# Roger Williams Middle School & Young Woods Elementary School



October 2026

**Table of Contents:**


I. Executive Summary

II. Feasibility Study Report – March 2026

III. Key Schedule Milestones – September 2026

IV. Budget Planning Sheet – September 2026

V. Roger Williams – Preliminary Proposed Program

VI. Young Woods – Preliminary Proposed Program

VII. Student Enrollment Trends

VIII. Financial Comparison of Closing vs. Remaining Open

IX. Student and Family Transition Plan

X. Staff Transition Plan

## Roger Williams Middle School & Young Woods Elementary School – PreK through Grade 8 Campus

## Providence Public School District

### Executive Summary

The Roger Williams Middle School and Young Woods Elementary School project will establish a unified educational campus serving students from Pre-K through Grade 8. Under the proposed model, Young Woods Elementary School will serve students in Pre-K through Grade 2, including a total of ten Pre-K classrooms, while Roger Williams Middle School will serve students in Grades 3 through 8, creating a seamless educational pathway across both campuses.

A key aspect of the project is the integration of two existing school facilities into a cohesive PK-8 educational environment. Roger Williams Middle School currently serves grades 6 through 8 for the City of Providence. The school was originally constructed in the early 1920s with limited renovations and system upgrades over the balance of its lifespan. Young & Woods School currently serves grades PK-5 for the City of Providence. The school was originally constructed in the early 1960s and has undergone one major addition in the 1980's, with limited renovations and system upgrades over the balance of its lifespan.

Through a detailed feasibility study phase, various options were considered to create a PreK-8 school campus, with updated Prek-2 and 3-8 grade groupings, across two existing facilities. The feasibility report, inclusive of design narratives and cost analysis per option, is included as an attachment to this report.

Planning efforts will focus on optimizing grade configurations, educational adjacencies, student circulation, shared spaces, site access, transportation, and overall school operations. A preliminary educational specification matrix, outlining target classroom and administrative offices sizes, is included as an attachment to this report.

Major renovation and modernization components include:

- Upgrades to classroom technology and secure communications systems.
- Replacement of aging building systems that have reached the end of their service life to improve reliability and compliance with current codes and standards.

- Improvements addressing deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure while preserving the existing facilities.
- Accessibility enhancements, including code-compliant circulation improvements, doorway clearances, and the addition of an elevator to provide access to all floors.
- Comprehensive hazardous materials abatement.
- Replacement and repair of interior finishes, including flooring, wall finishes, and ceiling systems.
- Modernization of learning environments through new classroom casework, furniture, technology, and educational equipment.

These improvements will modernize both facilities, enhance accessibility and safety, support the district's educational goals, and create a high-quality PK-8 learning environment for students and staff.

The project will require careful planning of construction phasing and site logistics to ensure the schools remain operational during construction, minimizing disruption to students and staff while construction is underway. Due to the extensive scope of renovations planned for Roger Williams, students will need to be temporarily relocated to another school facility within the district for approximately 24 months. At Young Woods, students are expected to remain in place, with construction activities scheduled primarily during the summer months when school is not in session.

The Roger Williams renovation project is currently targeting a construction start date of July 2027, beginning with demolition and abatement activities. Substantial completion is anticipated in June 2029, with building occupancy planned for August 2029. The Young Woods renovation project is targeting a construction start date of July 2028, with an estimated completion date of December 2028. Detailed schedule milestones are included as an attachment to this report.

II. Feasibility Study Report – March 2026

# Feasibility Study Report
# Roger Williams Middle School and Young & Woods Elementary School
# Providence Public School District

## Executive Summary

This feasibility study has been prepared at the request of the Providence Public School District to assist in validating the use of both schools, with the Prek-2 and 3-8 grade groupings, as a viable option for renovating/adding to Roger Williams to create a Prek-8 school. The study is based on the district-provided program for a PreK-8 school and a document requesting that the district-wide PreK program and its administrative staff be added to the Young and Woods facility. We obtained existing drawings and conducted visual field investigations at the 2 schools.

This feasibility study explores some conceptual options, the scope of work, and supporting justification for a proposed Addition/Renovation at Roger Williams Middle School and Young & Woods Elementary School in Providence, RI. The intent of the study is to validate that a modernization of the existing facility will have a remaining useful life, performance characteristics, and educational functionality equivalent to accommodate the proposed educational program, in accordance with RIDE requirements.

The proposed scope addresses deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure during renovation of the existing structure.

## 1. Introduction and Project Background

Roger Williams Middle School currently serves grades 6 through 8 for the City of Providence. The school was originally constructed in the early 1920s with limited renovations and system upgrades over the balance of its lifespan. Many major building systems have exceeded their expected service life, and the facility has to be modified to support contemporary educational programming, technology integration, accessibility standards, or energy performance expectations. We propose renovating the Roger Williams facility with an addition for a new entry and/or gym to accommodate enrollment from 3rd grade through 8th grade. PK – 2 students will be in the Young Woods building.

Young & Woods School currently serves grades PK-5 for the City of Providence. The school was originally constructed in the early 1960s and has undergone one major addition in the 1980's, with limited renovations and system upgrades over the balance of its lifespan. Many major building systems are approaching or have exceeded their expected service life, and the facility has been modified to support contemporary educational programming, technology integration, accessibility standards, or energy performance expectations.

## 2. Cost Analysis

This study will be used by Gilbane to develop a conceptual cost comparison of these options.

## 3. Code Compliance and Accessibility

This study does not document all the renovations needed to bring Roger Williams Middle School and Young & Woods Elementary School into full compliance with all applicable state and local building codes, fire and life safety regulations, and accessibility requirements. It does include the costs for these items, which will be fully addressed in the next phase of the project.

All areas of the building, including entrances, vertical circulation, toilet rooms, classrooms, and support spaces, will be upgraded as necessary to meet current accessibility standards.

## 4. Educational Technology Infrastructure

This study includes a comprehensive upgrade of the school's educational technology infrastructure to support current and future instructional needs. Improvements will include robust data and wireless networks, modern classroom technology, secure communications systems, and infrastructure capable of supporting one-to-one device initiatives.

Technology upgrades will be fully integrated into the architectural and systems design to ensure flexibility, reliability, and long-term adaptability.

## 5. Structural Integrity

The design team has visually reviewed the existing Roger Williams Middle School and Young & Woods Elementary School.

Based on the proposed scope of work, the building appears to be acceptable for renovations. A full structural evaluation should have been completed in the previous Stage II phase. If it was not, we have not been provided with a copy yet; it will be done in the next phase.

## 6. Building Systems Evaluation

Existing building systems were evaluated to assess condition, performance, and remaining useful life. Systems reviewed include roofing, exterior envelope, HVAC, plumbing, fire protection, electrical distribution, lighting, and life safety systems.

This study proposes the replacement of major systems that are at the end of their service life, ensuring reliable performance and compliance with current standards.

## Systems Narratives

This portion of the report documents the scope of work and supports justification for the proposed addition/renovation project at Roger Williams Middle School and Young & Woods Elementary School. The intent of the project is to comprehensively modernize the existing facility such that, upon completion, the building will have a remaining useful life, performance characteristics, and educational functionality that greatly extend its useful life in accordance with RIDE requirements.

The proposed scope addresses deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure while preserving the existing structure. Based on the analyses summarized herein, the project meets the statutory and technical criteria for renovation.

## 1. Exterior Envelope

Based on the team's field observations, the exterior envelope at Roger Williams Middle School is in fair condition but will need some improvements. The existing roof was replaced in 2021 and is in good condition; modifications can be made for new systems within full replacement. The current energy Code requires that the exterior envelope be significantly upgraded, and the design team has determined that the best way to achieve the required thermal envelope is to increase roof insulation and replace all windows. Refer to the full exterior narrative to follow.

## 2. Interior Finishes

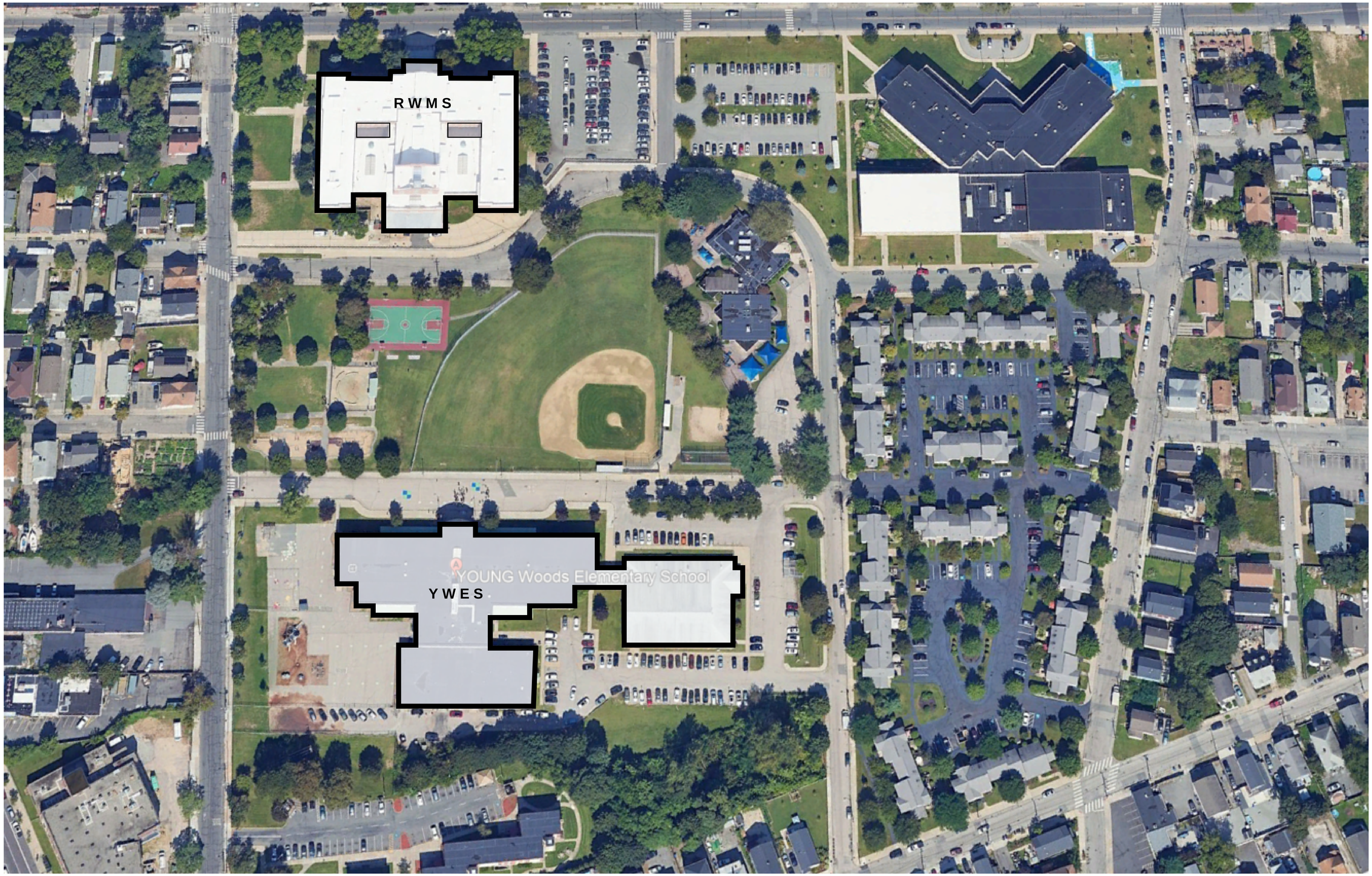
Based on the team's field observations, all interior finishes at Roger Williams Middle School and Young & Woods Elementary School require modernization. The school will require a significant abatement process to remove identified hazardous materials in flooring, ceilings, and piping, with additional testing required. The flooring materials should be replaced; the existing terrazzo flooring should be repaired/replaced; the existing walls should be painted/repaired; and the ceiling tiles should be replaced. As part of the educational program changes in the proposed addition/renovations, classrooms are to receive new casework, technology, furniture, and other equipment.

## 3. Accessibility

Based on the team's field observations, there are numerous accessibility issues at Roger Williams Middle School and Young & Woods Elementary School that need to be corrected to comply with current Accessibility Codes. The addition/renovation will address inadequate push/pull clearances at doorways, provide Code-compliant details at circulation pathways, address non-compliant vertical circulation details, and add an elevator to provide access to all floors.

## Table of Contents:


1. Existing Overview
2. Option 1 Drawings
3. Option 1 Cost Analysis
4. Option 2 Drawings
5. Option 2 Cost Analysis
6. Option 1 & 2 Add Alternate Drawings
7. Option 1 & 2 Add Alternate Cost Analysis
8. Option 3 Drawings
9. Option 3 Cost Analysis
10. RWMS Architectural Narrative Report
11. RWMS Exterior Narrative Report
12. RWMS Historic Narrative Report
13. RWMS MEP Narrative Report
14. YWES Architectural Narrative Report
15. YWES MEP Narrative Report



