

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:	March 05, 2026 – 8:00 AM
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 8:03 AM Members present: Kate Macinanti, Lucas Murray, Brian Silvia, Chip McGair, Michael Podraza, Terry Lynch, James Manni, 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> <ul style="list-style-type: none"> SBC Reviewed finish upgrade options for South Kingstown High School corridors and classroom towers. Presented pricing tiers: Common corridors: wall protection (\$31.8K) vs. ceramic tile (\$189.7K) Classroom towers: base (\$78.1K), wall protection (\$110.6K), ceramic tile (\$168.0K) Clarified options are mutually exclusive (not combined). Noted Change Order Task Force has not yet reviewed proposals. Cost vs. long-term durability/value Need for input from Task Force and facility staff Confirmed decisions are not time sensitive. Noted ceramic tile may be reimbursable and preferred. Decision: Tabled for Task Force review and recommendation.

4.	<p>Discussion/Update: New SKHS Project Updates</p> <ul style="list-style-type: none"> • Kate Turner along with SBC members reviewed the overall project schedule • Provided construction progress update, project currently in steel erection phase. • Ongoing work focused on Area E and multiple sequencing zones. • Four-week lookahead centers on continued steel installation. <p>Concrete Work & After-Hours Update:</p> <ul style="list-style-type: none"> • Cold weather impacting concrete curing timelines. • Potential need for after-hours concrete finishing to maintain quality. • Anticipated timeframe: late March–early April. • Requires Town Council ordinance approval. • Includes 2-week public notification (mail, email, website). <p>Key Clarifications:</p> <ul style="list-style-type: none"> • After-hours work limited to 4 one-day events (not continuous work). • Schedule may be spread out, not consecutive days/weeks. • Work is conditional (weather-dependent), not guaranteed. • Without after-hours work, project timeline would significantly slow. • Ordinance would be case-specific, not precedent-setting.
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5.	<p>Discussion/Update: Curtis Corner Athletic Facility & Discussion/Action: Recommendation for Approval of Schematic Design for Curtis Corner Athletic Facility to Include Building and Decision for Full or Partial Building Demolition</p> <p>Project Status:</p> <ul style="list-style-type: none"> • Schematic design completed, seeking approvals to submit to School Building Authority. <p>Demolition Update:</p> <ul style="list-style-type: none"> • Full demolition under consideration; bids received. • Timeline: mobilization mid-March; site activity expected ~April. • Includes EPA notification period and abatement prep work. • School to remove desired items only; remaining contents handled in demolition. • Building access restricted after abatement begins. <p>Key Considerations (Council Communication):</p> <ul style="list-style-type: none"> • Full demolition favored over partial due to: • High cost (approx. \$1M) to preserve portion • Structural and usability limitations • Potential hazardous materials • Future fieldhouse plans remain separate, long-term discussion. <p>Facility Design Highlights:</p> <ul style="list-style-type: none"> • New 8-lane track and synthetic turf field (high-durability systems). • Includes lighting, bleachers (500 seats on each side), fencing, plaza, and amenities. • Designed for high community and athletic use. • Emphasis on drainage, maintenance, and longevity (10 to 12-year lifespan). <p>Site & Access Features:</p> <ul style="list-style-type: none"> • Controlled entry with turnstiles and gates; ADA access via central gate. • 24-ft access lanes for emergency/ambulance and team entry. • Perimeter walkway allows full track circulation (operational controls TBD). • Discussion on balancing accessibility vs. security/vandalism risk. <p>Operational Considerations:</p> <ul style="list-style-type: none"> • Need for clear policies on public access, crowd control, and event management. • Storage planned via containers under bleachers. • Future discussions are needed on gates, accessibility, and circulation flow. <p>Additional Items:</p> <ul style="list-style-type: none"> • Potential upgrades needed for shot put, discus, hammer throw areas. • Project is part of a multi-phase plan; future phases may address additional facilities (e.g., fieldhouse, concessions). <p>Budget Estimate:</p>
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	<ul style="list-style-type: none"> Total project currently estimated at approx. \$6 million. <p>Decision:</p> <ul style="list-style-type: none"> Schematic design approved by SBC (motion passed). Design remains subject to refinement in future phases.
6.	<p>Discussion/Action: Recommendation of Award for the CCMS Building Demolition Contract</p> <p>SBC reviewed prior approach:</p> <ul style="list-style-type: none"> Partial demolition would leave non-occupiable structure (storage only). Full renovation of remaining space estimated at \$4–5M (not included in project). <p>Determined full demolition is more cost-effective:</p> <ul style="list-style-type: none"> Previous partial demo low bid: \$2.68M (or \$1.61M with alternate) New full demo low bid: \$675K Significant savings achieved through rebidding and scope change Rebidding allowed specialized demolition contractors, increasing competition and lowering costs. <p>Bid Results:</p> <ul style="list-style-type: none"> Kate noted that team received 7 bids for full demolition (including site restoration to grass). Lowest responsive bidder: Billray Corporation – \$675K <p>Evaluation Process:</p> <ul style="list-style-type: none"> Award based on lowest responsive bidder (not scored). Reviewed compliance: affidavits, prevailing wage, M/WBE participation (7.5% goals), staffing plans. Minor documentation gaps deemed non-material and acceptable. References for top bidders were positive. Scope reviews confirmed all low bidders captured full project requirements. <p>Concerns Addressed:</p> <ul style="list-style-type: none"> Large variance in bids reviewed; no scope gaps identified. Lower pricing is attributed to specialized contractors and lower overhead. Demolition cost: \$675K (vs. \$3M originally budgeted for partial demo). Overall project includes field construction, future site work, and contingency. <p>Decision:</p> <ul style="list-style-type: none"> Chip McGair motion to recommend award to Billray Corporation (\$675K) passed unanimously. Recommendation to move forward to Town Council for approval.
7.	<p>Community Comment</p> <ul style="list-style-type: none"> Emphasized importance of clear communication with Town Council and public. Noted project changes are acceptable if process and rationale are well explained. Highlighted need to manage expectations regarding prior assumptions (e.g., use of remaining building space). Recommended clarifying that future options (e.g., fieldhouse) are not guaranteed and still under evaluation. Focus remains on delivering a project that is on time, within budget, and appropriate for students.
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, March 19, at 8:00 a.m.

9.

Adjourn

- Chip McGair motioned to adjourn and seconded by Michael Podraza - passed unanimously.
- Meeting adjourned at 9:27 a.m.