

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:	November 20, 2025 – 5:30 PM
LOCATION:	Town Council Chambers, 2 nd Floor, 180 High Street, Wakefield, RI
LIVESTREAM:	https://www.youtube.com/@sksbc
PUBLIC COMMENT:	-

MEETING MINUTES

Item	Topic
1.	<p>Call to Order/Roll Call:</p> <p>The meeting was called to order at 5:30 PM</p> <p>Members present: Kate Macinanti, Lucus Murray, Chip McGair, Michael Podraza, Terry Lynch, Liam Lynch, James Manni, Daivd Palazzetti, Bob Littlefield, Representative from Leftfield, SLAM Collaborative & Gilbane.</p>
New Business Items:	
2.	<p>Public Correspondence:</p> <ul style="list-style-type: none"> Kate Macinanti mentioned to have not received any correspondence from the town or any other stakeholder.
3.	<p>Discussion/Update: Overall New SKHS Project Updates</p> <ol style="list-style-type: none"> Project Schedule <ul style="list-style-type: none"> GMP Agreement planned for January, project remains on track for Fall 2027 opening. Full building permit submitted, currently operating under foundations permit. Third-party code review underway, permit comments expected in about 10 days. Bid Status <ul style="list-style-type: none"> Final bids due to mid-December active daily scope reviews with bidders. GMP development and negotiations scheduled Dec 15 – Jan 8. SBC recommendation targeted for Jan 8, Town Council on Jan 12. RIDE Review <ul style="list-style-type: none"> Tracking Dec 24 for 60% CD approval, timeline flexible but not impacting on reimbursement. Curtis Corner demo/site stabilization under expedited review, targeting Dec 5. Construction Progress <ul style="list-style-type: none"> Foundations 50% complete; auditorium slab scheduled for Monday. Geothermal loop installed; drainage structures being placed. Foundations on track to finish by end of December.

	<p>5. Traffic & Site Logistics</p> <ul style="list-style-type: none"> School Street utility tie-ins are complete. Traffic patterns significantly improved and parent drop-off loop preventing street backups. Bus operations are running smoothly. Coordination with town requested for timely notice of any road closures. <p>6. Upcoming Work</p> <ul style="list-style-type: none"> Demolition and paving contractor walk-through scheduled for tomorrow’s final major procurement step. Continued foundation work, stormwater installation, and permit review coordination.
4.	<p>Discussion/Update: Change Order Task Force Process</p> <ul style="list-style-type: none"> Kate Turner reported the updated Change Order Task Force process to both the Building Committee and Town Council. Update is driven by the requirement that the Task Force must comply with Open Meetings Act, including in-person quorum, which limits flexibility for urgent decisions. Revised Approval Structure <ul style="list-style-type: none"> Emergency conditions ≤ \$5,000 (T&M): Authorized in writing by OPM. Unforeseen conditions ≤ \$15,000: Authorized administratively by Town Manager. \$15,000 – \$50,000: Reviewed by Change Order Task Force. \$50,000 – \$100,000: Reviewed by Task Force + Building Committee. > \$100,000: Reviewed by Task Force + Building Committee + Town Council. Elective/Owner-requested changes: No limits adjusted; reviewed through normal, non-urgent evaluation. First Task Force meeting scheduled tomorrow at 10:00 AM to review a change order related to frost wall detailing and slab/structural adjustments (within the \$50k–\$100k range). Outcome will be reported at the next Building Committee meeting. Concern raised that the in-person quorum requirement may cause scheduling challenges. Committee open to adjusting meeting times or membership if needed to maintain quorum. Town Council expressed support for staying flexible to ensure the process remains functional and responsive.
5.	<p>Discussion/Action: Curtis Corner Project and Athletic Fields</p> <ul style="list-style-type: none"> Kate turner mentioned Studio Jade is preparing bid advertisement for demolition and site stabilization of Curtis Corner Middle School. Goal is to receive bids in December and have Building Committee review on Dec 18. Demolition and site stabilization expected to finish late summer 2026. Athletic fields construction is still targeting Fall 2027 substantial completion. Demolition likely won’t impact Fall 2025 sports, but field construction timing is not yet confirmed. <p>Athletic Scheduling Concerns</p> <ul style="list-style-type: none"> Athletic Director needs clarity by Feb - March 2025 when fall sports scheduling begins. Temporary relocation for Fall 2026 is likely but Fall 2025 may still be usable depending on start of field construction. Committee explores whether shifting demolition could preserve Fall 2025 field use however, current demo scope is not expected to affect field access. Main unknown is when field construction will start, which dictates field availability. Commitment: Athletic staff (Terry, Chip) will be included in design and schedule planning meetings starting January. Community expectation: Athletic fields must be ready for Fall 2027, aligned with high school opening.
6.	<p>Community Comment</p> <ul style="list-style-type: none"> No comments

7.	Discussion/Action: Next Meeting and Agenda Items <ul style="list-style-type: none">• The next meeting is scheduled for Thursday, December 04, 2025, at 5:30 pm• The following meeting will be scheduled for December 18, 2025, at 5:30 pm. It will include action items related to CCMS demolition that must be forwarded to Town Council and School Committee.• The committee will finalize the updated January meeting schedule for December 4.
9.	Adjourn <ul style="list-style-type: none">• Chip McGair motioned to adjourn and seconded by David Palazetti - passed unanimously.• Meeting adjourned at 6:07 p.m.