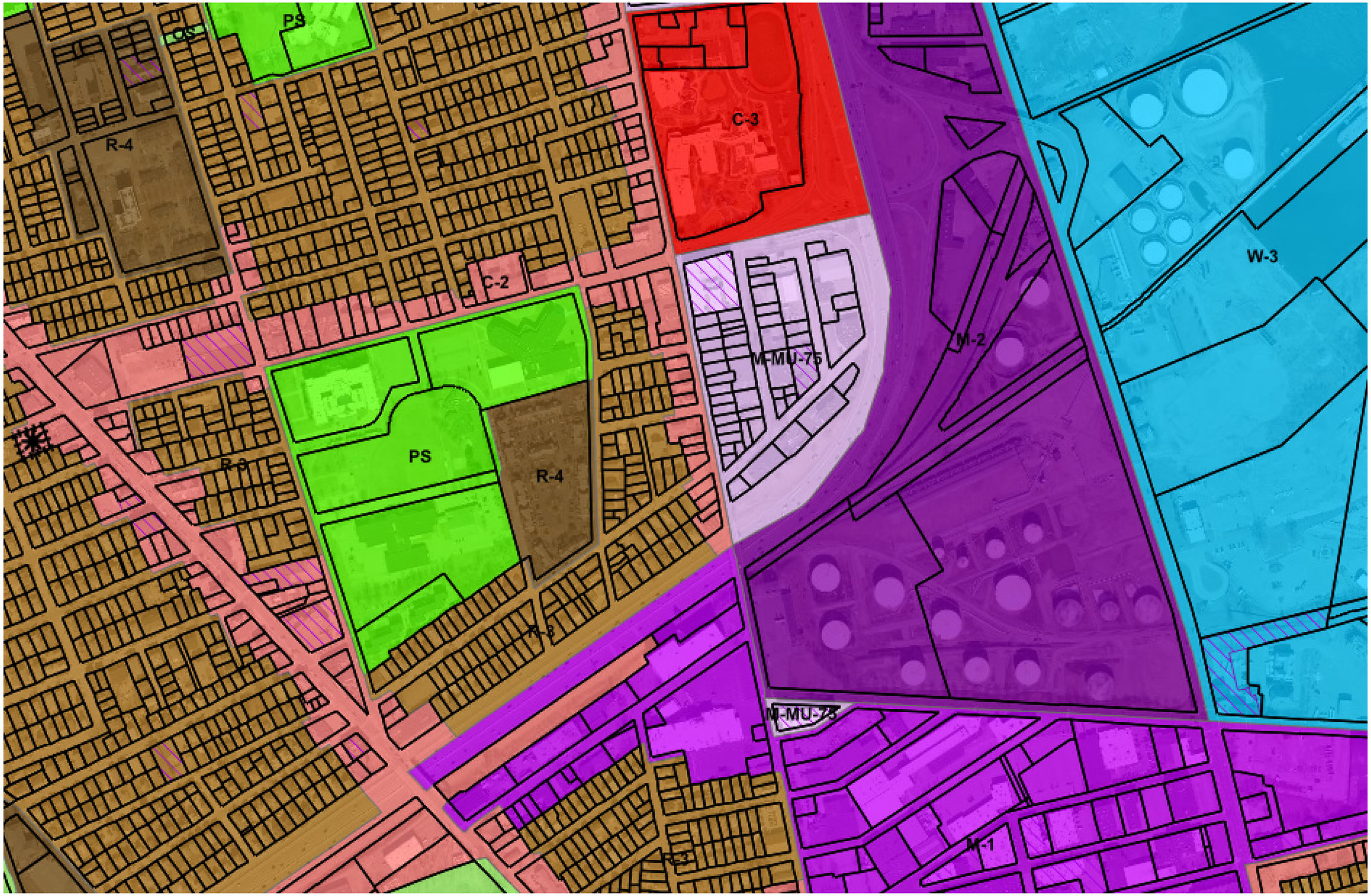

**ROGER WILLIAMS MIDDLE SCHOOL**

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Providence Schools

OVERALL CAMPUS PLAN

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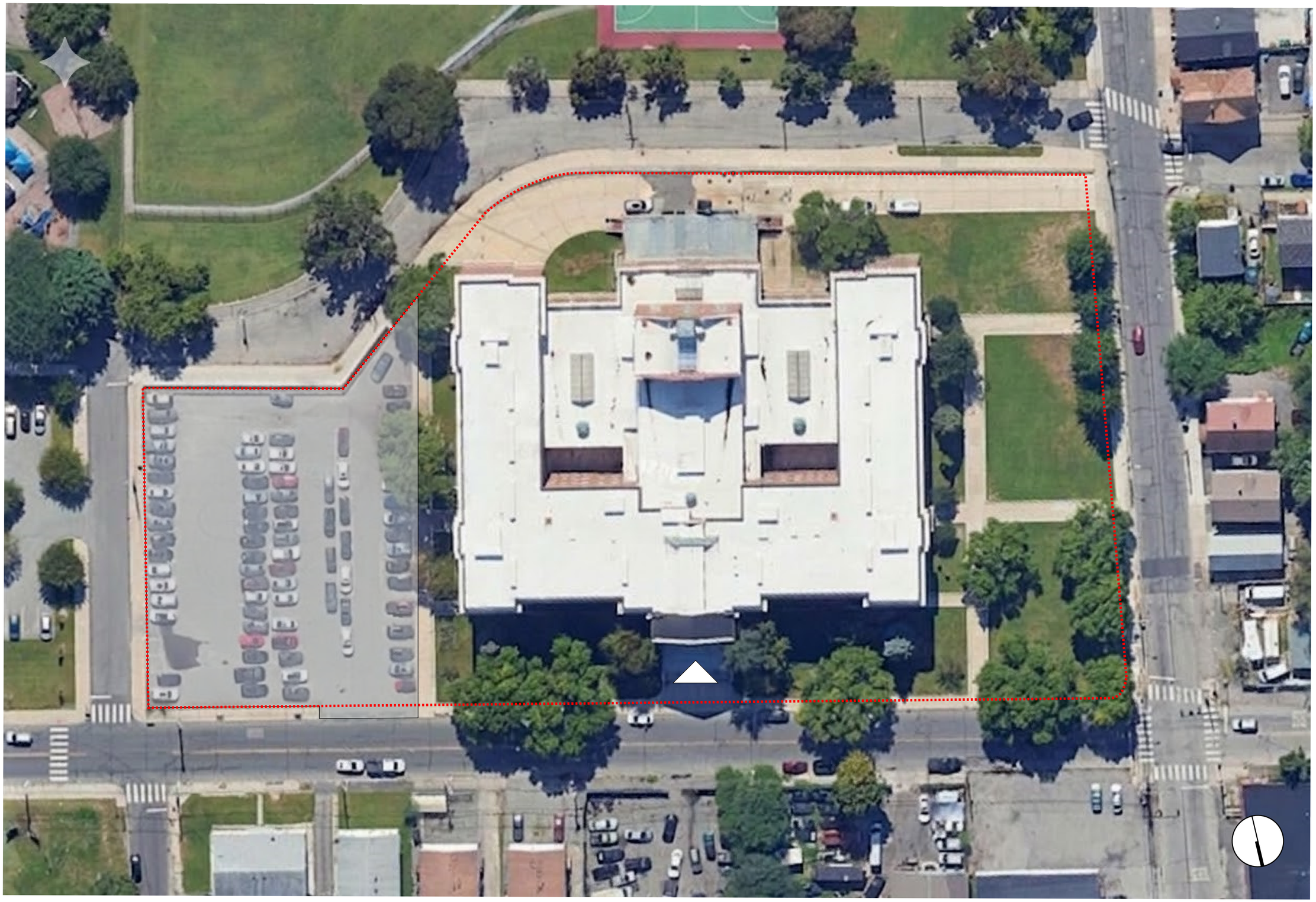

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ZONING PLAN

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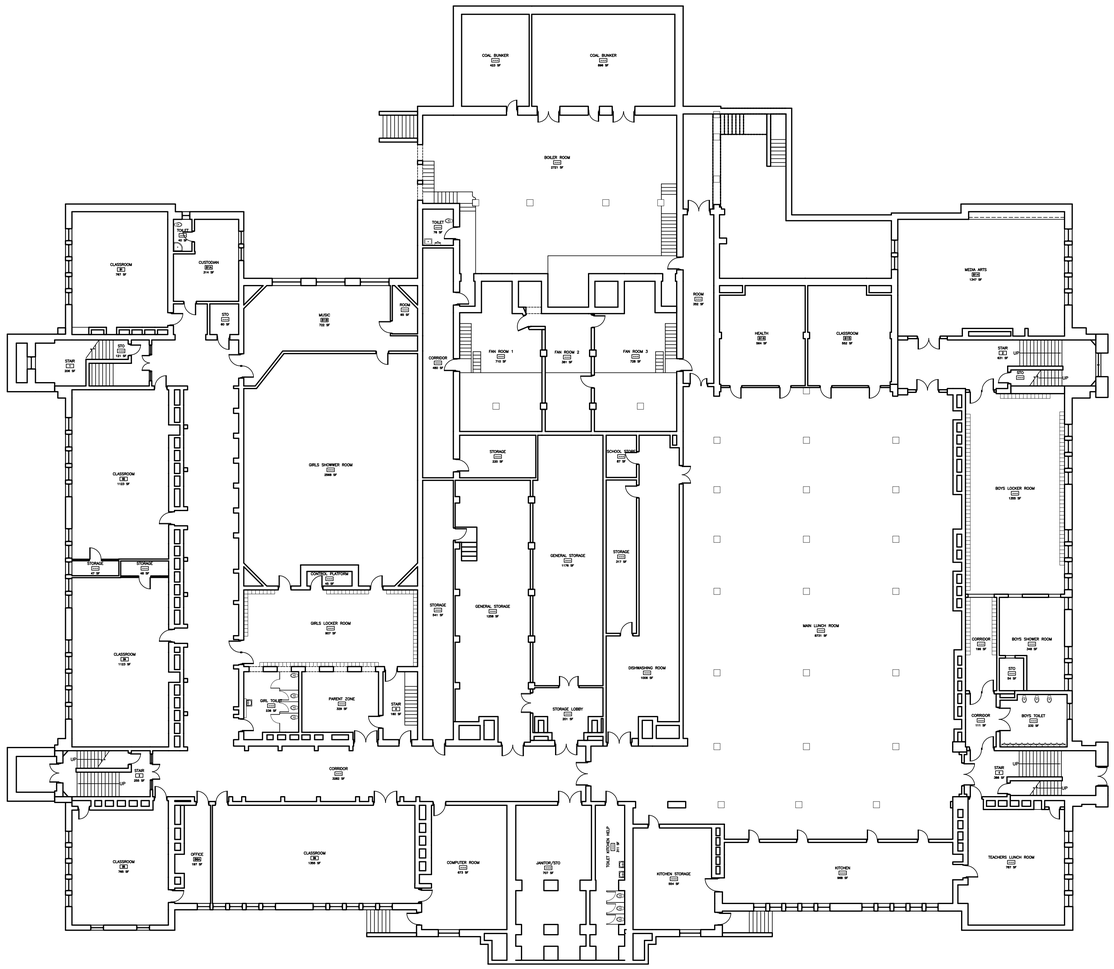
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SITE IMAGE

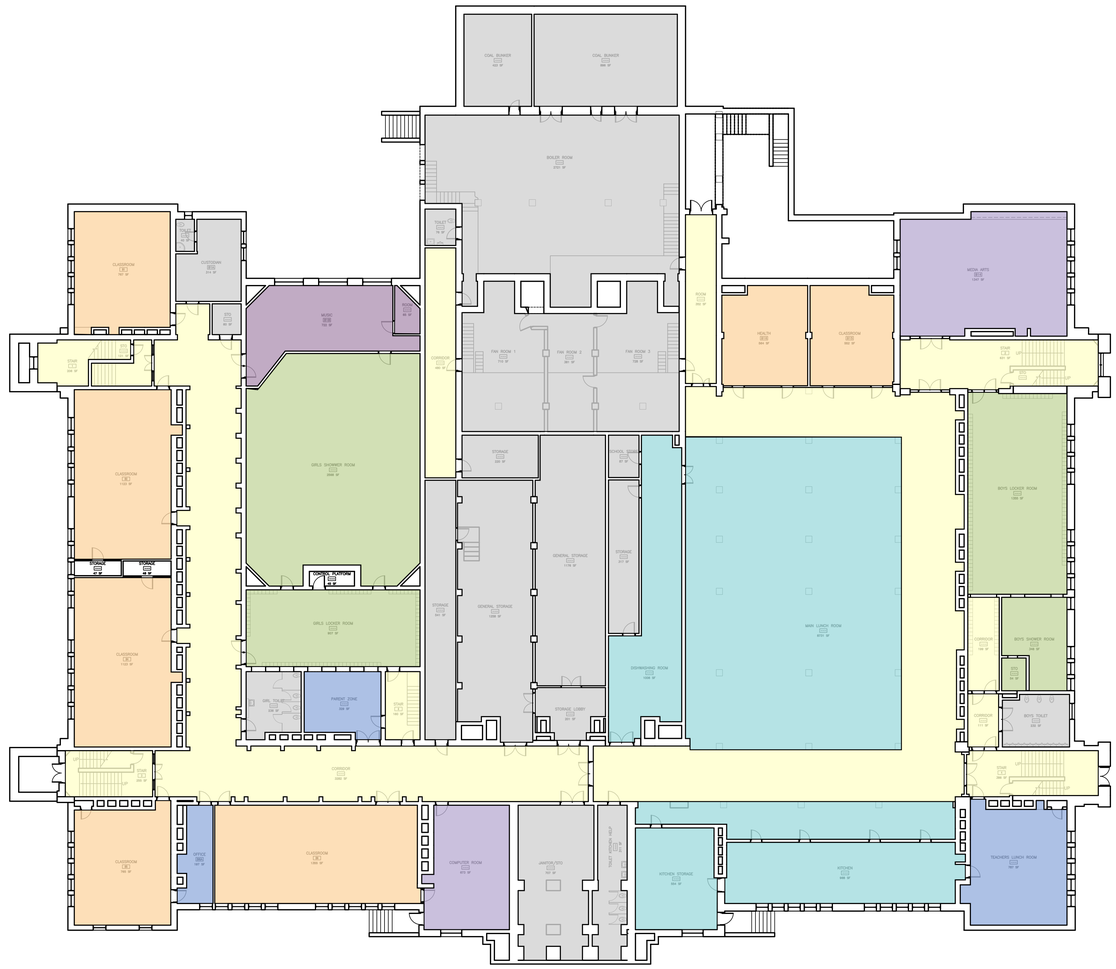
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ROGER WILLIAMS MIDDLE SCHOOL BASEMENT FLOOR PLAN

Scale: 1/16" = 1'-0"

ORGINAL BASE PLAN




ROGER WILLIAMS MIDDLE SCHOOL BASEMENT FLOOR PLAN

Scale: 1/16" = 1'-0"

COLORED BASE PLAN

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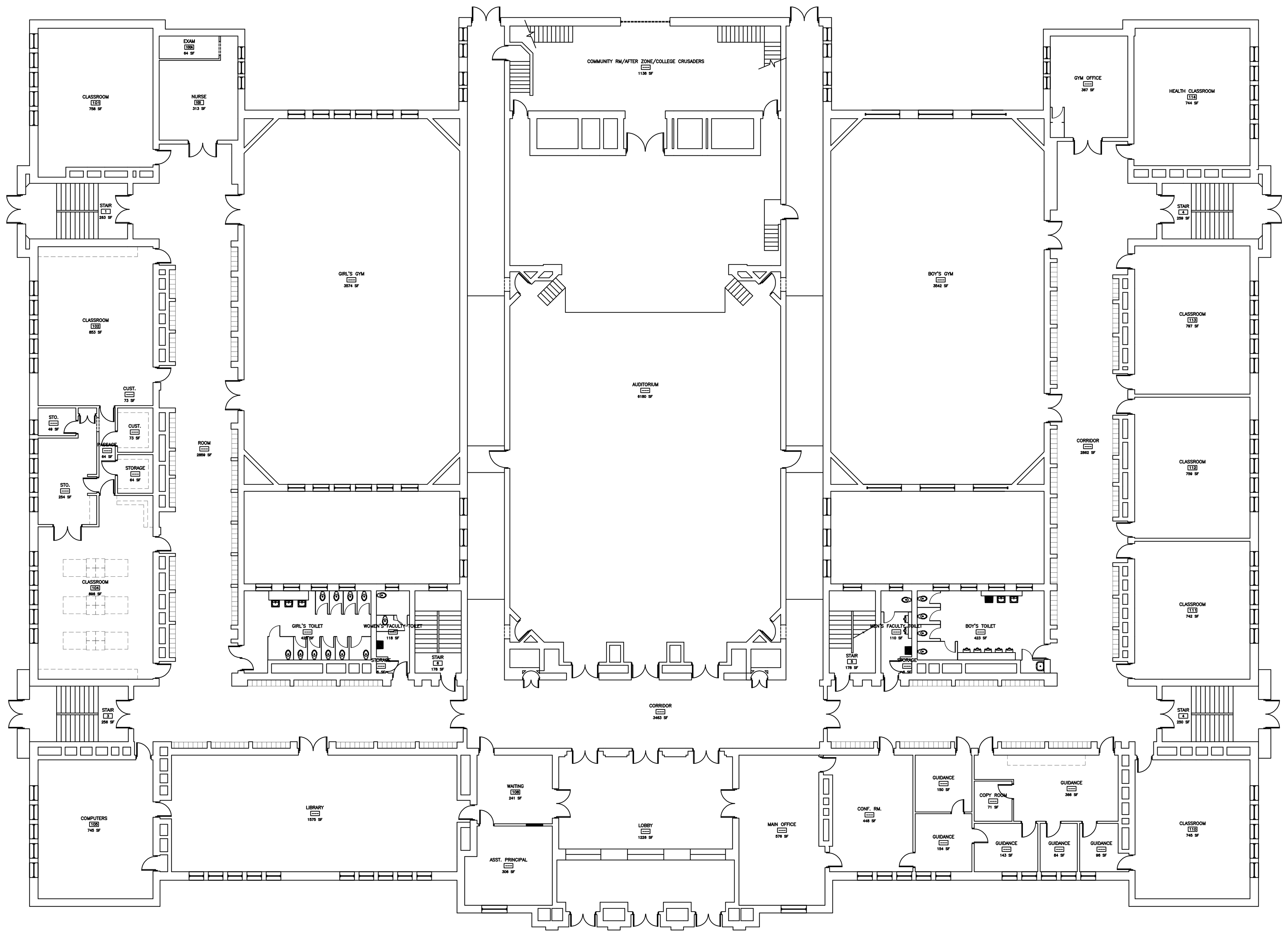
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EXISTING LOWER LEVEL FLOOR PLAN

