



Deborah A. Gist  
Commissioner

State of Rhode Island and Providence Plantations  
**DEPARTMENT OF EDUCATION**  
Shepard Building  
255 Westminster Street  
Providence, Rhode Island 02903-3400

Enclosure 3b1  
May 8, 2014

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**TO:** Members of the R.I. Board of Education

**FROM:** Deborah A. Gist, Commissioner

**SUBJECT:** Approval of Necessity of School Construction: Burrillville School Department

The Board of Education has as one of its responsibilities reviewing and certifying the need for school construction projects to be reimbursed through the school housing aid program. Most large projects are supported by bonds and are comprehensive projects with major renovation and/or new construction components. The school construction regulations instituted a rolling application process that allows districts to submit their applications when they are complete. Because of this, the Board will be asked to review and approve projects on an ongoing basis throughout the year. The FY 2012 State budget imposed a three year moratorium on Board of Education approvals, except for projects necessitated by immediate health and safety reasons.

At this meeting, the Board is being asked to approve several health and safety projects. A chart summarizing Burrillville School Department's projects is provided in Attachment 1 and a more detailed description of the projects is found in Attachment 2.

**RECOMMENDATION: THAT, the R.I. Board of Education approves the Burrillville School Department's necessity of school construction projects totaling \$5,941,591 pursuant to 16-7-41.1 as follows (please note that when the applicable reimbursement share ratios are applied to the estimated total project costs noted below, the state share is expected to be \$3,333,237):**

**Burrillville:**

- a. Districtwide Health and Safety Repairs
  - i. Steere Farm Elementary School                   \$ 114,917
  - ii. William L. Callahan School                   \$ 322,974
  - iii. Austin Levy School                           \$ 1,423,971
  - iv. Burrillville Middle School                   \$ 2,272,076
  - v. Burrillville High School                   \$ 1,807,653

**SUMMARY: FY 2014 NECESSITY OF CONSTRUCTION PROJECTS**

BURRILLVILLE SCHOOL DISTRICT	BRIEF DESCRIPTION	JUSTIFICATION	FY 2014 AID SHARE RATIO*	ESTIMATED PROJECT COST	STATE SHARE	STATE SHARE W/ INTEREST**
<p><b>Districtwide Health and Safety Repairs (see attachment 2)</b></p>	<p>This project will address immediate emergency repairs at all five Burrillville School Department facilities, including: the Burrillville High School, Burrillville Middle School, Austin Levy School, William L. Callahan School, and the Steere Farm Elementary School.</p>	<p>This project will address high priority health, life safety, and code compliance issues at five district schools. The repairs will address fire code upgrades, egress issues, ADA improvements; building envelope repair and replacement, hazardous material abatement, and other building system improvements that affect student and staff health and safety.</p>	<p>56.1%</p>	<p>\$5,941,591</p>	<p>\$3,333,237</p>	<p>\$3,333,237</p>

\* State share ratio is based on FY2014 calculation. District may be eligible for additional reimbursement through bonuses awarded for energy and water efficiency, ADA improvements, and asbestos abatement.

\*\* Only bonds financed through RIHEBC are eligible for reimbursement on interest. Burrillville intends to pay for project out of capital reserve funds.

**Burrillville School Department  
Districtwide Health and Safety Improvements**

Project Cost: \$5,941,591

Project Description: This project will address immediate emergency repairs at all five Burrillville School Department facilities, including: the Burrillville High School, Burrillville Middle School, Austin Levy School, William L. Callahan School, and the Steere Farm Elementary School. These facilities are all in need of immediate renovation to address code compliance and life safety issues. The repairs and renovations will include high priority building and fire code issues, as well as providing building system and ADA improvements.

Project Justification:

- Work will include districtwide fire code upgrades.
- Mechanical system repairs will resolve indoor air quality deficiencies and ensure code required heating and ventilation.
- Repairs will address high priority egress related code issues and provide accessibility repairs.
- High priority districtwide building envelope repairs, including roof replacements and high priority exterior wall repairs to prevent water infiltration and falling bricks.

\* \* \*

This project is approved by the School Committee and Town officials.

