

## School Building Committee Meeting Minutes May 22, 2019

A meeting of the South Kingstown School Building Committee was held on Wednesday May 22, 2019 at 9am at the South Kingstown School Department Administration Building, 307 Curtis Corner Road, Wakefield, Rhode Island.

Name	Title	Attendance	Voting Member
Maryanne Crawford	Chief Financial Officer	Not Present	Yes
Bryant DaCruz	Town Council Vice President	Present	Yes
Robert Hicks	Interim School Superintendent	Present	Yes
Russ Hill	Maintenance Director	Present	Yes
Deborah Kelso	Town Council Member	Present	Yes
Pauline Lisi	Assistant Superintendent	Present	Yes
Robert Mezzanotte	SKHS Principal	Present	No
Jacy Northup	School Committee Member	Present	Yes
Wayne Pimental	Building Official	Present	Yes
Aimee Reiner	Director of Administrative Services	Present	Yes
Mark Russo	Facilities Superintendent	Present	Yes
Patricia Sunderland	Finance Director	Not Present	Yes
Melissa Towle	Community Member	Present	Yes
Robert Zarnetske	Town Manager	Present	Yes

Guests Tracey Donnelly and David DeQuattro from RGB were also in attendance.

Chair Bryant DaCruz called the meeting to order at 9:07am.

### 1. Welcome and Introductions

Each of the School Building Committee members and guests in attendance introduced themselves by indicating their name and title.

### 2. Approval of minutes for previous meetings

**Motion:** To approve the minutes of the May 8<sup>th</sup>, 2019 and May 15<sup>th</sup>, 2019 School Building Committee meetings. Motion was introduced by Ms. Northup, and seconded by Ms. Kelso.

**Unanimously Voted:** in favor; Motion approved.

### 3. Acceptance of Correspondence

- An email dated May 20<sup>th</sup>, 2019 from Dorald Beasley, with a subject of "Question for RIDE", was received and placed on file.

Discussion ensued relative to email communications from members of the public being disseminated by the School Building Committee Secretary to the School Building Committee members via email. Discussion ensued relative to a concern regarding differentiating communications and/or work product from members of the public versus communications and/or work product from or on behalf of the School Building Committee. Discussion ensued relative to how communications for the SBC are received; formal communications can be sent to the SBC via email or regular mail, by sending them to

the attention of the SBC Secretary Aimee Reiner. When received, email communications will be forwarded to all SBC members via email, and communications received via regular mail will be scanned in and sent to SBC members via email. An indicator will be included by Ms. Reiner, using language similar to "Communication from a member of the public".

#### **4. WES & PDES Parking Lot Improvements Project Update**

RGB indicated that the survey of the PDES parking lot is scheduled for Saturday May 25<sup>th</sup>, 2019. Discussion ensued relative to the small parking lot planned for where the labyrinth is currently located, and if this lot will be staff or visitor spaces. RGB indicated the plan is for staff spaces and handicap spaces. Discussion ensued relative to this new lot being in close proximity to the playground, and concern was expressed relative to if this was a visitor lot, it may have frequent turnover during the day, which is not ideal, given the proximity to the playground.

RGB indicated they will share a schedule for the two parking lot projects planned for this summer at the next meeting. It is likely the PDES parking lot project will start mid August 2019 and run into the fall. Once school begins, paving and other work will likely occur on weekends and 'off hours' in order to have as little impact on school operations as possible. The WES paving and re-lining project is anticipated to be completed before September 2019.

#### **5. Security & Vestibule Project Update**

RGB provided a preliminary exterior design for PDES entry. Two new columns will be added, to total four, and the current window to the left of the building's current main double door entrance will become a door, with entry into the new secure vestibule. Visitors will use this door during the day, while students will continue to use the main double-doors at the beginning and end of the school day.

A question was asked relative to the status of the plan to meet with building administrators and/or teachers to discuss the secure vestibules. RGB indicated they will plan a meeting soon to get feedback from building administrator and/or teachers. Discussion ensued relative to ensuring all stakeholders are involved; including but not limited to building administrators/teachers, Fire Marshall, Police Department, District's Crisis Intervention Team, Building Inspector.

RGB shared that the vestibule construction documents are anticipated to be complete in 2-3 weeks, and during that time RGB will schedule a meeting with RIDE to get approval on the construction documents. Once approved, the bid will go out, and then the project will mobilize in late July 2019. It is anticipated the vestibules at each of the schools will be completed mid-September.

A question was asked regarding why work cannot be started and completed during the summer? RGB indicated RIDE provided 'go-ahead' for these projects in late April. Typically summer projects go out to bid in February.

RGB indicated that security bollards are planned to be placed in front of entrances. RGB is recommending planter bollards, as they look softer.

## 6. Construction of New High School Facility Update

RGB presented two preliminary designs and related costings for new high school construction at the CCMS/South Road parcel. Design 1 included plans for a two story grade 9-12 high school, at 162,184 square feet with 836 students. Parking and fields are located in the general area of where the CCMS building is now, additional parking where South Road School building is now, with the high school building located in the general area of behind where the current South Road School building is located. Discussion ensued relative to the placement of the high school building, and that the sewer line would not only require upgrade, but also significant extension to reach the building. Early estimates for upgrade alone is over \$300,000, and an extension would significantly increase the expense. The Town Manager indicated that with current zoning, if the parcel is not used for a high school and is sold in entirety, about 50 residential units could be expected. If the Town keeps the existing play fields, the number of house lots could be reduced to half that.