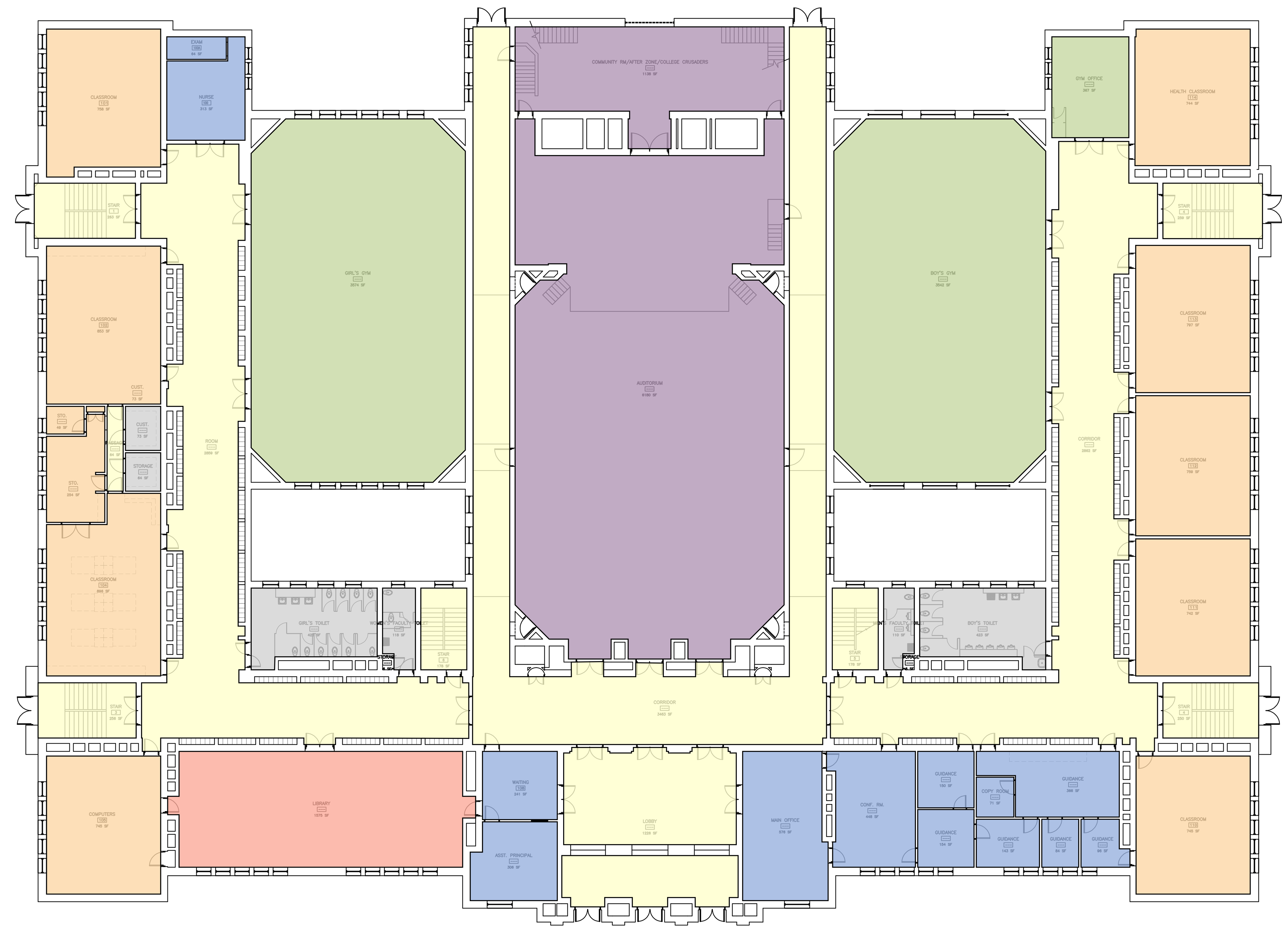
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ROGER WILLIAMS MIDDLE SCHOOL FIRST FLOOR PLAN

Scale: 1/16" = 1'-0"

ORGINAL BASE PLAN



ROGER WILLIAMS MIDDLE SCHOOL FIRST FLOOR PLAN

Scale: 1/16" = 1'-0"

COLORED BASE PLAN

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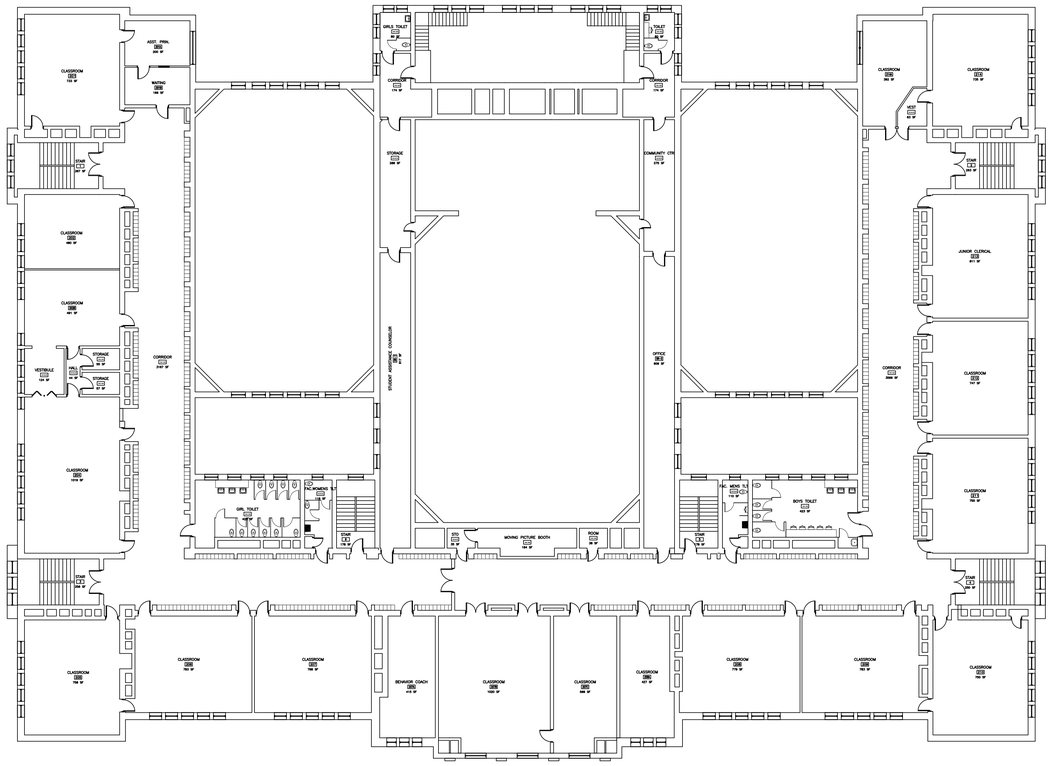
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EXISTING FIRST FLOOR PLAN

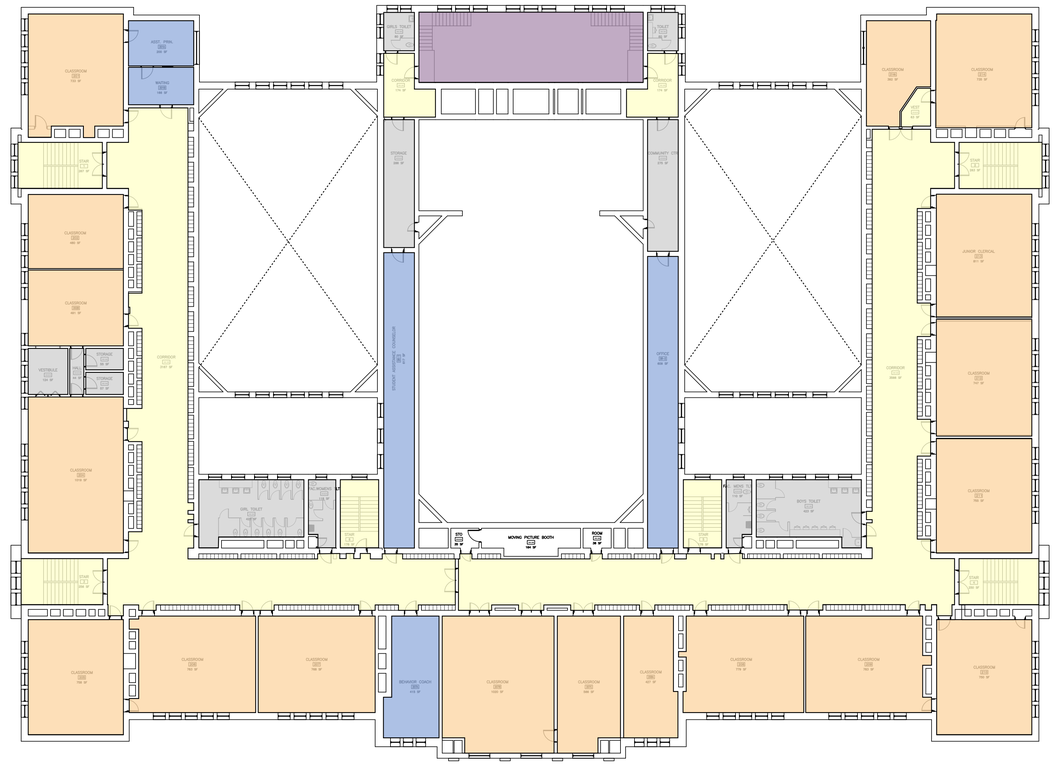
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ROGER WILLIAMS MIDDLE SCHOOL SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

ORGINAL BASE PLAN




ROGER WILLIAMS MIDDLE SCHOOL SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

COLORED BASE PLAN

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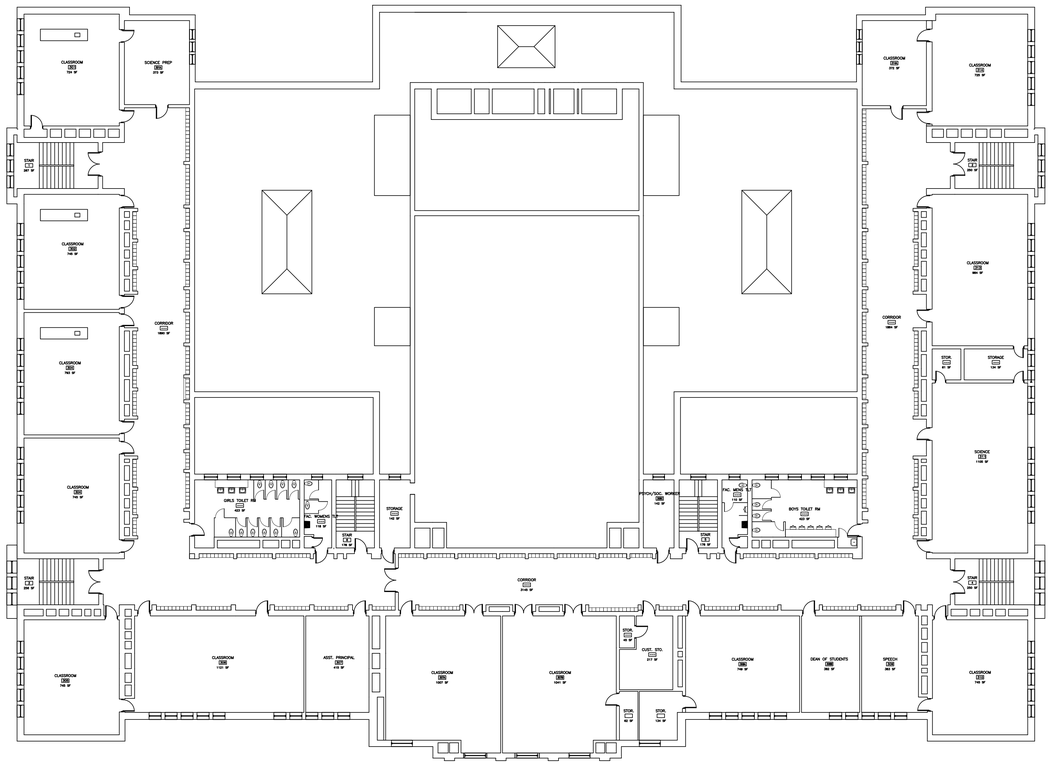
**ROGER WILLIAMS MIDDLE SCHOOL**