**Special Contingency:** All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.



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**PROJECT CERTIFICATION – IMMEDIATE HEALTH AND SAFETY**

SCHOOL DISTRICT      BURRILLVILLE      DATE 4/9/14  
 PROJECT                BSD STAGE II RIDE APPLICATION  
 ADDRESS                2300 BRONCO HWY  
                                   HARRISVILLE, RI 02830

SCOPE OF PROJECT (by school):

BURRILLVILLE HIGH SCHOOL	\$1,807,653
BURRILLVILLE MIDDLE SCHOOL	\$2,272,076
AUSTIN T. LEVY ELEMENTARY	\$1,423,971
WILLIAM L. CALLAHAN ELEMENTARY	\$322,974
STEERE FARM ELEMENTARY	\$114,917

**TOTAL:                      \$5,941,591**

In accordance with Rhode Island General Law 16-7-41.1, I DAVID L. DeQUATRO RI  
 Registration Number 2152 being a registered professional Architect/Engineer hereby certify that  
 the scope of work described above consists of immediate health and safety issues per the Rhode Island State Building  
 Codes and all applicable codes and regulations promulgated to ensure the health and safety of building inhabitants.

**16-7-41.1. Eligibility for reimbursement. --**

Notwithstanding the provisions of this section, the Board of Regents shall not grant final approval for any project between  
 June 30, 2011 and June 30, 2014 except for **projects that are necessitated by immediate health and safety reasons.** In  
 the event that a project is requested during the moratorium because of immediate health and safety reasons, those  
 proposals shall be reported to the chairs of the house and senate finance committees.



Firm Name:    The Robinson Green and Beretta Corporation  
 Address:        50 Holden St, Providence, RI 02908  
 Phone:          (401) 272 1730

David L. DeQuattro 2152  
 Signature of Architect/Engineer

**Superintendent's Statement:**

I certify that the above information is correct to the best of my knowledge and belief and that the project costs include  
 only immediate health and safety issues.

David L. DeQuattro  
 Signature of Superintendent

**SCOPE of WORK BREAKDOWN by SCHOOL**

**SCHOOL:** BURRILLVILLE HIGH SCHOOL

**ADDRESS:**  
135 East Avenue  
Harrisville, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT 2014	\$785,620	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
ROOF REPLACEMENT 2015	\$527,240	Failing roof areas beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
ROOF REPLACEMENT 2017/18	\$201,827	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
BUILDING SYSTEM REPAIRS	\$33,780	Replace defective exterior doors, frames and hardware to provide security from intruders, pests and weather. Structural reinforcement necessary at saw cut masonry opening to electrical room with no structural header to protect occupants from falling brick overhead. SBC-1 2104.1.5 Remove unused chimney showing signs of structural failure. SBC-1 2104.1
HVAC COMPONENT REPAIRS AND REPLACEMENT	\$67,273	Necessary equipment repairs and replacement upgrades to maintain proper levels of heating, ventilation, and hot water delivery within the school per SBC-1 1203.1 ,SBC-1 1204.1 & RI Plumbing Code 607.1
FIRE CODE REPAIRS	\$20,000	Repair of smoke and fire wall separations. Upgrade of failing door hardware at rated door assemblies. (District wide project) SBC-1 708.4, 709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7
HVAC EMERGENCY REPAIRS	\$20,000	Emergency HVAC repairs for potential failure of systems not beyond useful life per SBC-1 1203.1 & SBC-1 1204.1
HVAC COMPONENT REPLACEMENT 2018	\$151,913	Scheduled replacement of HVAC components to maintain proper levels of heating and ventilation within building per SBC-1 1203.1 & SBC-1 1204.1
<b>SUBTOTAL for SCHOOL</b>	<b>\$1,807,653</b>	

**SCOPE of WORK BREAKDOWN by SCHOOL**

**SCHOOL:** BURRILLVILLE MIDDLE SCHOOL  
**ADDRESS:** 2220 Bronco Hwy  
 Harrisville, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$1,954,218	Failing roof areas beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
TOILET ROOM REPAIRS	\$24,780	Damaged toilet partitions need to be replaced to provide necessary privacy and security of occupants. SBC-1 (P) 1210.3.1
HVAC COMPONENT REPAIR AND REPLACEMENT	\$191,394	Necessary equipment replacement and upgrade to maintain proper heating and ventilation in school. SBC-1 1203.1, 1204.1
EMERGENCY COMMUNICATION REPAIR	\$51,684	Replace existing non-functioning telephone system. Central telephone system necessary for school wide communication.
FIRE CODE REPAIRS	\$30,000	Repair of smoke and fire wall separations. Upgrade of failing door hardware at rated door assemblies. (District wide project) SBC-1 708.4, 709.4 & NFPA 101 14.3.6, 14.3.7
HVAC EMERGENCY REPAIRS	\$20,000	Emergency HVAC fund for potential failure of systems not beyond useful life. SBC-1 1203.1, 1204.1
<b>SUBTOTAL for SCHOOL</b>	\$2,272,076	

