

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:	December 04, 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, Brian Silvia, Chip McGair, Michael Podraza, Liam Lynch, James Manni, David 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> <ul style="list-style-type: none"> The project team (Leftfield & Gilbane) provided an overview of the overall project status, including schedule and construction progress. The project remains on track for the Fall 2027 opening. Final bids for remaining construction packages are due December 15, 2025. The team will return to the SBC in January with a recommendation for the final Guaranteed Maximum Price (GMP), followed by Town Council review. Approval has been received from the Rhode Island School Building Authority for the Curtis Corner demolition site stabilization package. Approval of the 60% Construction Documents (CDs) is still pending. Construction updates included: <ul style="list-style-type: none"> Completion of underground stormwater retention systems. Ongoing installation of catch basins, manholes, and utility infrastructure. Foundations for Areas D and E are complete; remaining foundation work is expected to be complete within the next few weeks, weather permitting. Structural steel is currently in fabrication, with a site visit planned in the coming weeks.

	<p>The committee highlighted improvements to the project website, including weekly construction look-ahead visuals and updated photos, to improve transparency and public communication.</p>
<p>4.</p>	<p>Discussion / Action - Authorization of ATP #4 for Modifications Shown in Bulletin #1 Relating to Additional Frost Wall Features at All Exterior Entrances to Prevent Concrete Heaving</p> <ul style="list-style-type: none"> • The committee reviewed Authorization to Proceed (ATP) #4, related to Bulletin #1, which includes additional frost wall features at all exterior entrances. • The change reflects a design enhancement to improve long-term performance and prevent concrete heaving due to freeze-thaw conditions. • The revised approach replaces a pinned sidewalk detail with a structural frost slab and turned-down foundation, extending below the frost depth. • The change results from continued design development and internal quality assurance reviews. • The total cost of the change for amendment of the document is \$62,986 funded through the owner’s contingency (not an increase to the overall project budget). • Because the amount exceeds \$50,000, approval by both the SBC and Change Order Task Force is required; the change will ultimately be included in a future Town Council meeting. • Michael Podraza motioned to approve ATP #4 for Modifications Shown in Bulletin #1 Relating to Additional Frost Wall Features at All Exterior Entrances to Prevent Concrete Heaving was made and seconded by Brian Silvia. • Vote: Unanimous approval; no opposition.
<p>5.</p>	<p>Discussion/Update: Curtis Corner Project and Athletic Fields Schedule and Planning</p> <ul style="list-style-type: none"> • An updated schedule for the Curtis Corner demolition, site stabilization, and athletic fields project was presented by Kate Turner. • The demolition and site stabilization package is scheduled to go out to bid next week, with anticipation: <ul style="list-style-type: none"> ○ SBC award: January 22, 2026 ○ Town Council approval: January 26, 2026 ○ Completion: May 2026 • Athletic fields project updates: <ul style="list-style-type: none"> ○ Design activities are expected to begin in January 2026, with programming sessions involving athletics staff, Parks & Recreation, and consultants. ○ Design completion is anticipated in April 2026, followed by bidding in late Spring 2026. ○ Construction is projected to begin May/June 2026, with completion targeted for Winter 2026. ○ The committee agreed that Fall 2026 sports should plan to use alternate facilities, with the goal of reopening fields in advance of Fall 2027 alongside the new high school. • The athletic project has been restructured into phases to prioritize: <ul style="list-style-type: none"> ○ Track, field, bleachers, lighting, press box, concessions, and restrooms ○ Remaining site work, including parking and roadway improvements, pending available funding • Extensive discussion occurred regarding: <ul style="list-style-type: none"> ○ Realistic scheduling and avoiding overly aggressive commitments ○ The importance of early design reviews and transparent communication ○ Long-term durability, maintenance, and lifecycle costs of track and field systems ○ Evaluation of turf infill options, track surface types, athlete safety, and sustainability ○ The project team committed to initiating early meetings with the field consultant and providing bi-weekly design and cost updates, consistent with the high school process.
<p>6.</p>	<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"><li data-bbox="326 205 1247 237">• The next meeting is scheduled for Thursday, January 08, 2026, at 5:30 pm
9.	Adjourn <ul style="list-style-type: none"><li data-bbox="326 365 1422 396">• Chip McGair motioned to adjourn and seconded by Bob Littlefield - passed unanimously.<li data-bbox="326 401 751 432">• Meeting adjourned at 6:09 p.m.