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Providence Schools

EXISTING SECOND FLOOR PLAN

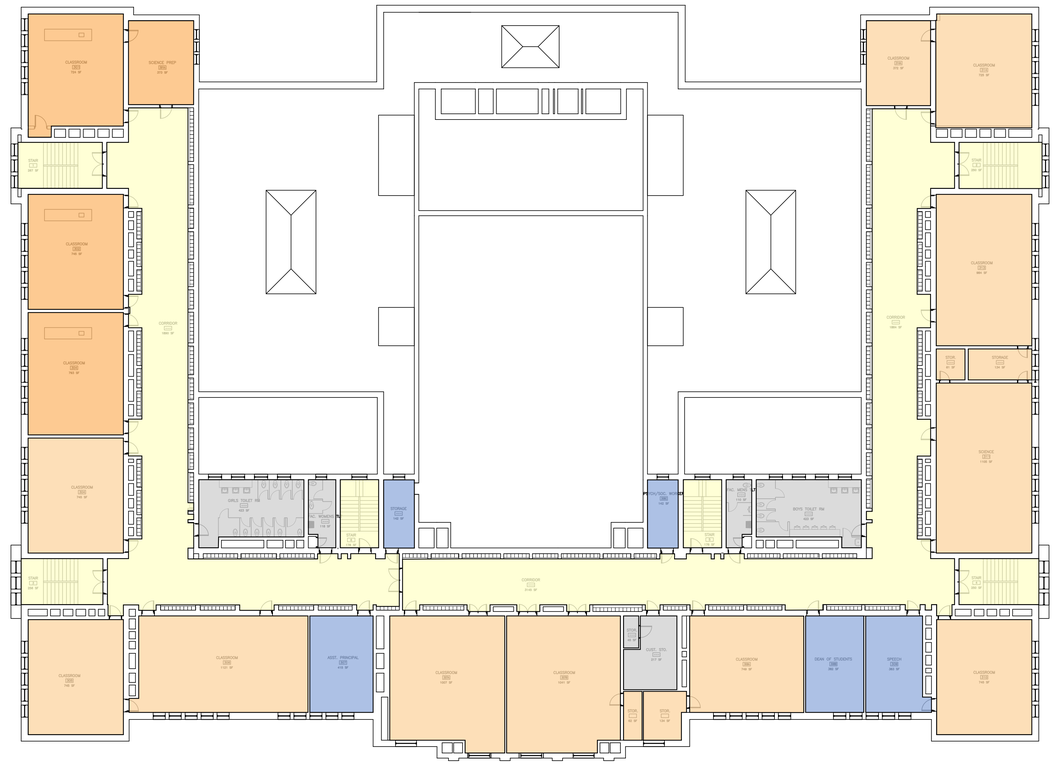
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ROGER WILLIAMS MIDDLE SCHOOL THIRD FLOOR PLAN

Scale: 1/16" = 1'-0"

ORGINAL BASE PLAN




ROGER WILLIAMS MIDDLE SCHOOL THIRD FLOOR PLAN

Scale: 1/16" = 1'-0"

COLORED BASE PLAN

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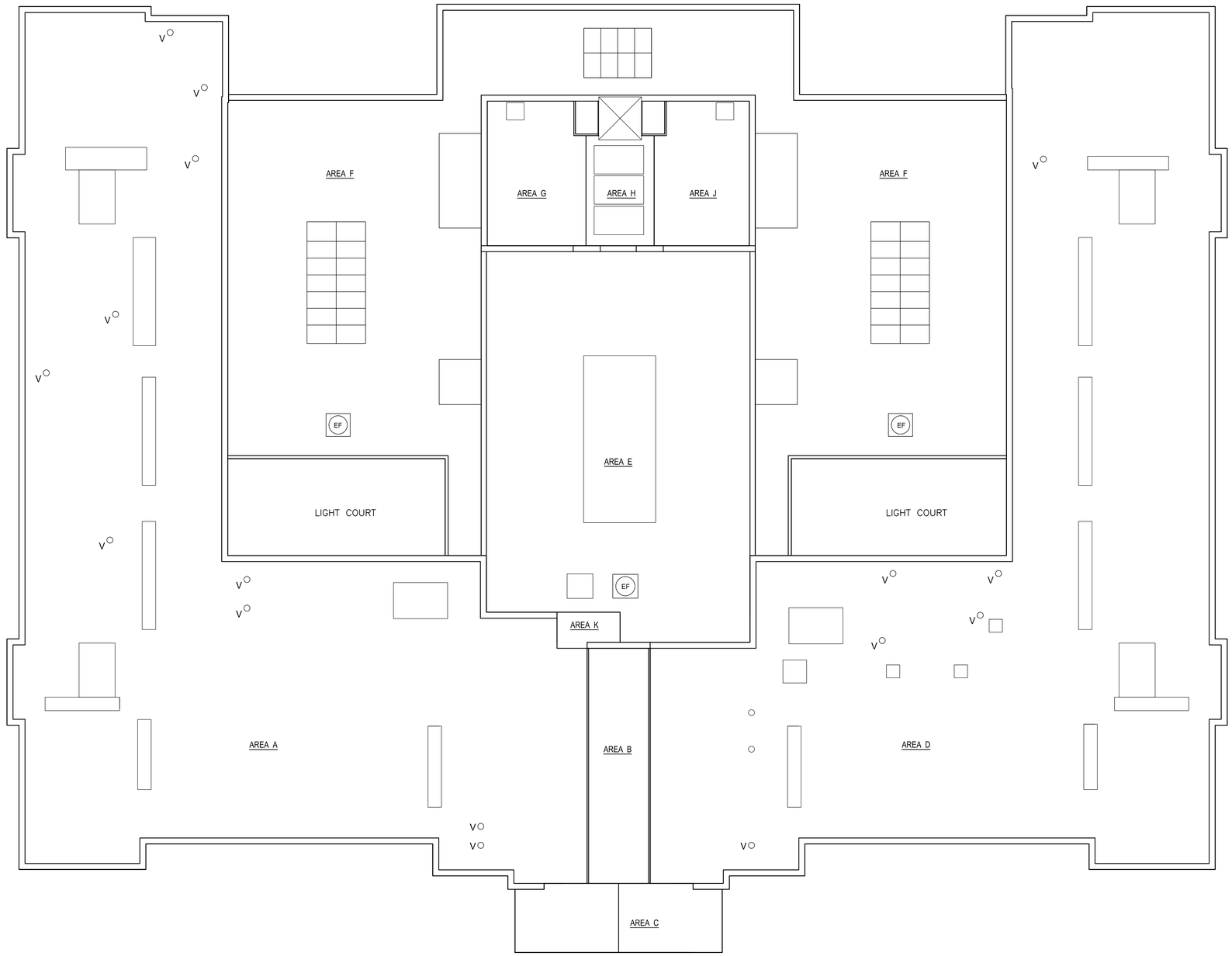
# ROGER WILLIAMS MIDDLE SCHOOL

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EXISTING THIRD FLOOR PLAN

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ORGINAL BASE PLAN

**ROGER WILLIAMS MIDDLE SCHOOL**

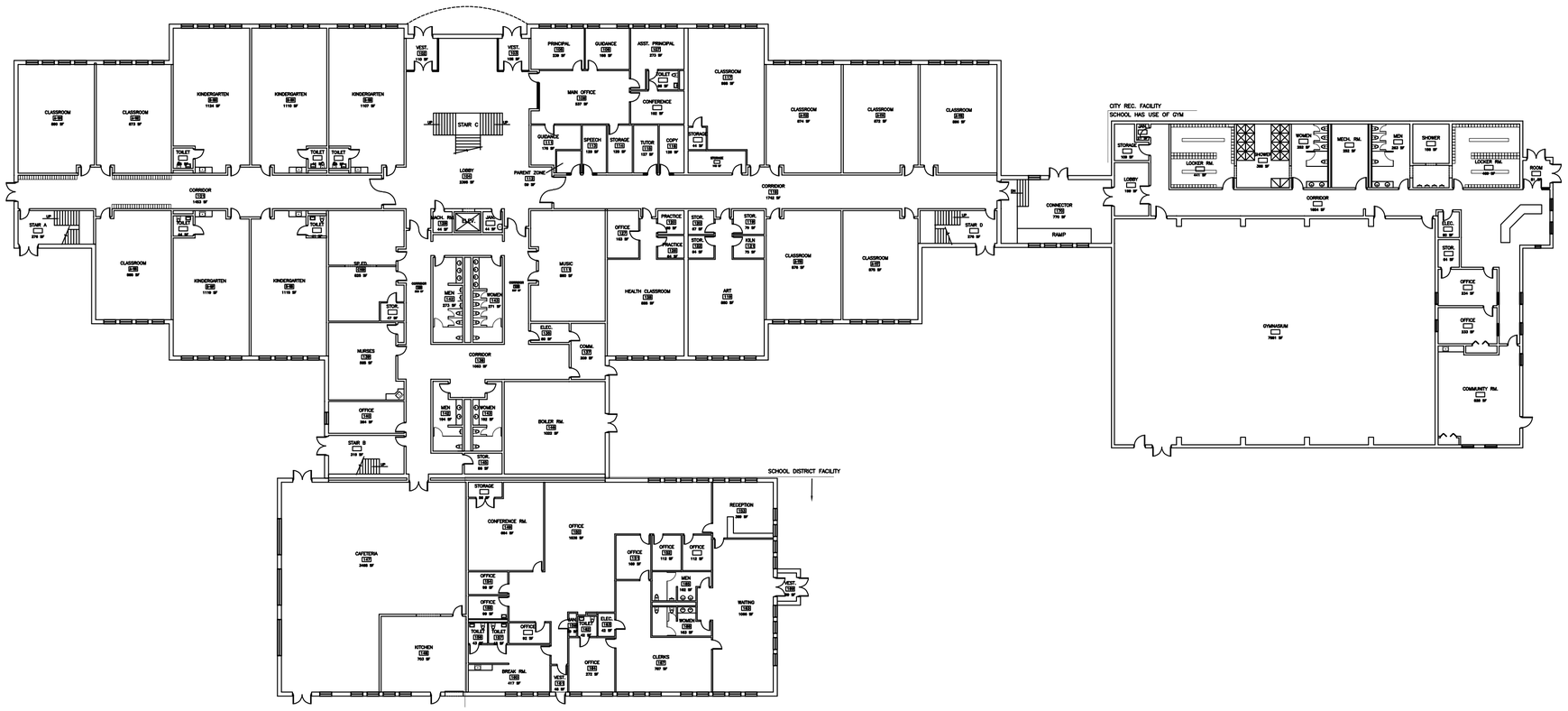
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EXISTING ROOF PLAN

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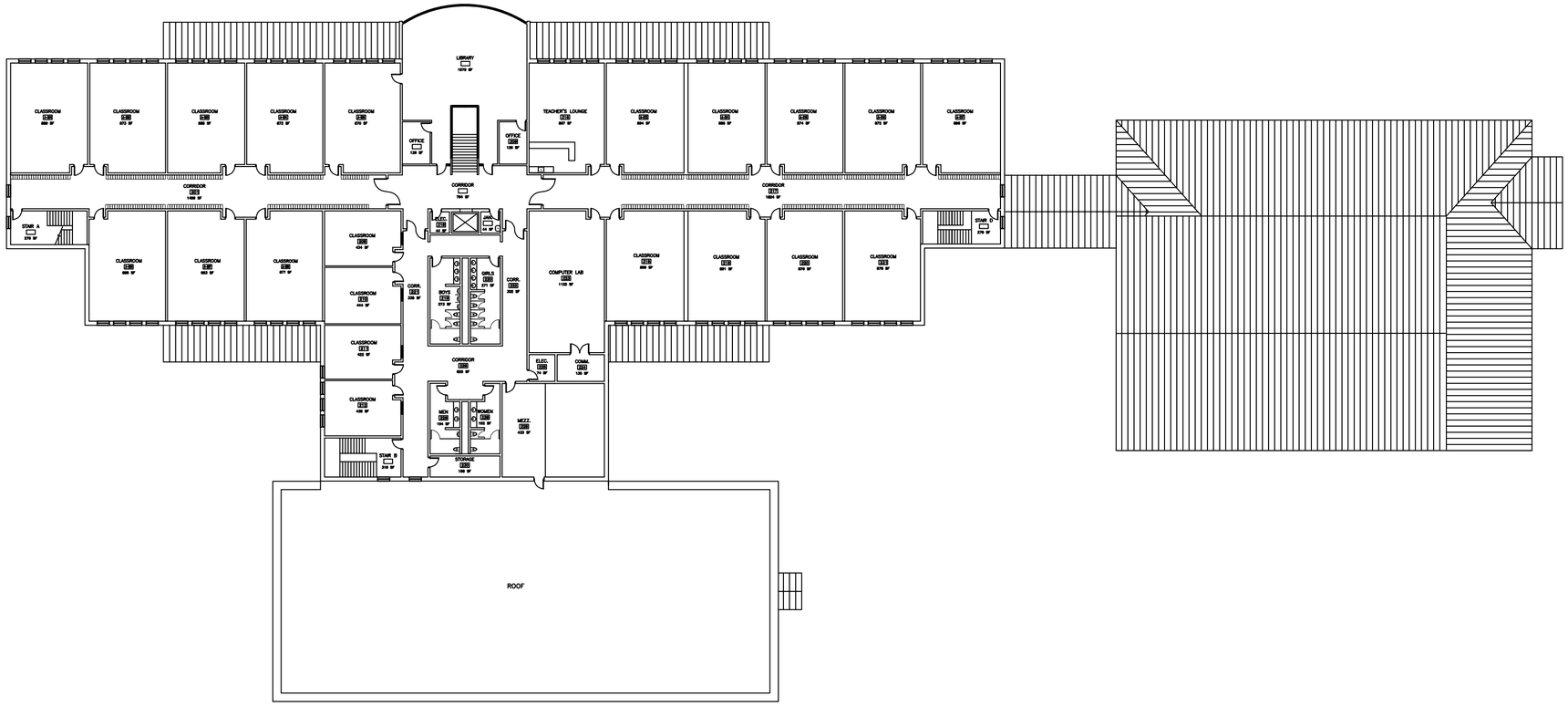
# Base Plan - originally from StudioJaed




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

# Base Plan - originally from StudioJaed




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL SECOND FLOOR PLAN

Scale: 1/32" = 1'-0"

# Base Plan - color coded

**Projects**

Roger Williams/Young Woods PK-8

The district is proposing to create a two campus PK-8 in the vicinity of Young Woods and Roger Williams. The proposed combined school would be a four track K-8, with 10 PK classrooms to support a "hub" for special education PK. In addition to the PK-8 classrooms, the project would also ideally include therapeutic spaces, evaluation spaces, and clinician offices for the team that screens and evaluates PK students, which is currently located on half of the first floor at the PPSD central office (797 Westminster Street). The PK spaces would be in close proximity to the PPSD Registration Office, which shares the building with the current Young Woods Building and Rollins Recreation Center. In conjunction with the City, the project could explore rehabilitation of the gymnasium that is housed at the recreation center and used by the Young Woods School.

The preliminary concept assumes that the PK evaluation spaces and PK-2 classes would be located at the site of Young Woods with grades 3-8 located at the site of the current Roger Williams. It is worth exploring whether other space configurations utilizing the existing park could be considered to minimize the distance between the buildings.

*Key questions to consider*

- Based on the program identified above, would the proposed PK evaluation spaces and PK-2 spaces fit on the site of Young Woods and would a 3-8 campus fit on the site of Roger Williams? Are there any alternative space configurations that might improve upon this concept, particularly minimizing the distance between buildings?
    - Given the large number of PKs and the need to have ground level access, are there any concerns about the Young Woods site?
- Based on the answer to the above, what would the scope of work at Young Woods be given that the school is in an acceptable condition? Would both campuses need to use swing space during construction?
- What would the proposed budget be for this project?




