

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:	May 01, 2025 – 6:00 PM
LOCATION:	Town Council Chambers, 2 nd Floor, 180 High Street, Wakefield, RI
LIVESTREAM:	https://www.youtube.com/live/slRWEegTzY?si=F_VAGgS91UWJBDFD
PUBLIC COMMENT:	-

MEETING MINUTES

Item	Topic
1.	<p>Call to Order/Roll Call:</p> <p>The meeting was called to order at 6:05 PM Members present: Lucas Murray, Brian Sylvia, Kate Macinanti, David Palazzetti, Chip McGair, Michael Podraza, Terry Lynch, Bob Littlefield, James Manni, Representative from Leftfield, Studio JAED, SLAM Collaborative & Gilbane.</p>
New Business Items:	
2.	<p>Public Correspondence:</p> <ul style="list-style-type: none"> No official public correspondence was received. An unofficial inquiry from Abutter to Chris Spiegel regarding construction fencing layout.
3.	<p>Discussion/Action: Project Labor Agreement (PLA) Recommendation to Town Council</p> <ul style="list-style-type: none"> Dylan (Connelly Law & Associates) stated that PLA ensures labor access, cost neutrality (prevailing wage aligns with union wages), and no-strike guarantees. Benefits include local job opportunities, expedited grievance processes, and risk mitigation for delays. Most school projects in the region use PLAs; deviating could increase vulnerability to labor shortages. <p>Motion: Lucas Murray recommend that the South Kingstown Town Council authorize the negotiation and execution of the PLA as presented in the PLA Feasibility study as stated by Connelly Law Associates in the January 2005 study. Seconded by: Chip McGair Vote: Unanimously Passed</p>

