

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:	January 22, 2026 – 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 5:33 PM</p> <p>Members present: Kate Macinanti, Lucas Murray, Brian Silvia, Chip McGair, Michael Podraza, Terry Lynch, James Manni, David Palazzetti, Bob Littlefield, Representative from Leftfield, Studio JAED & Gilbane.</p>
New Business Items:	
2.	<p>Public Correspondence:</p> <ul style="list-style-type: none"> Kate Macinanti mentioned to have not received any public correspondence.
3.	<p>Discussion/Action: Recommendation for Approval of Change Order Task Force Requests</p> <p>Kate Turner reported that the Change Order Task Force met the prior day to review several add alternates to the project, including enhancement items and potential cost credits. The task force included Kate Turner and Luke Murray. Some alternatives were recommended for approval, while others required additional information, were tabled, or were recommended for rejection.</p> <p>The following alternates were reviewed individually:</p> <ul style="list-style-type: none"> Alternate No. 1 – Ceramic Wall Tile (First Floor Main Entry & Cafeteria) Description: Ceramic tile in lieu of wall protection in high-traffic first-floor areas Cost: +\$74,981 Task Force Recommendation: Approve Discussion Highlights: <ul style="list-style-type: none"> Area identified as high-traffic and subject to wear Tile provides enhanced durability and long-term value Attic stock would be provided for future maintenance David Palazzetti motioned to approve Alternate No. 1

Seconded by Lucas Murray
Vote: Approved unanimously

- **Alternate No. 2 – Wall Protection in Common Corridors**
- **Description:** Wall protection in lieu of painted abuse-resistant drywall at corridor protrusions
- **Cost:** +\$31,820
- **Task Force Recommendation:** Pending additional information
- **Discussion Highlights:**
- Additional pricing requested to evaluate ceramic tile as a higher-tier alternative
- Desire to understand cost tiers and long-term durability
- Information to be provided prior to next meeting
- Action: Tabled pending receipt of additional pricing and analysis

- **Alternate No. 3 – Wall Protection / Tile in Classroom Tower Corridors**
- **Description:** Wall covering in lieu of painted abuse-resistant drywall
- **Cost:** +\$78,930
- **Task Force Recommendation:** Pending additional information
- **Discussion Highlights:**
- High student traffic and likelihood of wear from backpacks and hallway use
- Tiles were considered more durable, but concerns raised about acoustics and reverberation
- Additional pricing and acoustic review requested
- Action: Tabled pending additional pricing and acoustic review

- **Alternate No. 4 – Tile Behind Drinking Fountains**
- **Description:** Tile in lieu of wall covering behind drinking fountains
- **Cost:** +\$8,117
- **Task Force Recommendation:** Reject
- **Discussion Highlights:**
- Wall covering already water resistant
- Most water impact occurs on the floor, not the wall
- Limited added value
- David Palazzetti motioned to reject Alternate No. 4
- Seconded by Lucas Murray
- Vote: Rejected unanimously

- **Alternate No. 5 – Infrastructure for Future Wireless Microphones (Theater)**
- **Description:** Infrastructure to allow expansion of nine additional microphones
- **Cost:** +\$5,472
- **Task Force Recommendation:** Approve
- **Discussion Highlights:**
- Requested by the theater department
- Low cost for future flexibility
- David Palazzetti motioned to approve Alternate No. 5
- Seconded by Lucas Murray
- Vote: Approved unanimously

- **Alternate No. 6 – Exterior Building Mockup**
- **Description:** Standalone exterior mockup for constructability review
- **Cost:** +\$77,989
- **Task Force Recommendation:** Pending / Further discussion
- **Discussion Highlights:**
- Extensive discussion on cost versus benefit
- Mockups primarily support constructability, not design changes
- Oversight already provided by design team, OPM, and commissioning agent
- Considered a significant cost for a non-permanent element
- David Palazzetti motioned to reject Alternate No. 6
- Seconded by Lucas Murray

	<ul style="list-style-type: none"> • Vote: Rejected unanimously • Alternate No. 7 – Vinyl Fencing (North Side of Site) • Description: Six-foot solid vinyl fence near athletic fields • Cost: +\$68,970 • Task Force Recommendation: Tabled • Discussion Highlights: • Additional pricing requested for coated chain-link fencing • Further discussions needed with abutters • Work scheduled for later in the project, allowing time for due diligence • Action: Tabled • Alternate No. 8 – Deduct: PVC Sanitary Piping in Lieu of Cast Iron • Description: PVC sanitary piping inside the building footprint • Cost Savings: -\$68,416 • Task Force Recommendation: Pending confirmation • Discussion Highlights: • Plumbing engineer comfortable with PVC • Additional review requested from Town Engineering and Building Officials • No concerns regarding compaction or vibration • David Palazzetti motioned to approve Alternate No. 8 pending confirmation from applicable building authorities • Seconded by Lucas Murray • Vote: Approved
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4.	<p>Discussion/Update: New SKHS Project Updates</p> <p>Kate Turner along with SBC members reviewed the overall project schedule and confirmed that major early milestones have been achieved.</p> <ul style="list-style-type: none"> • The design phase is complete. • Permitting is complete, and the building permit has been issued. • The GMP was approved at the previous meeting. • Gilbane is preparing contracts with subcontractors. • The project is now fully in the construction phase. <p>Construction Status</p> <p>Mark from Gilbane provided the following update:</p> <ul style="list-style-type: none"> • Site Work & Concrete: <ul style="list-style-type: none"> ○ Perimeter grading and building subgrade leveling are nearing completion. ○ Catch basins and site work are complete. ○ Concrete foundations are 100% complete. • Steel Erection: <ul style="list-style-type: none"> ○ Steel installation is the next major activity and will continue through March. ○ Crane and steel delivery schedules may shift by one to two days due to weather conditions. • Weather Impacts: <ul style="list-style-type: none"> ○ Typical winter conditions have been accounted for in the schedule. ○ Significant snow events may require schedule adjustments to maintain the target completion date of July 27. • Site Constraints & Snow Management <ul style="list-style-type: none"> ○ The project site is constrained, with limited staging and snow storage space. ○ Snow removal may require off-site hauling. ○ Coordination is underway with the Town and Highway Department to identify potential snow disposal locations if needed.
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5.	Discussion/Update: Curtis Corner Project Updates
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- **Schedule & Project Status**