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SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

***YOUNG & WOODS SCHOOL***
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# Base Plan - color coded

**Projects**

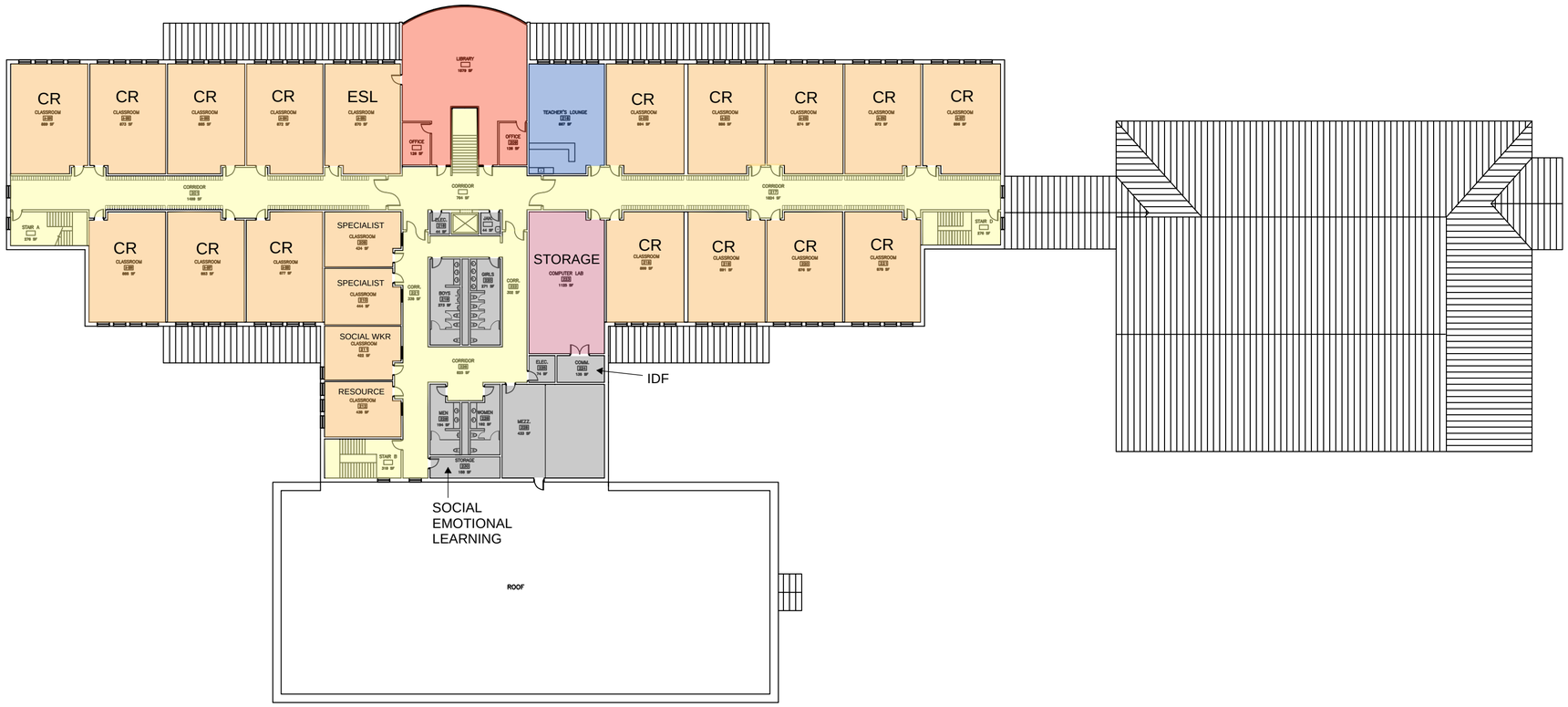
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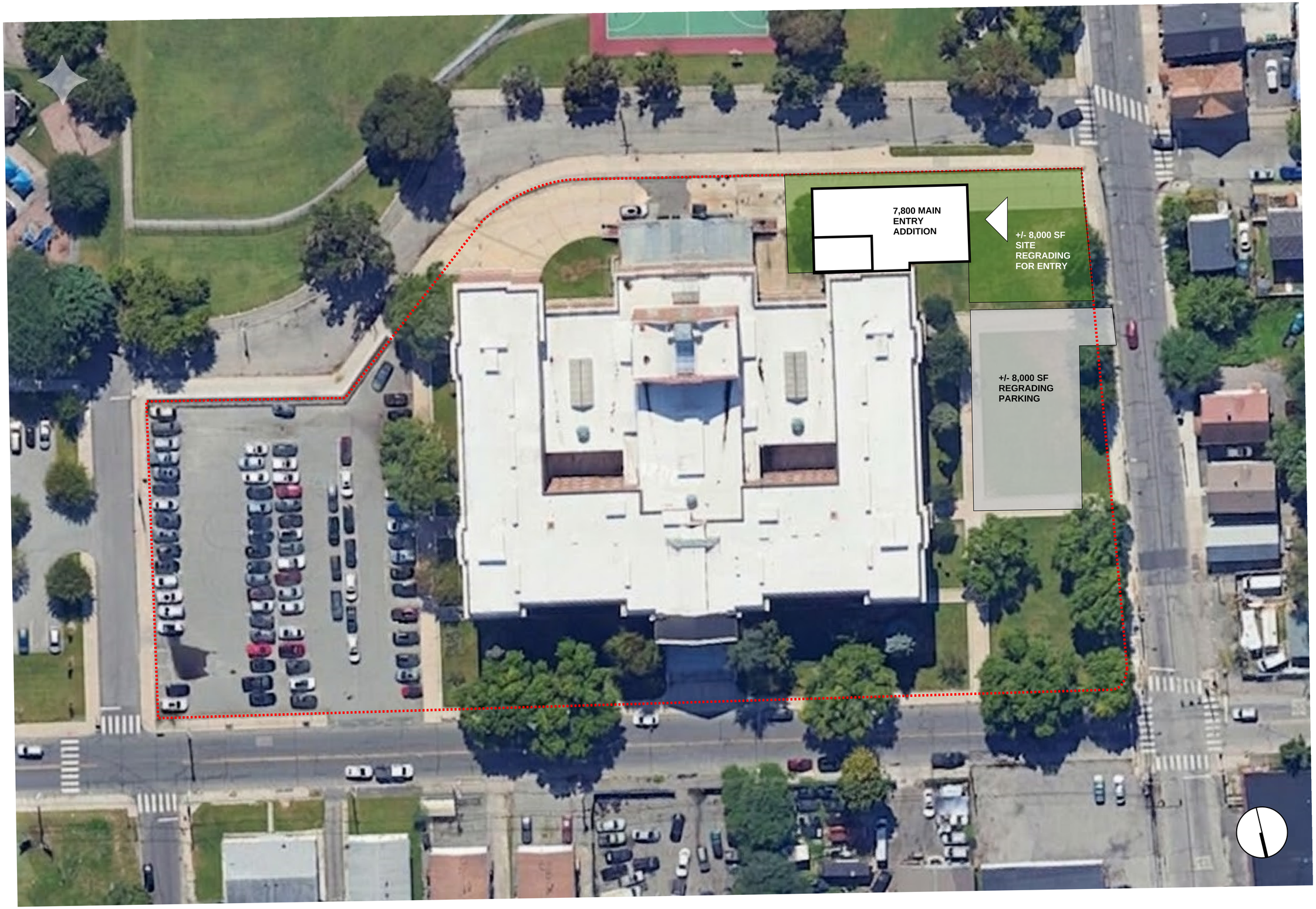



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SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL SECOND FLOOR PLAN

Scale: 1/32" = 1'-0"

# Roger Williams MS & Young & Woods ES
# Option 1




***ROGER WILLIAMS MIDDLE SCHOOL***

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OPTION 1 SITE PLAN

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ROGER WILLIAMS MIDDLE SCHOOL BASEMENT FLOOR PLAN
Scale: 1/16" = 1'-0"

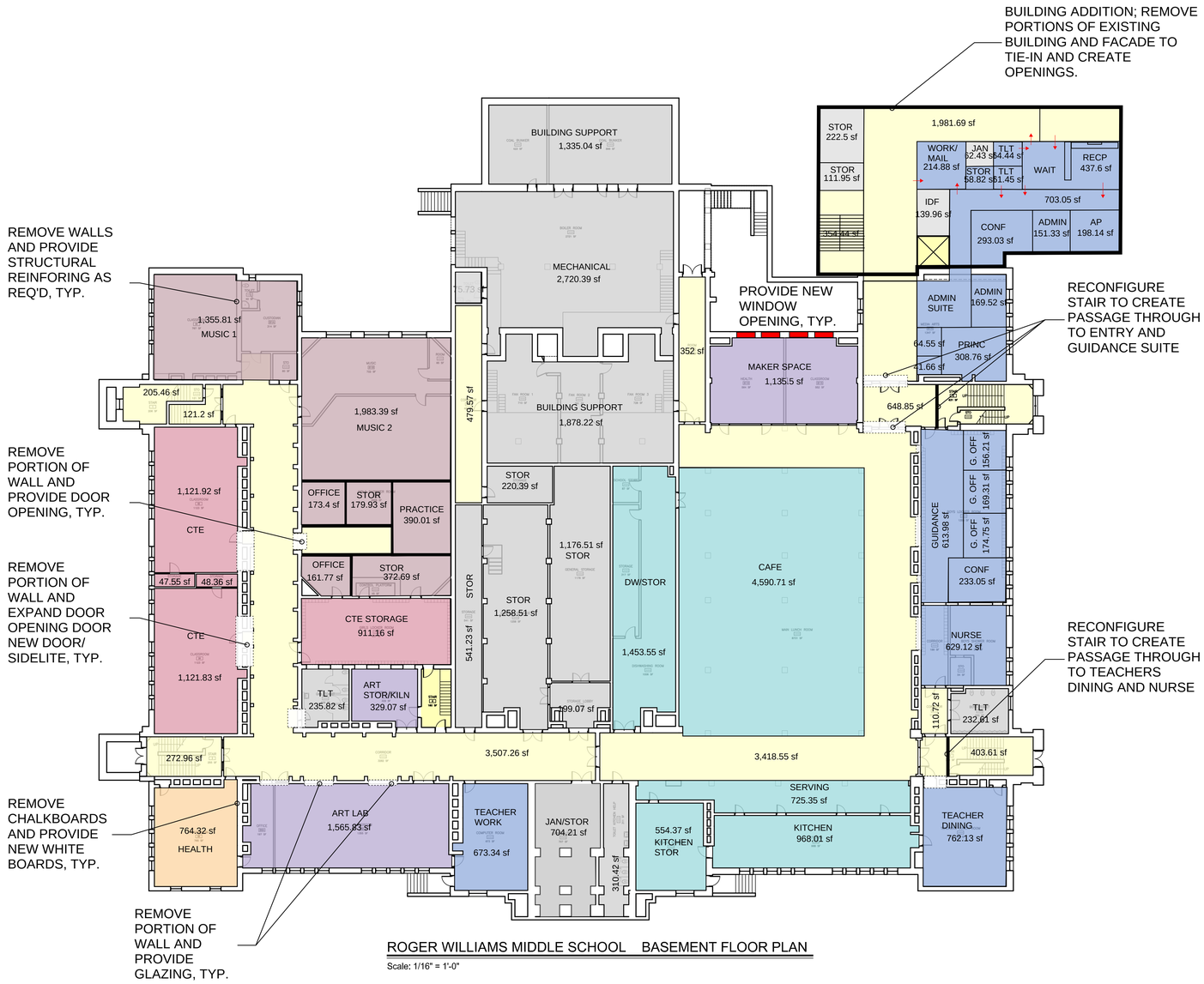
HEAVY RENOVATIONS **(+/- 22,000 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS **(+/- 23,000SF)**
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS
(Renovation, Repair, or replacement of Historic Elements (Refer to narrative). Replacing MEPFP systems & finishes)

ADDITION **(4,500 SF)**
(New construction)

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ROGER WILLIAMS MIDDLE SCHOOL BASEMENT FLOOR PLAN
Scale: 1/16" = 1'-0"

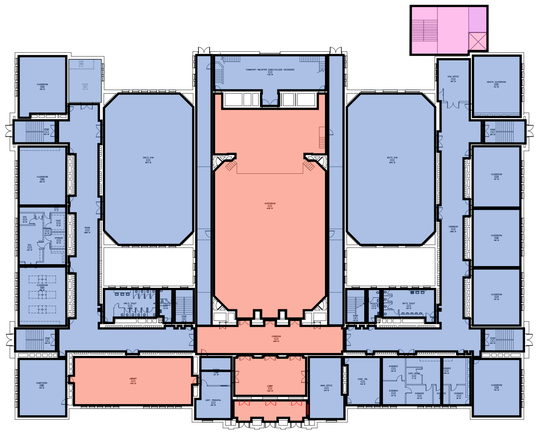
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## 278 THURBERS AVE, PROVIDENCE, RI 02905

Providence Schools

LOWER LVL FLOOR PLAN - OPTION 1


SLAM
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Providence, RI
Phone: 401 563 7046
www.slamcoll.com



ROGER WILLIAMS MIDDLE SCHOOL FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

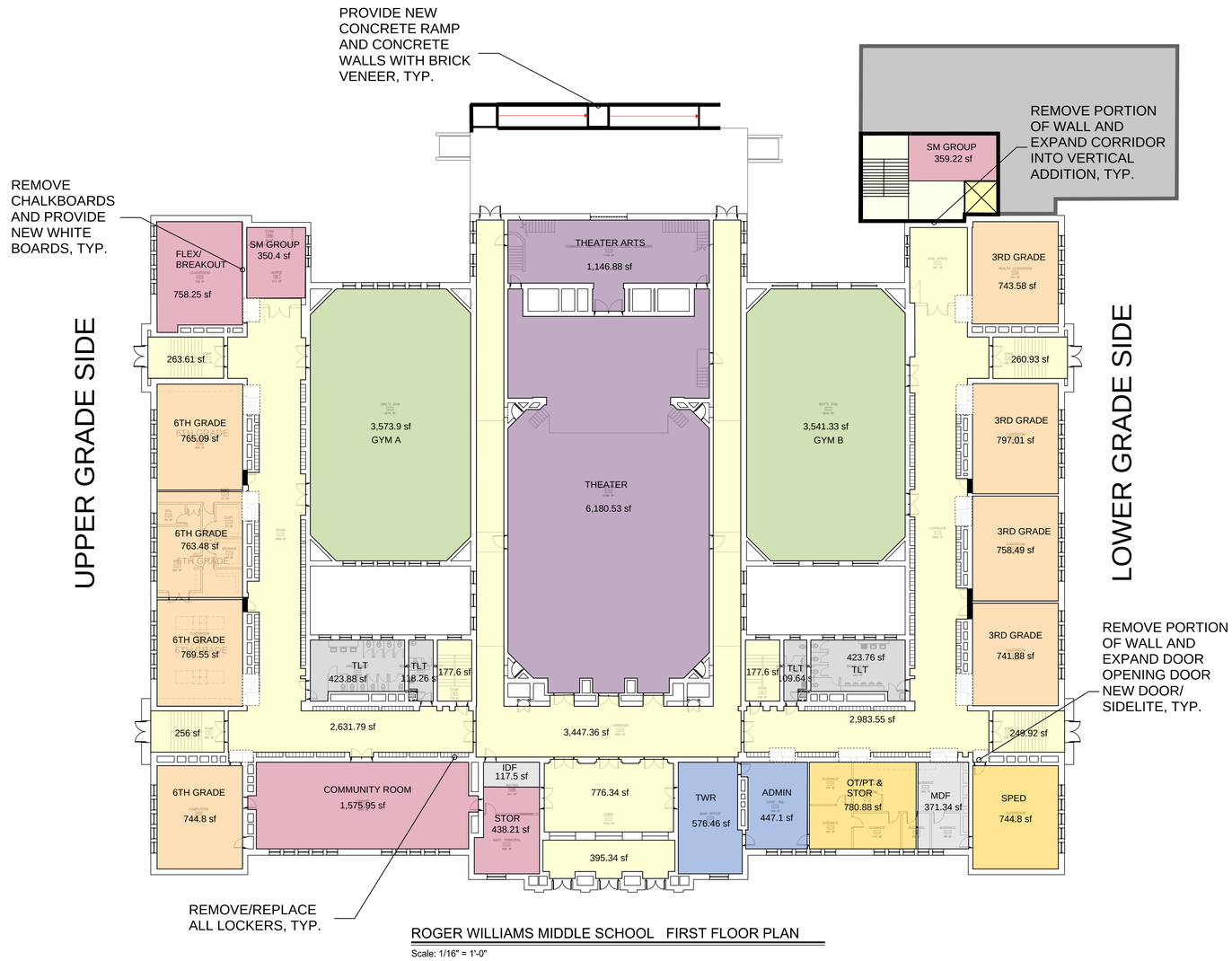
HEAVY RENOVATIONS **(+/- 31,000 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS
**(+/- 11,000 SF)**
(Renovation, Repair, or replacement of Historic Elements (Refer to narrative). Replacing MEPFP systems & finishes)