<p>4.</p>	<ul style="list-style-type: none"> • Discussion: Design Development (DD) Submission Update • Kate shared Key dates for School Building Committee - Key Dates: <ul style="list-style-type: none"> ○ DD package submission to Committee: May 29. ○ Town Council review: June 9; School Committee review: June 10. • David Palazzetti Requested: Advanced copy of drawings for review prior to May 29. • Motion: - Lucas Murray motioned to add review of preliminary site package by Studio JAED. Seconded by Terry Lynch Vote: Unanimously Passed <u>Preliminary Planning Submission Review</u> • Presenter: Phil (Studio JAED) • Submission Components: Cover letter, Preliminary Owner Authorization Form, Project review application, site plans, stormwater report, variance request (height), landscaping details, and Abutter list. • Key Updates: Permitting Process <ul style="list-style-type: none"> ○ Building Permit Submission: Can proceed concurrently with planning review, but permit issuance awaits Planning Board approval. ○ Contingency: Additional time factored in for potential delays (e.g., RIDEM/Planning Board comments). • Pre-Application Meeting (April 22) Recap <ul style="list-style-type: none"> ○ Feedback: Planning Board appreciated proactive mitigation of abutter concerns (e.g., lighting, vegetation buffers). ○ Request: Early information sharing emphasized; no major objections noted. • Site Plan Revisions <ul style="list-style-type: none"> ○ Grading Changes: ○ Field plateaued at 45 ft elevation (vs. 36 ft at Columbia St.), creating a more gradual slope. ○ Parking Lot: Redesigned to align with vegetation, reducing headlight glare into residences. ○ Fencing Plan: ○ Base Bid: Demolition of existing chain-link fence included replacement with 6-ft PVC fence along key areas (south side, student parking). ○ Add Alternate: Extension of PVC fencing to Columbia St. (cost-dependent). ○ Stormwater Management: ○ Three retention basins (dark green on plans): Two nearby fields, one east side. ○ Underground systems elsewhere; no changes to existing basins near Hazard lot. • Athletic Field & Community Use <ul style="list-style-type: none"> ○ Design: Single-level field improves maintenance; no soccer practice anticipated. ○ Walking Path: Discussed as potential future community amenity (not in current scope). • Lot Line Adjustment <ul style="list-style-type: none"> ○ Administrative Subdivision: Required due to two merged lots; no major hurdles expected. • Mechanical Yard Relocation <ul style="list-style-type: none"> ○ Transformer/generator moved near chiller for better screening (reduces visual impact on parking lot). • Next Steps: <ul style="list-style-type: none"> ○ Paper submission due May 6; Technical Review Committee meeting May 14; Planning Board hearing May 29. The preference from Studio JAED is to get approval on 29th May.
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<p>5.</p>	<p>Discussion: Updates on New South Kingstown High School Exterior Design Review</p> <ul style="list-style-type: none"> • Presenter: Jeff Bento (SLAM Collaborative) • Mechanical Yard & Outdoor Spaces <ul style="list-style-type: none"> ○ Relocation of Transformer/Generator: Moved from parking lot to near mechanical chiller for better vegetation screening • Outdoor Learning/Seating Area:
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	<ul style="list-style-type: none"> ○ Dual-purpose space near cafeteria with stamped concrete, stone seat walls, and plantings. ○ "Walking Garden" near theater entrance: Colored concrete path with benches. ● Exterior Materials & Color Palette ● Revisions: <ul style="list-style-type: none"> ○ Initial blue palette rejected; redesigned to match Hazard Building's brown brick (samples circulated). ● Materials: <ul style="list-style-type: none"> ○ Main façade: Brown brick with darker "rusticated" brick between windows for texture. ○ Metal panel ribbon (dark brown) to match Hazard's canopy. ○ Tactile panels (light beige) on stair tower/cafeteria. ● Color Guarantee: 20-year warranty against fading to maroon. ● Key Renderings & Features <ul style="list-style-type: none"> ○ School Street Entrance: Stone-clad low walls planted buffers. ○ Parent Drop-Off: ○ Two-story cafeteria with canopy; screened mechanical yard. ○ Gym entrance with signage and street trees. ○ Context: Massing/colors harmonize with adjacent Hazard Building. ● Feedback & Next Steps ● Requests: Validate color accuracy in renderings. ● Enhance mechanical yard screening (plantings + solid fencing). ● Jeff to present design to the Town Council on May 12
6.	<p>Discussion / Update – Environmental Phase II Update</p> <ul style="list-style-type: none"> ● Phase 2 Investigation (BL Company): <ul style="list-style-type: none"> ○ Soil borings completed at High School/Curtis Corner (no groundwater encountered). ○ Report expected by May 15–19 (lab results may be expedited for RIDEM submission). ● Field Adjustments: Lacrosse field expansion plans shared with stakeholders.
7.	<p>Discussion/Update – RIDEM Submission</p> <ul style="list-style-type: none"> ● Action Required: Town Manager authorization on forms (reviewed with Luke post-meeting)
8.	<p>Discussion/Action: Preliminary Schedule Review (Gilbane)</p> <ul style="list-style-type: none"> ● Tight 3-week timeline between August 12 GMP signing and August 14 school opening ● Priority work: Temporary drop-off road and 1-mile perimeter fencing (school separation first) ● Design review: Addressing utility conflicts (meeting May 8) for temporary road ● Groundbreaking: Planned first week of school with student involvement ● Field closure: Football field offline starting August 14 for fencing work ● Safety focus: Perimeter fencing completion before school starts ● Next steps: Full schedule to be presented May 15
9.	<p>Upcoming meeting</p> <ul style="list-style-type: none"> ● Upcoming Critical Meetings: <ul style="list-style-type: none"> ○ RIDE GMP review meeting scheduled for May 7 ○ Planning Board hearing confirmed for May 29 (notices sent) ○ Community engagement forum targeted for the first week of June ● Decision Timeline: <ul style="list-style-type: none"> ○ Page-turn review with RIDE: May 23 ○ Stage 3 design development submission: June 11 ○ Safety/security coordination ongoing with police and fire departments ● Action Items: <ul style="list-style-type: none"> ○ Develop visual timeline for Town Council/School Committee review

	<ul style="list-style-type: none"> ○ Finalize community forum logistics (early June) ● Current Status: <ul style="list-style-type: none"> ○ All required approvals in place with RIDE ○ Design development estimates expected by late May ● Next Steps: <ul style="list-style-type: none"> ○ Present clear decision timeline at next Town Council meeting ○ Prepare simplified public-facing schedule summary
10.	<p>Hazard Land swap update</p> <ul style="list-style-type: none"> ● Hazard Land swap Update: Appraisal processes are done, no new developments to report
10.	<p>Discussion – Community Comment</p> <ul style="list-style-type: none"> ● A resident on Church Street requested the existing chain-link fence remain in place until a replacement (e.g., PVC fence) is confirmed, citing past trespassing and litter issues. The committee acknowledged the concern and will explore options to retain or replace the fence appropriately.
11.	<p>Discussion/ Action – Upcoming School Committee meeting</p> <ul style="list-style-type: none"> ● Summer Schedule Adjustment: ● Meetings will shift to 8:30 AM starting in June (post-school year). ● <i>Rationale:</i> Accommodate member availability during summer. ● Next Meeting: ● Date/Time: Thursday, May 15 at 6:00 PM. ● Location: South Kingstown Town Hall ● Public Forum: ● Proposed Date: June 5 (regular meeting day). ● Time: 6:00–8:00 PM (extended session). ● Venue Preference: South Kingstown Town Hall
12.	<p>Meeting Adjourn</p> <p>Meeting Adjourned at 7:28 PM. Motioned by Chip McGair, Seconded by Terry Lynch. Vote: Passed unanimously.</p>