**SCOPE of WORK BREAKDOWN by SCHOOL**

**SCHOOL:** AUSTIN T. LEVY SCHOOL  
**ADDRESS:** 135 HARRISVILLE MAIN ST  
 HARRISVILLE, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$1,130,241	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
SMOKE/ FIRE ALARM REPLACEMENT	\$10,532	Smoke detectors integral with Fire Alarm system are beyond useful life and require replacement. NFPA 101 9.6.2.9
LIGHTING FIXTURE REPLACEMENT	\$66,918	Older T-12 fixtures beyond useful life. Replacement necessary to remove hazardous materials contained in deteriorating fixtures and to provide safe illumination levels to classrooms. SBC-1 1205.3
EXTERIOR ENVELOPE REPAIRS	\$159,394	Repairs to wall system to prevent loose and falling brick, and to prevent water infiltration within building envelope with potential to cause poor indoor air quality conditions. SBC-1 1403.2 Necessary door and hardware upgrades at exterior openings where door components are deteriorated or non functioning to provide security from intruders, weather and pests. Deteriorating asbestos caulking at leaking preschool area window system to be abated and windows to be replaced.
ASBESTOS FLOORING SPOT ABATEMENT	\$16,886	Condition must be remediated to remove potential for exposure to hazardous material in broken tiles.
FIRE CODE REPAIRS	\$20,000	Repair of smoke and fire wall separations. Upgrade of failing door hardware at rated door assemblies. (District wide project) SBC-1 708.4,709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7
HVAC EMERGENCY REPAIRS	\$20,000	Emergency HVAC repairs for potential failure of systems not beyond useful life. SBC-1 1203.1, 1204.1
<b>SUBTOTAL for SCHOOL</b>	<b>\$1,423,971</b>	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: WILLIAM L. CALLAHAN ELEMENTARY  
 ADDRESS: 75 CALLAHAN SCHOOL ST  
 HARRISVILLE, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
REPAIR ACCESSIBLE ROUTE	\$3,500	Severely damaged paving at student access to play areas (also noted in Field House report). Repaving necessary to maintain accessible route. SBC -1 1104.2
EXTERIOR ENVELOPE REPAIRS	\$289,474	Masonry repointing and sealing, window joint caulking and sealing, and exterior wall repairs necessary to prevent continued moisture damage and poor indoor air quality conditions at 1936 portion of building. Masonry lintel replacement and EIFS joint repair at 1972 portion of building. SBC-1 1403.2
FIRE CODE REPAIRS	\$10,000	Repair of smoke and fire wall separations. (District wide project) SBC-1 708.4, 709.4 & NFPA 14.3.6, 14.3.7
HVAC EMERGENCY REPAIRS	\$20,000	Emergency HVAC repairs for potential failure of systems not beyond useful life. SBC-1 1203.1, 1204.1
<b>SUBTOTAL for SCHOOL</b>	\$322,974	

**SCOPE of WORK BREAKDOWN by SCHOOL**

**SCHOOL:** STEERE FARM ELEMENTARY  
**ADDRESS:**  
 915 STEERE FARM ROAD  
 PASCOAG, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
REPAIR ACCESSIBLE ROUTE TO BUILDING	\$2,500	Building entry ramp has areas of broken concrete and missing joint sealant. Remediate conditions to maintain accessible route. SBC-1 1104.1
EXTERIOR ENVELOPE REPAIRS	\$50,032	Non-structural cracking through exterior masonry wall to be repaired to prevent water infiltration through building envelope and displaced brick. Repair open head joints at windows to prevent water infiltration through building envelope. SBC-1 1403.2
TOILET ROOM REPAIRS	\$14,160	Damaged toilet partitions need to be replaced to provide necessary privacy and security of occupants. SBC-1 (P) 1210.3.1
FIRE CODE REPAIRS	\$20,000	Repair of smoke and fire wall separations. (District wide project) SBC-1 708.4,709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7
HVAC EMERGENCY REPAIRS	\$28,225	Emergency HVAC repair for potential failure of systems not beyond useful life. SBC-1 1203.1, 1204.1
<b>SUBTOTAL for SCHOOL</b>	\$114,917	