ADDITION **(1,050 SF)**
(New construction)

| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
| PERF. ARTS |
| LIBRARY/MEDIA |
| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |




ROGER WILLIAMS MIDDLE SCHOOL FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

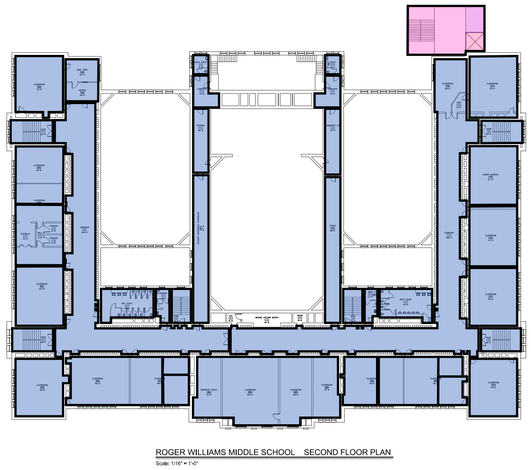
# ROGER WILLIAMS MIDDLE SCHOOL

**278 THURBERS AVE, PROVIDENCE, RI 02905**

Providence Schools

FIRST FLOOR PLAN - OPTION 1


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Phone: 401 563.7046
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ROGER WILLIAMS MIDDLE SCHOOL SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

HEAVY RENOVATIONS **(+/-23,750 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS
(Renovation, Repair, or replacement of Historic Elements (Refer to narrative). Replacing MEPFP systems & finishes)

ADDITION **(1,050 SF)**
(New construction)

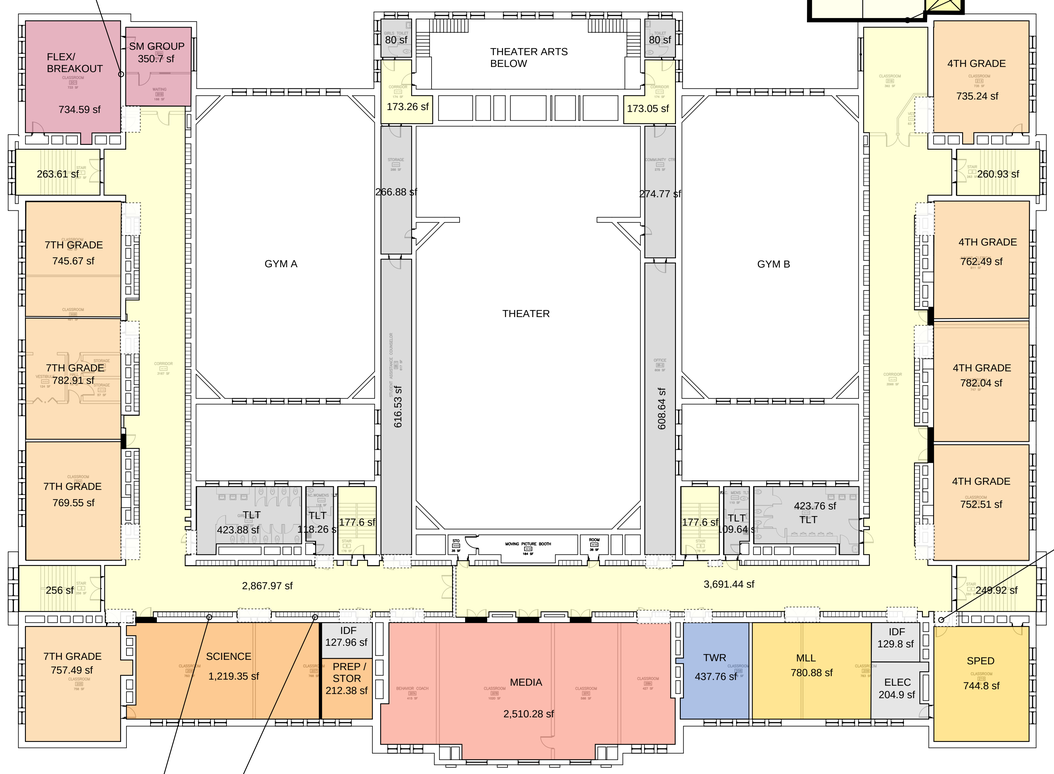
| |
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| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
| PERF. ARTS |
| LIBRARY/MEDIA |
| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

REMOVE CHALKBOARDS AND PROVIDE NEW WHITE BOARDS, TYP.

REMOVE PORTION OF WALL AND EXPAND CORRIDOR INTO VERTICAL ADDITION, TYP.

UPPER GRADE SIDE

LOWER GRADE SIDE




REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE/REPLACE ALL LOCKERS, TYP.

ROGER WILLIAMS MIDDLE SCHOOL SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

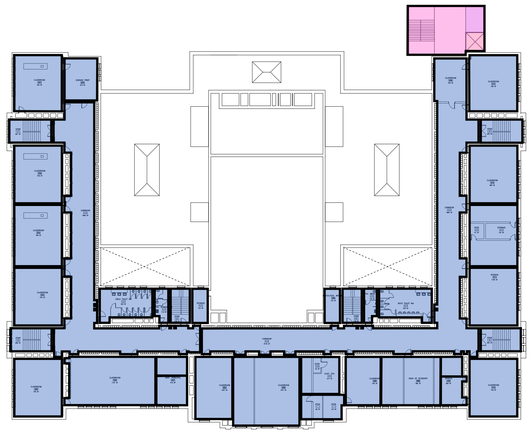
# ROGER WILLIAMS MIDDLE SCHOOL

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Providence Schools

SECOND FLOOR PLAN - OPTION 1


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ROGER WILLIAMS MIDDLE SCHOOL THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"

HEAVY RENOVATIONS **(+/-23,750 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS
(Renovation, Repair, or replacement of Historic Elements (Refer to narrative). Replacing MEPFP systems & finishes)

ADDITION **(1,050 SF)**
(New construction)

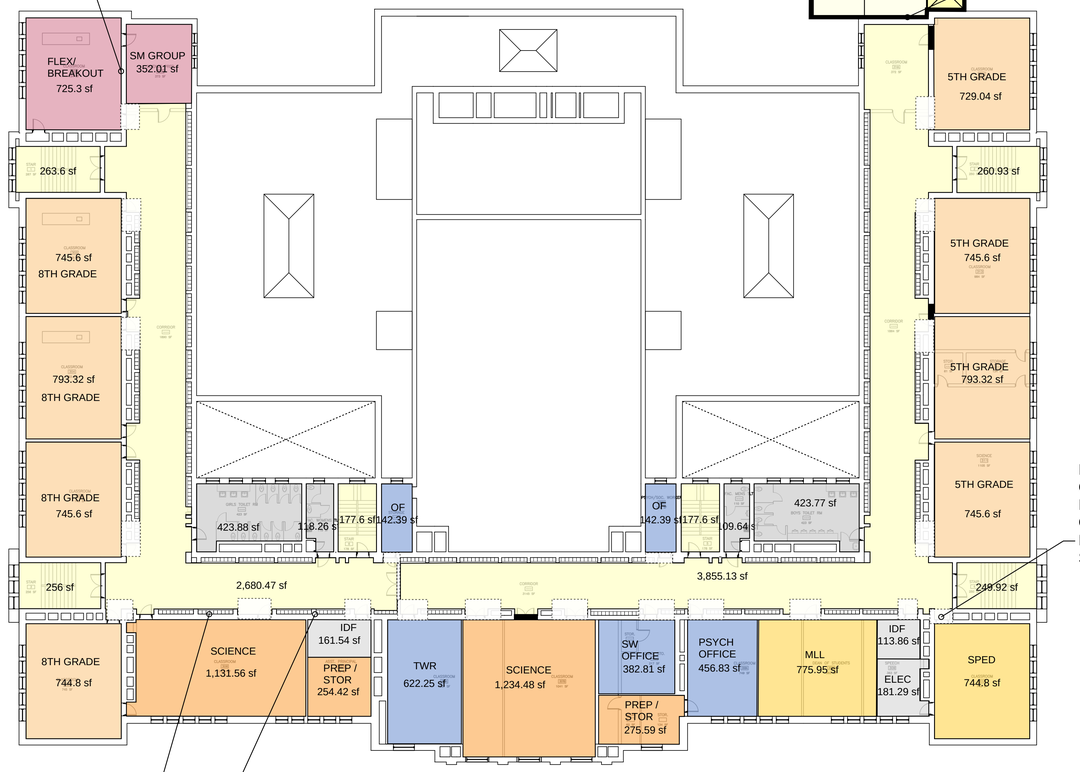
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|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
| PERF. ARTS |
| LIBRARY/MEDIA |
| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

REMOVE CHALKBOARDS AND PROVIDE NEW WHITE BOARDS, TYP.

REMOVE PORTION OF WALL AND EXPAND CORRIDOR INTO VERTICAL ADDITION, TYP.

UPPER GRADE SIDE

LOWER GRADE SIDE




REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE/REPLACE ALL LOCKERS, TYP.

ROGER WILLIAMS MIDDLE SCHOOL THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"

# ROGER WILLIAMS MIDDLE SCHOOL

**278 THURBERS AVE, PROVIDENCE, RI 02905**

Providence Schools

## THIRD FLOOR PLAN - OPTION 1


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# Option 1

**Projects**

Roger Williams/Young Woods PK-8

The district is proposing to create a two campus PK-8 in the vicinity of Young Woods and Roger Williams. The proposed combined school would be a four track K-8, with 10 PK classrooms to support a "hub" for special education PK. In addition to the PK-8 classrooms, the project would also ideally include therapeutic spaces, evaluation spaces, and clinician offices for the team that screens and evaluates PK students, which is currently located on half of the first floor at the PPSD central office (797 Westminster Street). The PK spaces would be in close proximity to the PPSD Registration Office, which shares the building with the current Young Woods Building and Rollins Recreation Center. In conjunction with the City, the project could explore rehabilitation of the gymnasium that is housed at the recreation center and used by the Young Woods School.

The preliminary concept assumes that the PK evaluation spaces and PK-2 classes would be located at the site of Young Woods with grades 3-8 located at the site of the current Roger Williams. It is worth exploring whether other space configurations utilizing the existing park could be considered to minimize the distance between the buildings.

*Key questions to consider*

- Based on the program identified above, would the proposed PK evaluation spaces and PK-2 spaces fit on the site of Young Woods and would a 3-8 campus fit on the site of Roger Williams? Are there any alternative space configurations that might improve upon this concept, particularly minimizing the distance between buildings?
    - Given the large number of PKs and the need to have ground level access, are there any concerns about the Young Woods site?
- Based on the answer to the above, what would the scope of work at Young Woods be given that the school is in an acceptable condition? Would both campuses need to use swing space during construction?
- What would the proposed budget be for this project?




| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
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| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

# Option 1 Level of Renovation Plan

NO RENOVATIONS
(Space will remain as currently configured, no work required)

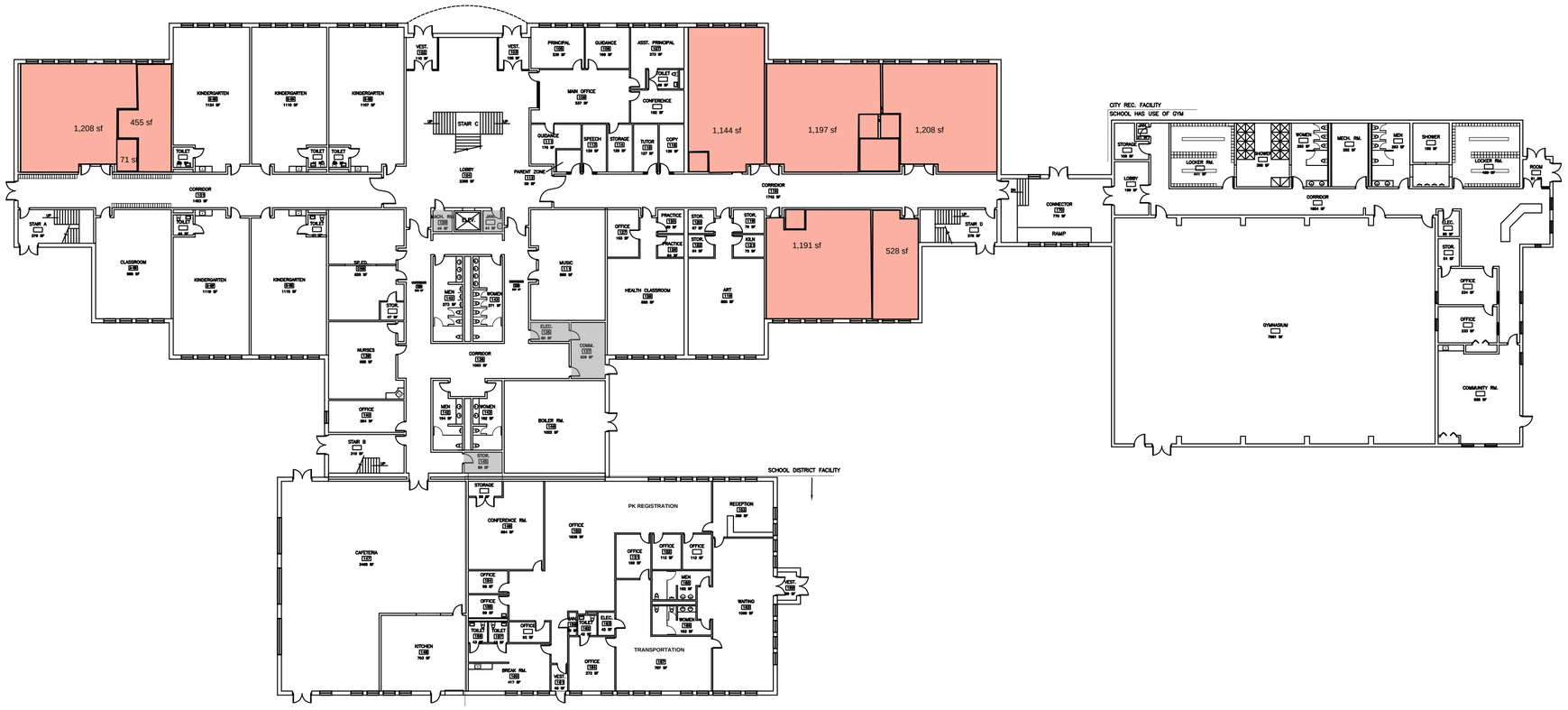
LIGHT RENOVATIONS
(Paint walls, replace flooring, new ceiling tiles)

