



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 3b3
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: South Kingstown Public Schools

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 South Kingstown Public Schools' projects is provided in Attachment 1 and a more detailed description of the projects is found in Attachment 2.

RECOMMENDATION: THAT, the Board of Education approves South Kingstown Public Schools' necessity of school construction projects totaling \$6,533,000 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 \$2,286,550):

South Kingstown:

- a. District-wide Health and Safety Repairs
 - i. South Road Inclusionary Preschool \$ 315,700
 - ii. Wakefield Elementary School \$ 379,200
 - iii. Matunuck Elementary School \$ 1,497,800
 - iv. West Kingstown Elementary School \$ 1,617,800
 - v. Peace Dale Elementary School \$ 536,500
 - vi. Broad Rock Middle School \$ 45,000
 - vii. Curtis Corner Middle School \$ 432,800
 - viii. South Kingstown High School \$ 1,708,200

SUMMARY: FY 2014 NECESSITY OF CONSTRUCTION PROJECTS

SOUTH KINGSTOWN PUBLIC SCHOOLS	BRIEF DESCRIPTION	JUSTIFICATION	FY 2014 AID SHARE RATIO*	ESTIMATED PROJECT COST	STATE SHARE	STATE SHARE W/ INTEREST**
<p>Districtwide Health and Safety Repairs (see attachment 2)</p>	<p>This project will address immediate emergency repairs at all eight South Kingstown Schools' facilities, including: the South Kingstown High School, Curtis Corner Middle School, Broad Rock Middle School, Peace Dale Elementary, West Kingstown Elementary School, Matunuck Elementary School, Wakefield Elementary School, and the South Road PreSchool.</p>	<p>This project will address high priority health, life safety, and code compliance issues at eight district schools. The improvements will address roof replacements and other building envelope repairs, egress issues, ADA improvements, fire code upgrades, HVAC repair and replacements, hazardous material abatement, and other building system improvements that affect student and staff health and safety.</p>	<p>35.00%</p>	<p>\$5,000,000 (Bond)</p> <p>\$1,533,000 (Capital Reserve)</p>	<p>\$1,750,000</p> <p>\$536,550</p>	<p>\$2,668,750</p> <p>\$536,550</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 RHEBC are eligible for reimbursement on interest.

**South Kingstown Public Schools
Districtwide Health and Safety Improvements**

Project Cost: \$6,533,000

Project Description: This project will address immediate emergency repairs at all eight South Kingstown Schools' facilities, including: the South Kingstown High School, Curtis Corner Middle School, Broad Rock Middle School, Peace Dale Elementary, West Kingstown Elementary School, Matunuck Elementary School, Wakefield Elementary School, and the South Road Preschool. The repairs and renovations will include high priority building alterations and address fire code issues, as well as providing building system and ADA alterations.

Project Justification:

- Building envelope repairs including exterior envelope repairs and roof replacements at five schools
- 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 necessary accessibility alterations.

* * *

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 SOUTH KINGSTOWN DATE 4/17/14
 PROJECT SK SCHOOLS STAGE II RIDE APPLICATION
 ADDRESS 307 CURTIS CORNER ROAD
 WAKEFIELD, RI 02879

SCOPE OF PROJECT (by school):

SOUTH KINGSTOWN HIGH SCHOOL	\$1,708,200
CURTIS CORNER MIDDLE SCHOOL	\$432,800
BROAD ROCK MIDDLE SCHOOL	\$45,000
PEACE DALE ELEMENTARY	\$536,500
WEST KINGSTON ELEMENTARY	\$1,617,800
MATUNUCK ELEMENTARY	\$1,497,800
WAKEFIELD ELEMENTARY	\$379,200
SK INCLUSIONARY PRESCHOOL	\$315,700
<u>TOTAL:</u>	<u>\$6,533,000</u>

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.

