heat pump systems. He further explained that the value of the system should be assessed holistically over a 20-year lifecycle, where factors like energy efficiency and maintenance would reveal their true cost-effectiveness.
5.	<p>Discussion/Action: Next Meeting</p> <ul style="list-style-type: none"> ● Next meeting scheduled for January 9th, 2025. ● Join Session scheduled for 7th January, 2025. ● Key agenda items will include updated designs for SKHS classrooms and Curtis Corner, along with further discussion on funding and cost-reduction measures.
8.	<p>Adjourn:</p> <p>Motion to adjourn. Motion made by Kate Macinanti Motion seconded by Brian Motion passes unanimously The meeting is adjourned at approx. at 7:53 PM</p>