MEDIUM RENOVATIONS
(Replace all finishes, new lighting, new xxxxxx)

7,726 SF

HEAVY RENOVATIONS
(Remove walls, replace mechanicals, replace electrical, new plumbing)

ADDITION
(New construction)




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

**YOUNG & WOODS SCHOOL**
**674 PRAIRIE AVE. , PROVIDENCE, RI 02905**

Providence Schools

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Providence, RI
Phone: 401 563.7046
www.slamcoll.com

# Option 1

**Projects**

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- What would the proposed budget be for this project?




| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
| PERF. ARTS |
| LIBRARY/MEDIA |
| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL SECOND FLOOR PLAN

Scale: 1/32" = 1'-0"




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# Option 1 Level of Renovation Plan

NO RENOVATIONS
(Space will remain as currently configured, no work required)

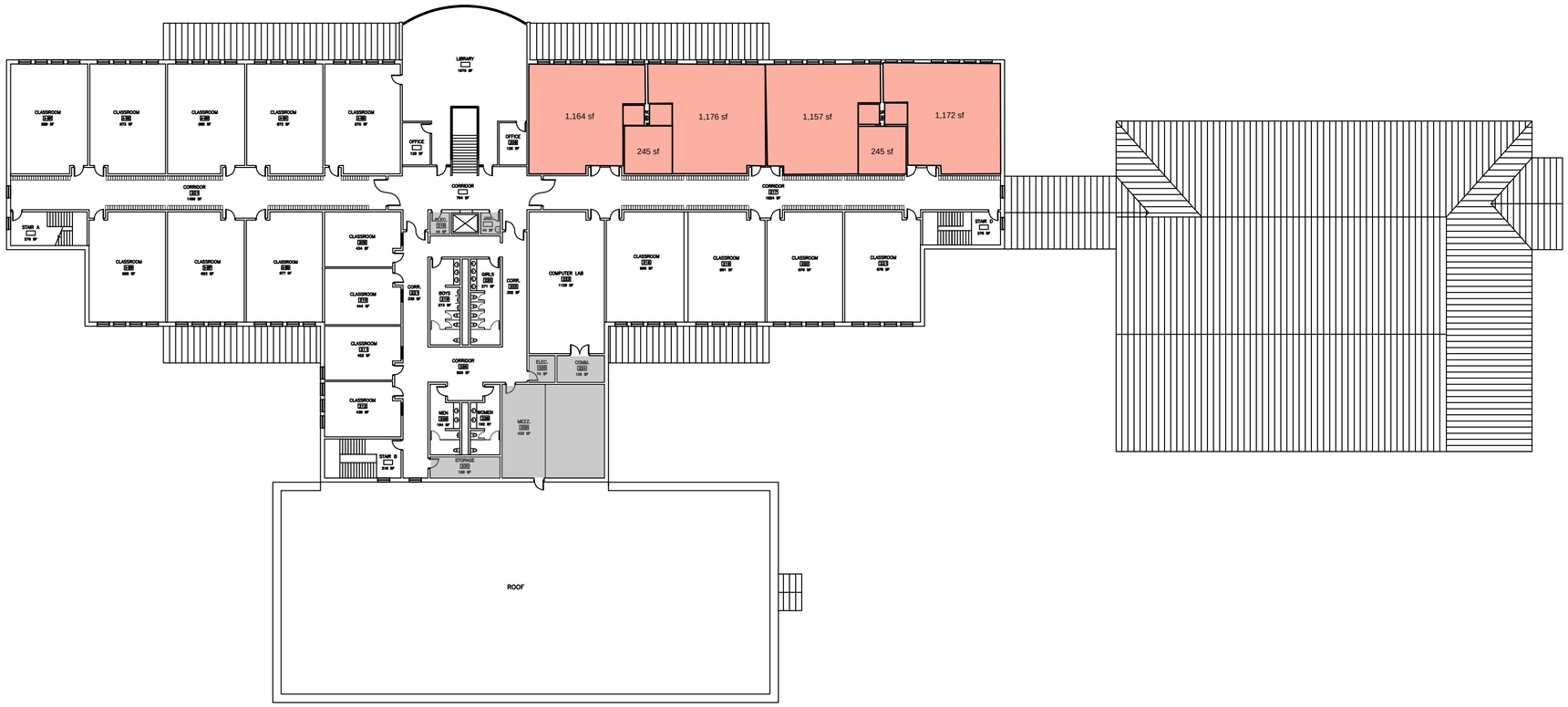
LIGHT RENOVATIONS
(Paint walls, replace flooring, new ceiling tiles)

MEDIUM RENOVATIONS
(Replace all finishes, new lighting, new xxxxxx)

5,650 SF

HEAVY RENOVATIONS
(Remove walls, replace mechanicals, replace electrical, new plumbing)

ADDITION
(New construction)




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL SECOND FLOOR PLAN

Scale: 1/32" = 1'-0"

***YOUNG & WOODS SCHOOL***
***674 PRAIRIE AVE. , PROVIDENCE, RI 02905***

Providence Schools

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# Cost Analysis – Option #1

## Roger Williams Middle School

- Renovation - 173,695 sf @ ($550/sf - $576/sf) = $95.5m - $100m
- Entry Addition – 7,650 sf @ ($941/sf - $1,006/sf) = $7.2m - $7.7m
- Sitework - $2.5m - $2.8m

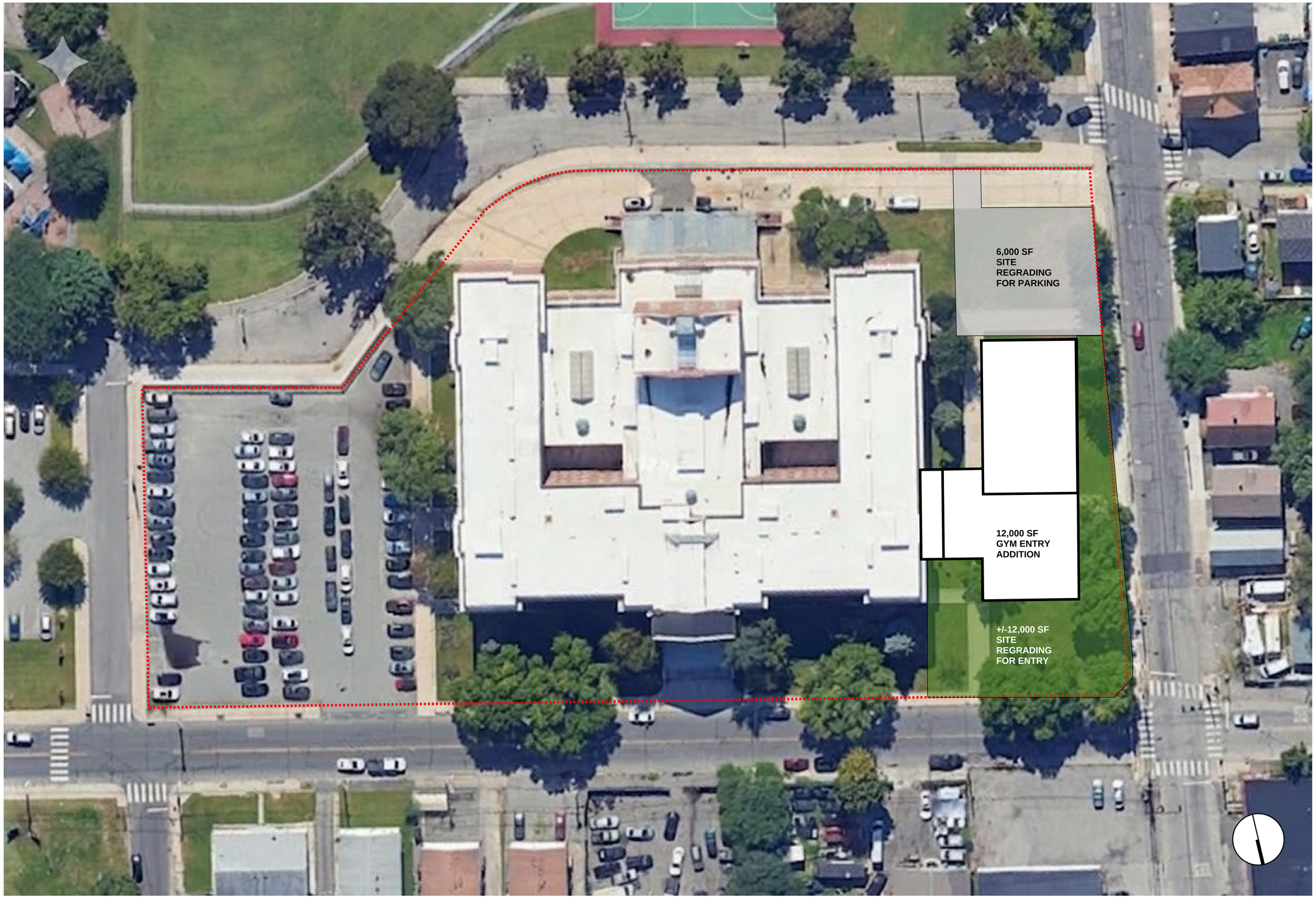
## Young Woods

Renovation (Heavy Only) 13,376 sf @ ($665/sf - $688/sf) = $8.9m - $9.8m

## Total Range = ($586/sf - $615/sf) $114.1m - $119.7m

# Roger Williams MS & Young & Woods ES

# Option 2



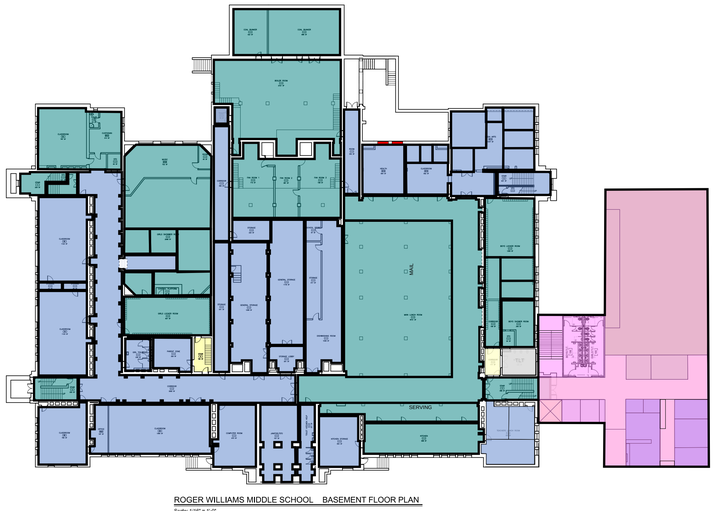

**ROGER WILLIAMS MIDDLE SCHOOL**

**278 THURBERS AVE, PROVIDENCE, RI 02905**

Providence Schools

OPTION 2 SITE PLAN

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www.slamcoll.com



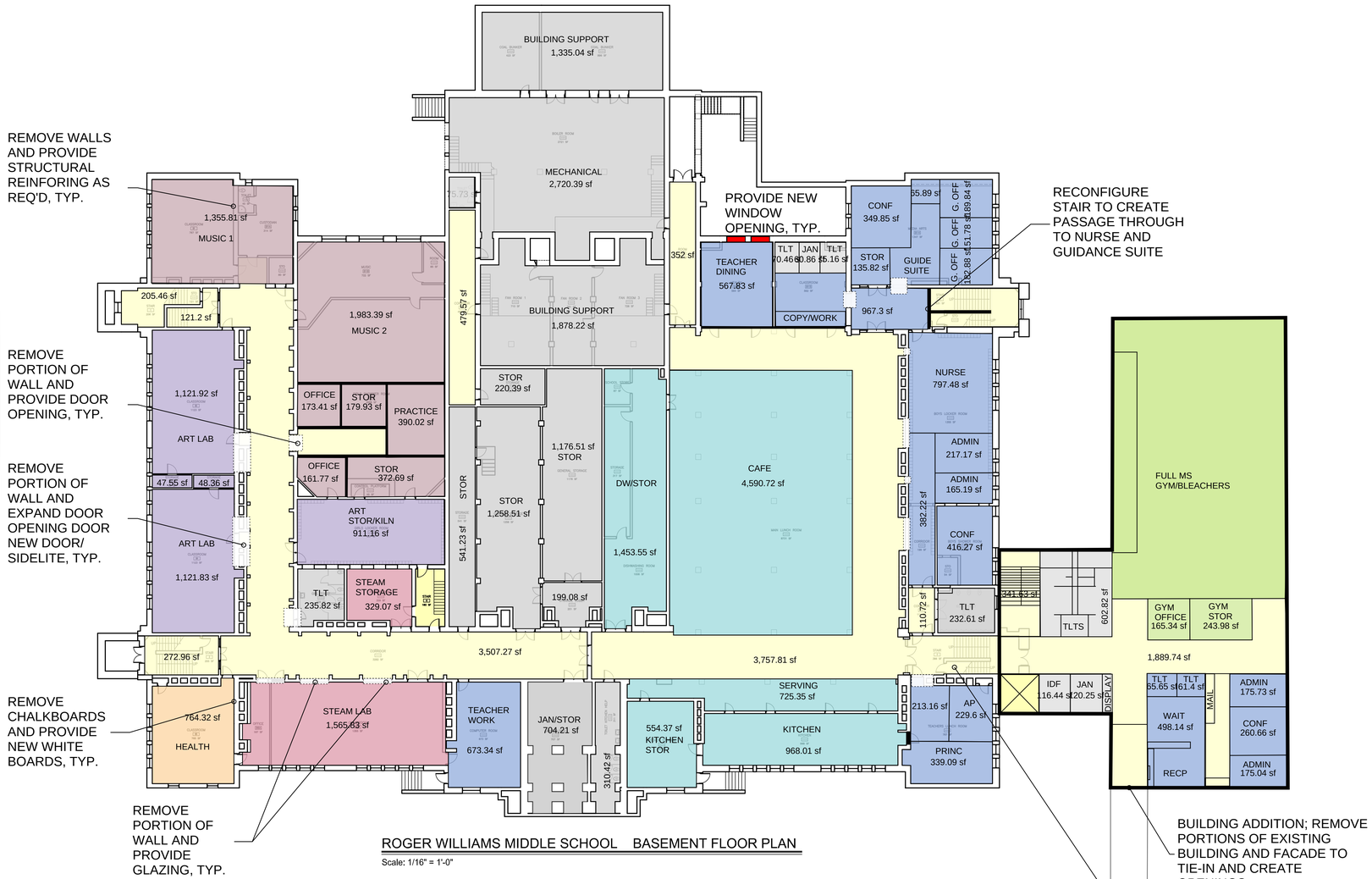

HEAVY RENOVATIONS **(+/- 22,000 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS **(+/- 23,000SF)**
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS
(Renovation, Repair, or replacement of Historic Elements (Refer to narrative). Replacing MEPFP systems & finishes)

