

# 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*

Visit Our Website: <https://skschoolproject.com>

## EVENT DETAILS

<b>TOPIC:</b>	School Building Committee - Regular Meeting
<b>DATE/TIME:</b>	January 08, 2026 – 5:30 PM
<b>LOCATION:</b>	Town Council Chambers, 2 <sup>nd</sup> Floor, 180 High Street, Wakefield, RI
<b>LIVESTREAM:</b>	<a href="https://www.youtube.com/@sksbc">https://www.youtube.com/@sksbc</a>
<b>PUBLIC COMMENT:</b>	-

## MEETING MINUTES

Item	Topic
1.	<p><b>Call to Order/Roll Call:</b></p> <p>The meeting was called to order at 5:30 PM</p> <p><b>Members present:</b> Kate Macinanti, Lucas Murray, Brian Silvia, Chip McGair, Michael Podraza, Liam Lynch, James Manni, David Palazzetti, Bob Littlefield, Representative from Leftfield, Studio JAED &amp; Gilbane.</p>
<b>New Business Items:</b>	
2.	<p><b>Public Correspondence:</b></p> <ul style="list-style-type: none"> <li>• The Committee reviewed recent public correspondence related to the New SKHS project:</li> <li>• <b>Maggie Martin (Abutter):</b> Requested shifting construction activity to another area of the site during work-from-home hours. The Committee noted this is not feasible given project scale. Ongoing, respectful communication continues, and weekly construction activity updates are posted on the project website.</li> <li>• <b>Holly Bernelli (110 Oak Street):</b> Raised concerns regarding vibration and potential property damage. As she did not receive a pre-construction survey, Gilbane has been directed to have TER conduct a home condition survey.</li> <li>• <b>Janine Silver Smith (Sustainability Committee):</b> Shared information on a small biking infrastructure grant (~\$2,000). Lucas Murray mentioned that the information was forwarded to the Bicycle and Pedestrian Advisory Committee (BPAC) for consideration.</li> <li>• The Committee acknowledged receipt of the correspondence.</li> </ul>
3.	<p><b>Discussion/Action: Review GMP-2 (Guaranteed Maximum Price for New SKHS Project) – Recommendation for Town Council Approval</b></p> <ul style="list-style-type: none"> <li>• The School Building Committee reviewed GMP-2 for the New South Kingstown High School project, excluding the Curtis Corner work.</li> <li>• The project team (Gilbane and Leftfield) presented the final Guaranteed Maximum Price (GMP) agreement between the Town of South Kingstown and Gilbane Building Company for construction of the high school</li> </ul>

	<p>facility. The GMP includes all building construction scopes, excluding furniture, fixtures, and technology, which will be procured separately. The total construction budget reviewed was approximately \$114.3 million, coming in just under \$2 million below the approved construction budget within the overall \$150 million project budget.</p> <ul style="list-style-type: none"> <li>• The team summarized the breakdown of trade contracts, allowances, general conditions, fees, bonds, insurance, permits, and construction contingency. Pre-construction services and geothermal test wells were noted as included in the total contract value but funded through separate budget lines, resulting in a neutral budget impact.</li> <li>• Gilbane outlined the competitive bidding and subcontractor prequalification process, including consideration of capacity, schedule, safety, quality, and state-mandated minority- and women-owned business participation requirements. The Committee discussed alternates, confirming they were primarily minor finish-related items to be reviewed by the Change Order Subcommittee. It was also noted that fencing is not currently included and may be addressed separately.</li> <li>• Steel procurement was confirmed as previously approved under GMP-1, fully fabricated, and on schedule. The Committee also confirmed that the previously authorized \$2.5 million Town Council contingency was not required at this time.</li> <li>• <b>Action:</b> On a motion duly made by Michael Podraza and seconded by Chip McGair, the Committee voted unanimously to recommend approval of GMP-2 to the Town Council. The recommendation will be presented at the next Town Council meeting on Monday night.</li> </ul>
--	--

4.	<p><b>Discussion/Update: New SKHS Project Updates</b></p> <ul style="list-style-type: none"> <li>• Project team (Leftfield, Gilbane and Studio JAED representative) provided an overall status update following award of remaining contracts.</li> <li>• Permitting phase is substantially complete; full building permit has been received, with one remaining administrative step related to recording a subdivision plan. Associated fees are covered by an allowance within GMP.</li> <li>• Completion of two major milestones noted: end of permitting phase and completion of bidding/GMP phase.</li> <li>• Clarified that the GMP scope includes construction of the new high school, demolition of the existing high school, and redevelopment of the athletic fields; furniture, fixtures, and technology are excluded.</li> <li>• <b>Construction update:</b></li> <li>• Foundation work is approximately 100% complete, with minor remaining work expected to finish by the end of the week or early next week.</li> <li>• Underground drainage installation is approximately 80% complete and ahead of schedule.</li> <li>• Steel erection scheduled to begin late January, with crane mobilization on January 26 and steel delivery starting January 27.</li> <li>• Steel erection anticipated to continue through March, marking the start of vertical construction.</li> <li>• Site work noise and vibration expected to significantly decrease after January, as heavy earthwork and vibratory operations conclude.</li> <li>• Steel erection activities expected to generate minimal vibration compared to earlier site work.</li> <li>• Trucking routes and delivery logistics reviewed:</li> <li>• Deliveries routed via main roads, Old Mountain Road, and School Street.</li> <li>• Deliveries scheduled outside of school arrival and dismissal times.</li> <li>• Anticipated delivery volume of approximately one to two trucks per day.</li> <li>• Project remains on schedule despite winter conditions; cold-weather concrete protection measures are in place.</li> <li>• Electrical and underground utility installations have been completed and inspected.</li> <li>• Visual site progress updates reviewed and noted as consistent with weekly construction activity updates posted on the project website.</li> </ul>
----	---