Design 2 included plans for a three story grade 7-12 high school, at 244,162 square feet with 1,303 students. Parking and fields are located in the general area of where the CCMS building is now, additional parking where South Road School building is now, with the high school building located in the general area of behind where the current South Road School building is located. It was noted this building, as it would house grades 7-12, is larger than what is shown in Design 1 (grades 9-12).

Discussion ensued relative to athletic fields and if costs incurred are eligible for RIDE reimbursement. RGB indicated if the fields are new, then yes, costs are eligible for reimbursement; if rehabbed, no.

Discussion ensued relative to the designs of both of the high schools, and if they could be 'flipped' in order to have the high school building closer to Curtis Corner Road with fields and parking behind. RGB indicated yes.

Discussion ensued relative to costs increasing based upon site conditions, for example ledge is found. A question was asked regarding the ability to obtain surveys and other information from years past for work done at CCMS. Yes, this can be researched and provided for review. It was shared that a retired Athletic Director recently advised that he recalls there being ledge in the area of where restrooms were intended to be constructed years ago, which required the restrooms to be re-located to their current location.

RGB indicated that the day before, the School Committee had requested RGB consider a design for building additions to BRMS to create a high school, which would then allow CCMS to remain open as a grade 6-8 school, and elementary schools be PreK - grade 5. RGB indicated there is no concept plan for that yet, as it was just requested yesterday, but early calculations are that additions would be required to double the size of the school, from about 80,000 square feet to about 160,000, based on the number of students. In addition, CCMS is about 99,000 square feet, and based on the number of Grade 6-8 students it would need to be about 111,000 square feet, so at a minimum additions would be necessary to CCMS as well. This does not address the educational programming piece or renovating the building to make CCMS look like a new facility, which would increase costs further. It was also noted the sewer requires upgrades, as previously discussed.

Discussion ensued relative to financial analysis developed by Ms. Sunderland, Finance Director, which was sent to Ms. Reiner the previous evening. This analysis has not yet been circulated to the School Building Committee. Ms. Reiner and Mr. Zarnetske will review prior to distribution. This data will likely be incorporated into the response document for the School Committee.

Mr. Zarnetske distributed a document titled Curtis Corner Middle School/South Road School Site/Utility Availability dated May 2019 prepared by the Town Engineer. This will likely be incorporated into the document for the School Committee.

Mr. Zarnetske has begun drafting responses to questions posed. Discussion ensued relative to how to finalize the responses and develop a document with a formal response to the posed questions for the School Committee's upcoming meeting on Tuesday May 28<sup>th</sup>. Intent is to provide a response document in advance of their meeting, so they can digest the information presented and discuss at the Tuesday meeting.

Discussion ensued relative to questions, who can best help to draft responses, and if the SBC should meet again to review the draft response document before it is sent to the School Committee. Ms. Reiner indicated the earliest we could meet, given the meeting posting requirements, is Friday afternoon. Meeting was proposed for Friday May 24<sup>th</sup> at 3pm to review draft document, and provide comments and feedback. Ms. Reiner and Mr. Zarnetske to then finalize the document over the weekend, and send it to Dr. Hicks for dissemination to the School Committee.

Discussion ensued relative to functional capacity versus LEA capacity.

#### **7. Stage 2 Necessity of School Construction Application Update**

Nothing further, beyond discussion that already occurred in the previous agenda item.

#### **8. Discussion of Owner's Project Manager (OPM) Position Update**

Mr. Pimental indicated that he, Mr. Hill, and Mr. Russo met to discuss the State's OPM list, and have identified recommendations. RGB has also reviewed the list and have recommendations, and suggested that RGB and Mr. Pimental review their respective lists, identify the top three OPM candidates, and invite them in for interviews with the SBC. SBC will interview at least three OPM candidates, and then make a recommendation to the School Committee. The SC will be the one to hire the OPM, similar to the process with RGB.

#### **9. RGB Update**

Nothing further, beyond discussion that already occurred in the previous agenda items.

#### **10. Comments from Interested Citizens**

Public comment was given by the following people:

- Tara Schold
- Carrie Brown

- Emily Totten
- Emily Cummiskey
- Gary Chapman
- Dorald Beasley

#### **11. Schedule future meetings**

Discussion ensued regarding the scheduling of future meetings.

- Meeting on Friday, May 24<sup>th</sup> @3pm, at School Admin Building
- Meeting on Wednesday, May 29<sup>th</sup> @9am at Town Hall, Council Chambers
- Meeting on Wednesday, June 5<sup>th</sup> @9am at Town Hall, Council Chambers

Mr. Pimental made a motion to adjourn at 11:43am.

**Motion:** To adjourn the meeting. Motion was introduced by Mr. Pimental, and seconded by Mr. Russo.

**Unanimously Voted:** in favor; Motion approved.

Prepared by Aimee Reiner, Director of Administrative Services, School Building Committee Secretary