Kristen A. Stunz
 Signature of Superintendent

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: SOUTH KINGSTOWN HIGH SCHOOL
 ADDRESS: 215 COLUMBIA ST
 WAKEFIELD, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$637,200	Failing roof areas beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
INTERIOR REPAIRS (STAIRWELLS, MECHANICAL AREA, CULINARY ARTS AREA, & CORRIDORS)	\$965,000	Repair of original building stairwells to meet building code standards. SBC-1 1009.7.5.1, 1012.2, 1012.4, 1013.3 Repair of fire separations, doors and hardware at mechanical room area. SBC-1 708.4, 709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7 Repair of water damaged finishes and damaged original paint surfaces in culinary arts area. Repair of damaged finishes resulting in cracked and loose tiles, damaged flooring and wall surfaces in corridors.
EMERGENCY FIXTURE UPGRADES	\$65,000	Emergency lighting fixtures added per Life Safety Code requirements. Code required necessary improvements to emergency plumbing fixtures.
EXTERIOR ENVELOPE REPAIRS	\$41,000	Repair of structurally damaged flue chimney, areas of loose and damaged masonry, and damaged skylights.
SUBTOTAL for SCHOOL	\$1,708,200	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: CURTIS CORNER MIDDLE SCHOOL
 ADDRESS: 301 CURTIS CORNER ROAD
 WAKEFIELD, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
EXTERIOR ENVELOPE REPAIRS	\$40,000	Repair active leaking through concrete loading dock. Repair original building fascia to prevent badly peeling paint and wood rot at classroom window areas.
PAVING/ ACCESSIBLE ROUTE REPAIRS	\$110,000	Repair to broken concrete and asphalt paving at accessible route to building and to parking and drop off areas providing building access. SBC-1 1104.1
HVAC COMPONENT REPAIR AND REPLACEMENT	\$247,800	Necessary equipment replacement and upgrade to maintain proper heating and ventilation in school. SBC-1 1203.1, 1204.1
EMERGENCY FIXTURE REPAIR/ IMPROVEMENTS	\$35,000	Code required necessary improvements to plumbing system and emergency plumbing fixtures.
SUBTOTAL for SCHOOL	\$432,800	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: BROAD ROCK MIDDLE SCHOOL
ADDRESS: 351 BROADROCK ROAD
 WAKEFIELD, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
EXTERIOR ENVELOPE REPAIRS	\$20,000	Repair loose veneer masonry at identified window jambs. Worsening of condition could lead to falling brick. General sealing of masonry gaps should be addressed to prevent water damage.
EMERGENCY FIXTURE REPAIR/ IMPROVEMENTS	\$25,000	Code required necessary improvements to plumbing system and emergency plumbing fixtures.
SUBTOTAL for SCHOOL	\$45,000	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: PEACE DALE ELEMENTARY
ADDRESS: 109 KERSEY ROAD
 PEACE DALE, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$528,000	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
HVAC IMPROVEMENTS	\$8,500	Necessary improvements to ventilation systems in crawlspace and kitchen area.
SUBTOTAL for SCHOOL	\$536,500	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: WEST KINGSTON ELEMENTARY
ADDRESS:
 3119 MINISTERIAL ROAD
 SOUTH KINGSTOWN, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$324,000	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
ACCESSIBLE ROUTE AND PAVING REPAIRS	\$150,000	Repair to broken concrete and asphalt paving at accessible route at building perimeter, bus drop off and parking areas providing building access. SBC-1 1104.1
EXTERIOR ENVELOPE REPAIRS	\$70,800	Replace deteriorating doors, frames and panel systems at 1991 wing of classroom building. Provide new flashing and water resistant construction to stop and prevent interior moisture damage causing poor indoor air quality issues. SBC-1 1403.2
HVAC COMPONENT REPAIRS AND REPLACEMENT	\$1,053,000	Necessary equipment replacement and repair to maintain proper levels of heating and ventilation throughout school. SBC-1 1203.1, SBC-1 1204.1
FIRE CODE REPAIRS	\$20,000	Repair of smoke and fire wall separations. Provide illuminated emergency exit signage. SBC-1 708.4, 709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7
SUBTOTAL for SCHOOL	\$1,617,800	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: MATUNUCK ELEMENTARY
ADDRESS: 380 MATUNUCK BEACH ROAD
 SOUTH KINGSTOWN, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$324,000	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
SITE IMPROVEMENTS AND REPAIRS	\$30,000	Site drainage improvements to remediate water infiltration issues at building envelope. Necessary concrete repairs at building perimeter accessible route.
EXTERIOR ENVELOPE REPAIRS	\$70,800	Replace deteriorating doors, frames and panel systems at 1991 wing of classroom building. Provide new flashing and water resistant construction to stop and prevent interior moisture damage causing poor indoor air quality issues. SBC-1 1403.2
HVAC COMPONENT REPAIRS AND REPLACEMENT	\$1,053,000	Necessary equipment replacement and repair to maintain proper levels of heating and ventilation throughout school. SBC-1 1203.1 ,SBC-1 1204.1
FIRE CODE REPAIRS	\$20,000	Repair of smoke and fire wall separations. Provide illuminated emergency exit signage. SBC-1 708.4,709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7
SUBTOTAL for SCHOOL	\$1,497,800	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: WAKEFIELD ELEMENTARY
ADDRESS: 101 HIGH STREET
 WAKEFIELD, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$291,000	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
EXTERIOR ENVELOPE REPAIRS	\$25,000	Replace deteriorating doors and frames necessary to provide security from weather, intruders and pests. Provide new flashing and water resistant construction to stop and prevent moisture damage causing poor indoor air quality issues. SBC-1 1403.2
HVAC COMPONENT REPAIRS AND REPLACEMENT	\$43,200	Necessary equipment replacement and repair to maintain proper levels of heating and ventilation throughout school. SBC-1 1203.1, SBC-1 1204.1
FIRE CODE REPAIRS	\$20,000	Repair of smoke and fire wall separations and required door hardware improvements at fire doors and classroom exit doors. SBC-1 708.4, 709.4, 1008 1.10 & NFPA 101 14.3.6, 14.3.7
SUBTOTAL for SCHOOL	\$379,200	

SCOPE of WORK BREAKDOWN by SCHOOL

SCHOOL: SK INCLUSIONARY PRESCHOOL (SOUTH ROAD SCHOOL)
 ADDRESS: 1157 SOUTH ROAD
 WAKEFIELD, RI



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Description of Work	Cost of Work	Justification (per applicable health and safety codes)
ROOF REPLACEMENT	\$295,900	Failing roof area beyond useful life. Moisture infiltration and damage will cause Indoor Air Quality issues. SBC-1 1503.1
FIRE CODE REPAIRS	\$19,800	Repair of smoke and fire wall separations and required door hardware improvements at fire doors and classroom exit doors. SBC-1 708.4, 709.4, 1008.1.10 & NFPA 101 14.3.6, 14.3.7
SUBTOTAL for SCHOOL	\$315,700	