

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 November 13, 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 on 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 Presenters:</p> <ul style="list-style-type: none"> ✓ Kate Macinanti - Chair ✓ Brian Mahoney – Vice-Chair <p>Also presenting:</p> <p>Chris Spiegel - LeftField Terence Connolly – LeftField Phil Conte - Studio JAED Cathrine Ellithorpe – SLAM Jeff Bento - SLAM Tony Murgida - Gilbane</p>
2.	<p>Discussion/ Action: Introduction</p> <p>The Building Committee Chair introduced the agenda for the evening. Educational program is reflected in the Schematic Design that is a bit larger than needed and is being paired down now.</p>

3.	<p>Discussion/ Action: LeftField presentation The design being shown tonight will change. This is part of the design process as the project goes through the design phases. Introductions and goal setting Objective for this evening to inform and listen to the community. Questions and comments are welcome during the presentation. Three phases of design; schematic design, design development and construction documents. Each of the phases are submitted to RIDE for review. There is an estimate for each phase of the construction documentation. Both Gilbane and a third-party estimator will prepare an estimate at each phase of design. The Geothermal test well has been completed. The feasibility study is being done now with the results of this test.</p>
4.	<p>Discussion/ Action: Schematic Design Preview – Presented by SLAM Review of the proposed site plan. Drop off lanes, field, Hazard Building – existing to remain. Discussed the phasing of the construction – The existing building and the new building do not touch. The site work for the new building around the existing building will be completed after the new building construction is complete and the existing building is demolished. Question – how many parking spaces will there be? The concern is to have more parking space than what exists today to avoid parking on the street. Answer, 326 at the school + 46 at the Hazard Building. The school parking assignment is two hundred students, thirty visitors, and ninety-six staff parking spaces. This is what is in the design now. Kitchen staff will have designated parking. Question – Where will the construction parking be located. Gilbane responded that the trade parking will be on the construction site. Question – Hours of construction. Answer – will follow the ordinances of the town. Question - Walking and Biking plans for the project. Answer, the infrastructure is being provided on site for bike parking spaces and scooter parking. There is a transportation committee to address the town portion of the bike and pedestrian concern. Question – Relocation of the greenhouse. Where will the new greenhouse be located? The location is planned to be on the West side of the school tower building. Public stated concern that the location will not get any sun until the afternoon. Inside of the building. First floor plan reviewed. Question – Are the drawings available. Answer, the presentation will be available on the project website “Skschoolproject.com” Question – Gymnasium, is there an additional back gym? There is a flexible space on the second floor. There is a “back gym” now. The logistics of the scheduling of sports at the same time is an ongoing discussion. Question – is there space for the school to grow if the town population grows. Answer, this is an on-going discussion. The Hazard Building may become part of the solution. The RIDE demographic study projects out five years. The RIDE approval is for 720 students. The current student population is 688 students. Question – Is there going to direct access from the choral and band rooms to the auditorium? Answer, yes, via the back corridor. Question – How many seats are in the new auditorium. Answer 750 seats. Second floor plan reviewed. Third floor plan reviewed. Concept rendering of the building elevation. Reviewed building materials; brick, rusticated brick, stone granite, metal panels, board and batten fiber cement and curtainwall. This is subject to change but represents an aesthetic that the team is trying to achieve. Question – Science department, location of the different science labs has changed to be on separate floors. Originally, they were shown on one floor. The distribution to multiple floors is an issue because materials and storage are shored. Stacked labs are going to be a challenge for the operation of the spaces. Having labs near each other is better for the teachers than stacking the labs. Question – how many exits from the academic tower? Answer, at least three exits. Question – Will the vestibules have security features. Yes, each vestibule has two sets of doors. The inner corridors have doors to separate the building. The final floor plan will not be released to the public for safety reasons.</p>

	<p>Question – Where is the entrance to the auditorium. Answer, reviewed the lobby for the auditorium, and this led to the flow to the gym.</p> <p>Question – The parking being on the opposite side of the main entrance is a concern to having the wow factor. The aesthetics of the entrances do matter. Answer, the entrance from the main parking lot is on the North side and will enter through the cafeteria.</p>
5.	<p>Discussion/ Action:</p> <p>Athletic Complex at Curtis Corner site.</p> <p>Four different layouts were shown. Each concept reorients the location of the track.</p> <p>The administration building will remain. The existing school building will be removed.</p> <p>Opened the floor to opinions about the turf or grass field option.</p> <p>Question – Will access be from Curtis Corner Road? Answer, the only access is from Curtis Corner Road.</p> <p>Comment – Looking for something to attract and keep people in the district. There is a desire to build a world class facility to host meets to bring in revenue.</p> <p>Question – When will the track be built. Answer, unknown what the schedule is yet? Site constraints and the final design are still defined as well as the scope of work.</p> <p>Comment – Bathrooms and concession stand are appealing to people. Answer, some items like a concession stand are not reimbursable from RIDE.</p> <p>Question – Will the teams have to drive to Curtis Corner for practice. Answer, bussing for practice is part of the plan for this field.</p> <p>Question – what is a staratorium. The feature was described and the flexibility for education.</p> <p>Question – How is school safety being address with the large open spaces. Answer, the buildings are designed to maximize safety. Discussed the basics of the safety features of the building.</p> <p>Discussion – Building Size - The building is larger than the program and will need to get reduced and prioritized to meet the program and the budget.</p>
6.	<p>Discussion/ Action: High Performance Building Goals</p> <p>Geothermal heating and cooling system</p> <p>Full electrification – Photovoltaic ready.</p> <p>Robust Technology</p> <p>High efficiency building envelope performance.</p> <p>Improved storm water management</p> <p>Native plantings, recycled content, low VOCs.</p>
7.	<p>Next Steps and Goals</p> <p>Documentation Now through June 2025</p> <p>Procurement Begins Spring 2025</p> <p>Site Mobilization Spring 2025 through Summer 2025</p> <p>Construction Start Summer 2025</p> <p>Construction Complete Summer 2027</p>
8.	<p>Public Comments:</p> <p>Question: The construction start is listed as spring of 2025. Can this be narrowed down? Answer, this still cannot be nailed down to a month with all variables.</p> <p>Question: Define Geothermal. Answer, a system to circulate water into the earth through piping to get tempered water into the building for cost effective heating and cooling. This is the most sustainable option.</p> <p>Question: How many wells are needed? The feasibility study will determine the quantity of wells.</p> <p>Question: Is there an energy use index for the project? Answer, this is still being developed and will be available for the Design Development submission to RIDE.</p>

9.

Adjourn:

Community forum adjourned at 8:00 PM.

