

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:	March 06, 2025 – 6:00 PM
LOCATION:	Town Council Chambers, 2 nd Floor, 180 High Street, Wakefield, RI
LIVESTREAM:	https://www.youtube.com/watch?v=uGparMXxFbk
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: Lucas Murray, Brian Sylvia, Kate Macinanti, Bob Littlefield, David Palazzetti, Brian Mahoney, Chip McGair, Michael Podraza, Terry Lynch, James Manni, Representative from Leftfield, Studio JAED & SLAM Collaborative & Gilbane.</p>
New Business Items:	
2.	<p>Public Correspondence:</p> <p>High School Parking Concerns: Jill Sullivan raised concerns about parking for high school seniors during construction and potential disruptions to junior parking due to a project at Old Mountain Field. These concerns will be monitored. Brian Mahoney's Resignation: Mr. Brian Mahoney announced his resignation as Facilities Director. The committee will address the implications of this at the next meeting. Mahoney expressed pride in his work and offered continued support.</p>
3.	<p>Discussion/Action: Schedule Recovery – Permitting Process and Status</p> <p>1. Recommendation to the Town Council to Authorize the Town Manager to Sign State and Local Permitting and Development Review Documents Related to the Construction of the Proposed South Kingstown High School and Athletic Facility.</p> <ul style="list-style-type: none"> - The committee discussed the need to recommend to the Town Council that the town manager be authorized to sign state and local permitting and development review documents for the South Kingstown High School and athletic facility project. - Luke explained that, as the town is required to follow the same permitting process as a private developer, it would be more efficient for the town manager to handle all signings. - The solicitor advised getting the Town Council's approval through a resolution to allow the town manager to sign on behalf of the project. - A motion was made by Chip McGair, seconded, and unanimously approved by the committee to recommend

	<p>this authorization to the Town Council.</p> <p>2. Discussion: Fire Review Permit Fees</p> <ul style="list-style-type: none"> - Lucas Murray notified that Fire review and permitting fees remain unresolved due to incomplete plans. - Once finalized plans are submitted, UFD will review them, and fees can be determined. - UFD may lack the capacity for a full review, so hiring a third-party reviewer is being considered. - Kate Turner from Leftfield mentioned that the DD set will be issued in April, with an interim review possible sooner. - No immediate action from the committee is needed, but Lucas Murray mentioned that the review process could take months. <p>Pre-application signing meeting is scheduled for 11th March 2025</p>
4.	<p>Discussion/Action: Commissioning Agent Recommendation to Town</p> <ul style="list-style-type: none"> - Kate turner notified the committee that Catalyst, the lowest bidder, received excellent references and confirmed their full scope of work. - Stephen Turner, another qualified contender, was nearly \$100,000 more expensive. - The committee recommends Catalyst as the commissioning agent. - Chip McGair motioned to recommend Catalyst to the Town Council, seconded by Brian Mahoney and was passed unanimously.
5.	<p>Discussion: Design Development (DD) Update</p> <p>Jeff Bento from SLAM Collaborative provided design Development updates as follows: -</p> <ul style="list-style-type: none"> - The design team is continuing to develop exterior and interior designs based on feedback. - Updates on building façades and floor plans will be provided at the next meeting. - Interior discussions with school staff were productive, resulting in minor changes to room layouts and storage plans. Further meetings with staff are scheduled. - A key update: the media center has been relocated to the second floor for better accessibility. - The site plan has undergone adjustments, including reducing the building footprint and modifying parking layouts. Bus and parent drop-off areas have been reconfigured to improve traffic flow. - Drainage areas and stormwater management are being addressed with retention basins and underground storage. - Mark Moore from Gilbane notified the committee about the construction-related concerns, including parking for workers and impacts on existing parking, are being resolved to minimize disruption. - The next steps include finalizing these updates and addressing additional feedback during the upcoming planning board pre-application hearing
6.	<p>Discussion: RIDE SD Submission Status</p> <ul style="list-style-type: none"> - Kate Turner confirmed that the SD submission was sent to RIDE, and a follow-up meeting has been scheduled for March 12th. - The meeting will include Chip McGair, Mike, and Gilbane, who were not part of the initial meeting. Their involvement will help address educational programming components. - Topics to be discussed include the project budget, value engineering, and details related to the SD submission. - Kate also mentioned that RIDE provided a list of items for follow-up, which Phil's team is compiling. The documentation will be sent to RIDE for review before the meeting. - The meeting will focus on key subject matter experts, including those with authority on educational programming, the town's position, and the school committee's perspective. - The review process will continue throughout the project, with additional meetings during the DD phase.

	<ul style="list-style-type: none"> - The meeting is scheduled for March 12th starting 1:00 PM to 3:00 PM, and all RIDE participants have confirmed their availability.
7.	<p>Discussion/Action: Phase 2 Environmental Survey – Contract Award Recommendation</p> <ul style="list-style-type: none"> - Kate notified the committee about the Phase 2 Environmental Site Investigation proposal from Tighe & Bond was higher than expected. A review with the civil engineering team and additional pricing through the state’s master agreement will be pursued. - Phase 1 assessed the site’s history and potential hazards, including underground oil tanks. Phase 2 will involve additional sampling and testing of groundwater and soil. - The investigation will cover both the high school site and Curtis Corner site. - A motion was made by Chip McGair and seconded by Mike to table the item for the next school building committee meeting on March 20th, which passed unanimously.
8.	<p>Discussion: Curtis Corner Athletic Fields Update</p> <ul style="list-style-type: none"> - Kate mentioned to the committee that Gilbane has provided initial estimates based on the design presented by Studio JAED. - Estimates are being reorganized into categories within the \$11 million budget: track, field, concession stand, demolition, field reestablishment, Fieldhouse, site improvements, and new roadway. - The team will review prioritization and phasing for the project. - Updated estimates will be available by tomorrow and reviewed before the next building committee meeting.
9.	<p>Community Comment</p> <ul style="list-style-type: none"> - Dorald Beasley raised concerns about project cost estimates, stormwater management, and soft cost percentages. He suggested obtaining an updated cost estimate due to fluctuating numbers and changing economic conditions. Beasley also pointed out potential issues with stormwater retention areas and questioned the accuracy of the soft cost allocation. In response, Kate explained that estimates are only done at the end of each design phase, and conducting multiple interim estimates would cause delays. The project is being guided by value-engineering figures from the schematic design (SD) phase, with updated estimates expected after the design development (DD) phase. She clarified that the soft cost percentage is within the 20% state limit and that Gilbane’s estimate includes hard costs, with soft costs tracked separately by the owner. Additionally, Curtis Corner’s budget remains at \$11 million, and future updates will reflect current cost data
10.	<p>Discussion/Action: Next Meeting Date/Time and Potential Agenda Items</p> <ul style="list-style-type: none"> - The next School Building Committee meeting is scheduled for 20th March 2025 AT 6:00 PM
11.	<p>Adjourn</p> <ul style="list-style-type: none"> - Chip McGair made a motion to adjourn the meeting, which was seconded by Brian Mahoney. - Meeting was adjourned at 7:18 PM