5.	<p><b>Discussion/Update: Curtis Corner Project Updates</b></p> <ul style="list-style-type: none"> <li>• An updated schedule for the Curtis Corner demolition, site stabilization, and athletic fields project was presented by Kate Turner.</li> <li>• <b>Project Phasing Approach-</b> Curtis Corner divided into three phases for cost control and certainty:</li> </ul>
----	--

	<ul style="list-style-type: none"> <li>• Demolition &amp; site stabilization</li> <li>• Athletic fields</li> <li>• Driveways, parking, and site improvements</li>   <li>• <b>Current Status-</b> Project currently in <b>design phase</b></li> <li>• Athletic fields and site designed concurrently, but <b>bid separately</b></li> <li>• Initial coordination meeting held with Town staff, Parks &amp; Recreation, and field maintenance personnel</li>   <li>• <b>Athletic Fields – Key Discussions</b></li> <li>• Robust discussion on <b>synthetic vs. natural turf</b> (cost, performance, durability, health, and maintenance)</li> <li>• Consensus among several members favoring <b>synthetic turf</b> due to: <ul style="list-style-type: none"> <li>• Ability to support all sports in one main field</li> <li>• Statewide shift toward artificial turf for competition and championships</li> <li>• Year-round usability and reduced weather impacts</li> <li>• Avoidance of grass establishment and recovery limitations</li> <li>• Emphasis on material research, health studies, environmental impacts, and long-term lifecycle costs</li> <li>• Consultants tasked with providing comparative data on turf materials, infill options, and maintenance requirements</li> </ul> </li> <li>• <b>Subcommittee / Working Group</b> - Informal working group (not an official subcommittee) reconvening <b>January 21</b>. Team to present data on turf systems, lighting, amenities, and cost implications to support informed decision-making.</li>   <li>• <b>Demolition Phase Schedule</b> - Demolition bids received: January 15</li> <li>• Review and contractor selection anticipated in February (SBC and Town Council approvals)</li> <li>• Construction starts: Mid-March 2026</li> <li>• Substantial completion: Late July / Early August 2026</li> <li>• Athletic Fields Design &amp; Construction Schedule</li> <li>• Schematic Design completion target: February 18</li> <li>• SBC review/approval: Late February</li> <li>• RIDE schematic approval: Mid–Late February</li> <li>• Design Development / Construction Documents: Through April</li> <li>• RIDE 60% CD approval anticipated: May</li> <li>• Field construction: June 2026 – January 2027</li>   <li>• <b>Roadways, Parking &amp; Site Improvements</b> - Initial schematic design aligned with athletic fields</li> <li>• Phase intentionally paused until field costs are confirmed</li> <li>• Bidding anticipated: January 2027</li> <li>• Construction: March – September 2027</li> <li>• Curtis Corner facilities to be complete and playable for Fall 2027, concurrent with the opening of the new South Kingstown High School.</li>   <li>• <b>Permitting Considerations</b> - Anticipated focus areas include DEM approvals, water quality, and parking impacts. Minimal expansion expected due to renovation-based scope</li> <li>• <b>Additional Topics Discussed</b> <ul style="list-style-type: none"> <li>• Long-term maintenance, replacement cycles (10–12 years), and funding strategies</li> <li>• Community use, tournament hosting potential, and revenue opportunities</li> <li>• Parking and bus access as a limiting factor for large events</li> <li>• Evaluation of partial vs. full demolition of the existing CCMS building via bid alternates to compare lifecycle costs</li> </ul> </li> <li>• <b>Steps moving forward</b> - Receive and review demolition bid results</li> <li>• Present turf and amenities data on January 21 working group meeting</li> <li>• Advance schematic design and cost validation for SBC and RIDE review</li> </ul>
--	--

6.

<p><b>Community Comment</b></p> <ul style="list-style-type: none"> <li>• No comments</li> </ul>
---

7.	<b>Discussion/Action: Next Meeting and Agenda Items</b> <ul style="list-style-type: none"><li>• <b>Next School Building Committee meeting scheduled for January 22 at 5:30 PM.</b></li><li>• February schedule to be confirmed; February 3 noted as a potential meeting date.</li><li>• Committee to determine at the January 22 meeting whether one or two meetings are needed for February.</li></ul>
9.	<b>Adjourn</b> <ul style="list-style-type: none"><li>• Chip McGair motioned to adjourn and seconded by Michael Podraza - passed unanimously.</li><li>• Meeting adjourned at 6:49 p.m.</li></ul>