Kate Turner along with SBC members reviewed the overall project schedule. Demolition and site stabilization bids have been received and reviewed, with award anticipated following the February 9 Town Council meeting and mobilization planned for early March. RIDE approval for the demolition scope has previously been obtained.

- The project remains in schematic design for athletic fields, track, and site improvements. The design team has met with the working group to review layout options and material selections. Site design includes parking, circulation, and related improvements.
- The project continues to be structured in three tiers:
 - Demolition and site stabilization
 - Track, field, bleachers, and lighting
 - Site circulation and additional improvements
 - This approach allows prioritization of the athletic facilities while maintaining budget flexibility.

- **Oversight**

- Kate Turner confirmed that construction oversight will include:
 - Daily site presence by a dedicated staff member
 - Design team construction administration
 - Athletic consultant quality control for track and field work

- **Budget Overview**

- The total project budget remains \$11 million, allocated as follows:
 - Demolition and abatement: Approx. \$3 million
 - Athletic facilities (track, field, bleachers, lighting): Approx. \$5 million
 - Site work: Approx. \$2 million
 - Contingency: Approx. \$1 million
 - Savings in any category may be reallocated within the project.

- **Demolition Bids**

- Six bids were received for demolition and site stabilization. One bid was deemed incomplete and excluded. The remaining bids ranged from approximately \$2.6 million to \$3.0 million.
- Several bidders submitted deduct alternates for full demolition of the remaining portion of the building, with potential savings of up to approximately \$1 million, depending on bidder.

- **Discussion: Retain vs. Fully Demolish Building**

- The Committee discussed whether to retain approximately 18,000 square feet of the existing building or proceed with full demolition.
- Key considerations included:
 - Retention would result in a storage-class structure with utilities, heat, and life-safety systems, eligible for partial RIDE reimbursement.
 - Future renovation beyond storage use would not be reimbursable and could require significant additional investment.
 - Full demolition could free approximately \$1 million, potentially reallocated toward alternative athletic storage solutions (e.g., modular or container-based storage).
 - Concerns were raised about long-term maintenance and underutilization if the structure were retained.
 - No decision was made at this meeting.

- **Athletic Facilities Design Overview**

- Phil presented schematic designs -
 - An eight-lane track
 - A synthetic turf multi-sport field (football, soccer, lacrosse, field hockey)
 - New lighting, fencing, and approximately 1,000 total bleacher seats
 - Retention of the concession stand, tennis courts, administration building, and existing parking

- **Track System**

- Recommended system: Encapsulated sandwich track system
- Life expectancy: 10–12 years
- Approximately 10–15% premium over base systems
- Selected for durability and suitability for high-use facilities

- **Field System**

- Recommended system: Synthetic turf with hybrid fibers, EPDM infill, and shock pad
- Life expectancy: 10–12 years
- Approximately 15–20% premium over base systems

	<ul style="list-style-type: none"> ○ Selected for high usage demands, all-weather playability, safety, and competitive equity ○ RIDE reimbursement applies only to initial installation and not to future replacement. ● Committee Discussion <ul style="list-style-type: none"> ○ Members discussed competitive considerations, noting that many peer districts use synthetic turf and that turf allows immediate use upon completion. Potential revenue from outside field use was identified as a possible funding source for long-term maintenance. ○ No votes were taken. The Committee will reconvene to finalize demolition scope and bidder selection prior to submission of recommendations to the Town Council.
6.	<p>Discussion/Update: Hazard Field Land Swap Status</p> <ul style="list-style-type: none"> ● Lucas Murray mentioned all required materials have been submitted. ● DEM has acknowledged receipt and forwarded the application to the National Park Service. ● The National Park Service has indicated potential delays due to staffing reductions. ● A Section 106 historic review was completed several months ago. ● No issues are anticipated; the delay is procedural and federal in nature.
7.	<p>Community Comment</p> <ul style="list-style-type: none"> ● No comments
8.	<p>Discussion/Action: Next Meeting and Agenda Items</p> <ul style="list-style-type: none"> ● The next School Building Committee meeting is scheduled for: Thursday, February 5, at 8:00 a.m.
9.	<p>Adjourn</p> <ul style="list-style-type: none"> ● Chip McGair motioned to adjourn and seconded by Bob Littlefield - passed unanimously. ● Meeting adjourned at 7:30 p.m.