ADDITION **(9,600 SF)**
(New construction)

- ACADEMICS
- SCIENCE
- SPEC. ED
- SPECIAL PROGRAMS
- VISUAL ARTS
- PERF. ARTS
- LIBRARY/MEDIA
- PHYS ED/ ATHLETICS
- STUDENT SERVICE/ food service
- ADMIN/ OFFICES
- BUILDING SUPPORT
- CIRCULATION




ROGER WILLIAMS MIDDLE SCHOOL BASEMENT FLOOR PLAN
Scale: 1/16" = 1'-0"

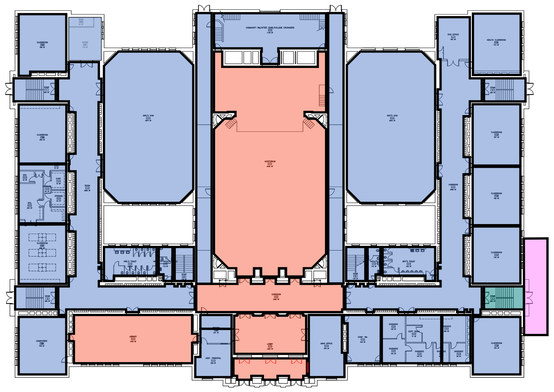
# ROGER WILLIAMS MIDDLE SCHOOL

## 278 THURBERS AVE, PROVIDENCE, RI 02905

Providence Schools

LOWER LVL FLOOR PLAN - OPTION 2

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Providence, RI
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www.slamcoll.com



ROGER WILLIAMS MIDDLE SCHOOL FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

HEAVY RENOVATIONS **(+/- 30,000 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS **(+/- 300 SF)**
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS **(+/- 11,000 SF)**
(Renovation, Repair, or replacement of Historic Elements (Refer to narrative). Replacing MEPFP systems & finishes)

ADDITION **(650 SF)**
(New construction)

| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
| PERF. ARTS |
| LIBRARY/MEDIA |
| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

PROVIDE NEW CONCRETE RAMP AND CONCRETE WALLS WITH BRICK VENEER, TYP.

REMOVE CHALKBOARDS AND PROVIDE NEW WHITE BOARDS, TYP.

UPPER GRADE SIDE

LOWER GRADE SIDE

6TH GRADE 758.25 sf
SM GROUP 351.71 sf
263.61 sf
6TH GRADE 765.09 sf
6TH GRADE 763.48 sf
6TH GRADE 769.55 sf
1,379.62 sf CTE
OFFICE 232.02 sf
STOR 328.78 sf
STOR 261.13 sf
CTE 1,374.3 sf
THEATER ARTS 1,146.88 sf
THEATER 6,180.54 sf
1,129.81 sf
1,128.52 sf
3,541.33 sf MEDIA
SM GROUP 340.17 sf
3RD GRADE 743.57 sf
260.93 sf
3RD GRADE 813.62 sf
3RD GRADE 815.16 sf
TWR 398.45 sf
EDU STORAGE 308.01 sf
GYM BELOW
324.96 sf
154.11 sf
TLT 423.88 sf
TLT 118.26 sf
177.6 sf
177.6 sf
TLT 109.64 sf
423.76 sf TLT
256 sf
2,631.78 sf
1,132.44 sf
2,640.14 sf
249.92 sf
SPED 744.8 sf
COMMUNITY ROOM 1,575.95 sf
IDF 117.5 sf
STOR 438.21 sf
776.34 sf
SECURE VEST 395.34 sf
ADMIN 576.46 sf
OT/PT & STOR 769.22 sf
468.36 sf MDF
331.08 sf ELEC
3RD GRADE 744.8 sf

REMOVE/REPLACE ALL LOCKERS, TYP.

REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE PORTION OF WALL AND EXPAND CORRIDOR INTO VERTICAL ADDITION, TYP.

REMOVE STAIRS TO CREATE PASSAGE THROUGH TO NEW ADDITION; PROVIDE NEW CONCRETE SLAB AND SUPPORT STRUCTURAL STEEL, TYP.

ROGER WILLIAMS MIDDLE SCHOOL FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

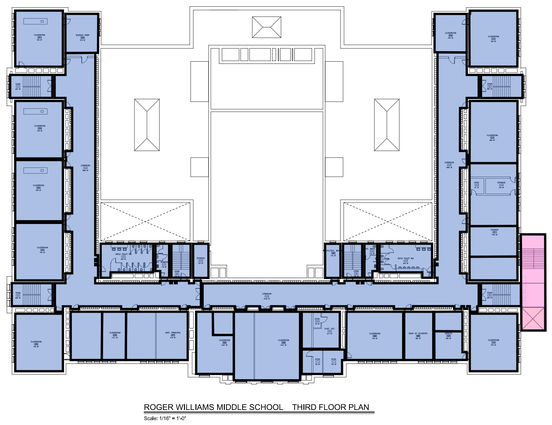
# ROGER WILLIAMS MIDDLE SCHOOL

**278 THURBERS AVE, PROVIDENCE, RI 02905**

Providence Schools

FIRST FLOOR PLAN - OPTION 2

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ROGER WILLIAMS MIDDLE SCHOOL THIRD FLOOR PLAN

Scale: 1/16" = 1'-0"

HEAVY RENOVATIONS **(+/-23,750 SF)**
(Remove/Replacing MEPFP systems, finishes, technology, etc.)

VERY HEAVY RENOVATIONS
(Remove walls, removing pad/slabs, infilling voids, replacing MEPFP systems, replace finishes, technology, significant equipment)

HISTORIC HEAVY RENOVATIONS
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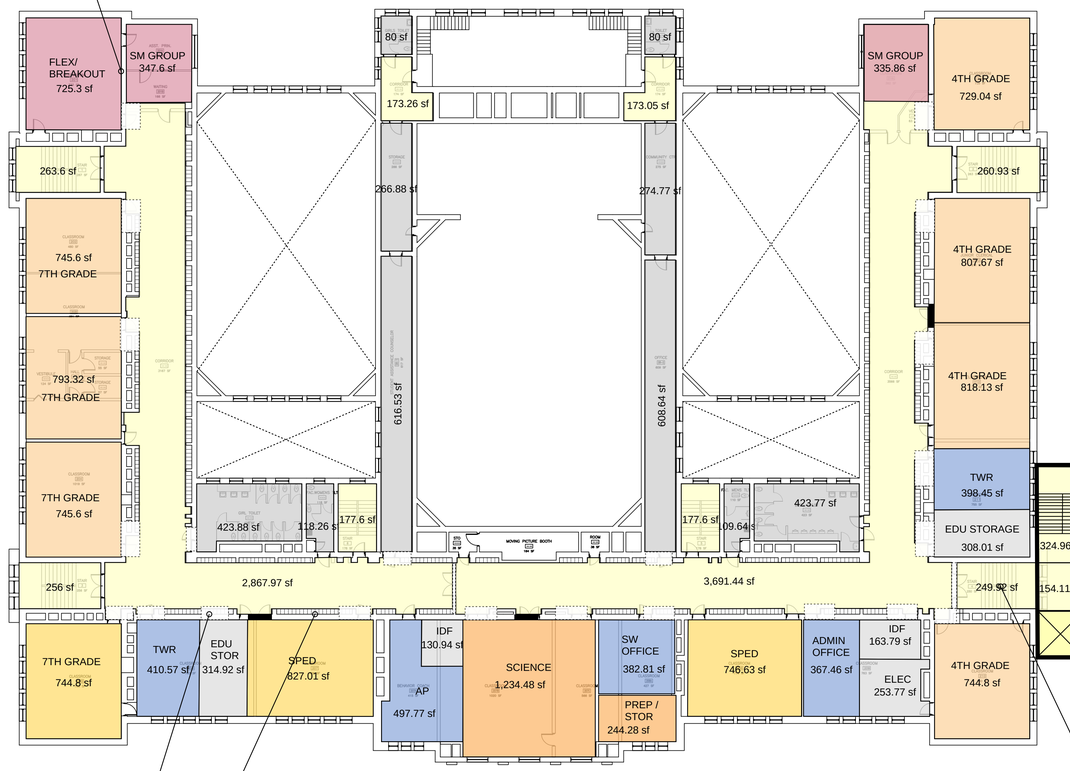
ADDITION **(650 SF)**
(New construction)

| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
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| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

REMOVE CHALKBOARDS AND PROVIDE NEW WHITE BOARDS, TYP.

UPPER GRADE SIDE

LOWER GRADE SIDE




ROGER WILLIAMS MIDDLE SCHOOL SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE/REPLACE ALL LOCKERS, TYP.

REMOVE PORTION OF WALL AND EXPAND CORRIDOR INTO VERTICAL ADDITION, TYP.

REMOVE STAIRS TO CREATE PASSAGE THROUGH TO NEW ADDITION; PROVIDE NEW CONCRETE SLAB AND SUPPORT STRUCTURAL STEEL, TYP.

# ROGER WILLIAMS MIDDLE SCHOOL

## 278 THURBERS AVE, PROVIDENCE, RI 02905

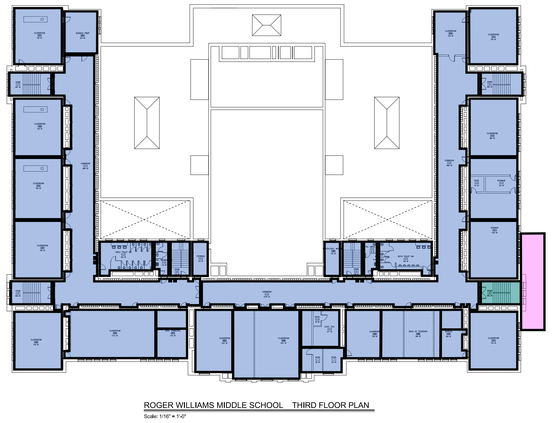
Providence Schools

SECOND FLOOR PLAN - OPTION 2


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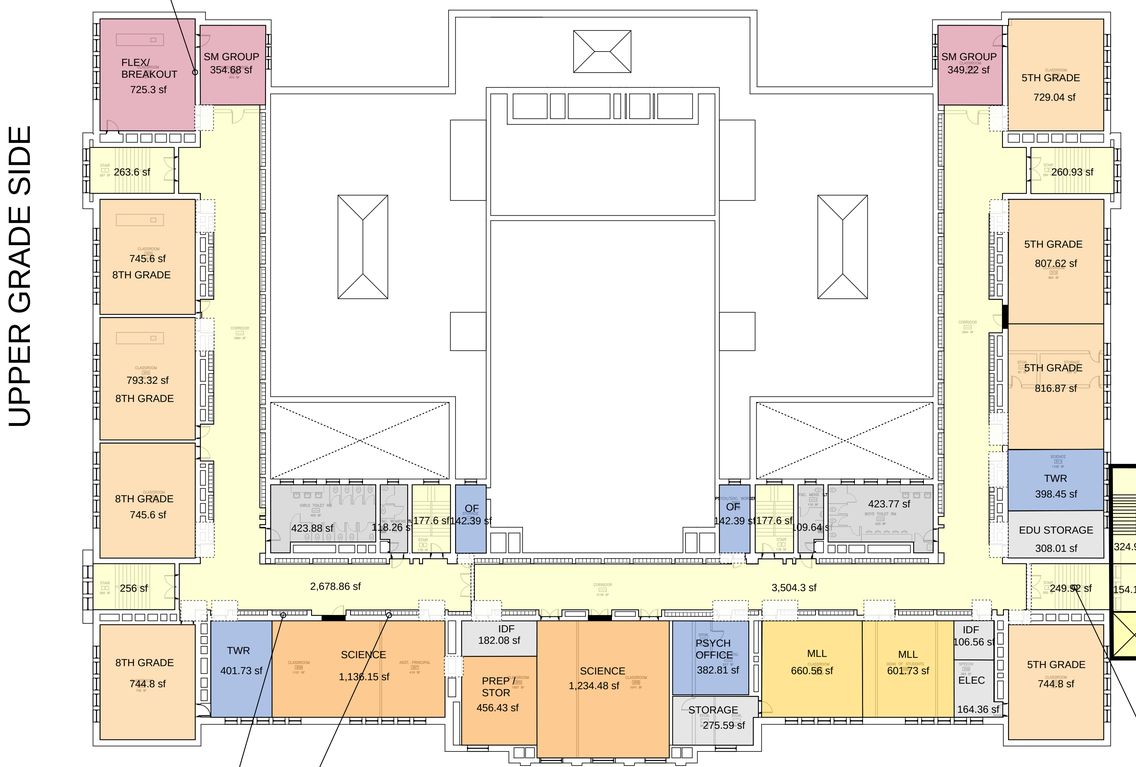
ADDITION **(650 SF)**
(New construction)

| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
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| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

REMOVE CHALKBOARDS AND PROVIDE NEW WHITE BOARDS, TYP.

UPPER GRADE SIDE

LOWER GRADE SIDE




REMOVE PORTION OF WALL AND EXPAND DOOR OPENING DOOR NEW DOOR/ SIDELITE, TYP.

REMOVE/REPLACE ALL LOCKERS, TYP.

REMOVE PORTION OF WALL AND EXPAND CORRIDOR INTO VERTICAL ADDITION, TYP.

REMOVE STAIRS TO CREATE PASSAGE THROUGH TO NEW ADDITION; PROVIDE NEW CONCRETE SLAB AND SUPPORT STRUCTURAL STEEL, TYP.

ROGER WILLIAMS MIDDLE SCHOOL THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"

# ROGER WILLIAMS MIDDLE SCHOOL

**278 THURBERS AVE, PROVIDENCE, RI 02905**

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THIRD FLOOR PLAN - OPTION 2


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# Cost Analysis – Option #2

## Roger Williams Middle School

- Renovation - 173,695 sf @ ($550/sf - $576/sf) = $95.5m - $100m
- Gym Addition – 12,000 sf @ ($1,100/sf - $1,141/sf) = $13.2m - $13.7m
- Sitework - $2.5m - $2.8m

## Young Woods

Renovation (Heavy Only) 13,367 sf @ ($665/sf - $688/sf) = $8.9m - $9.8m

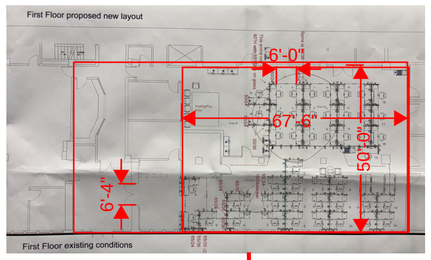
## Total Range = ($603/sf - $631/sf) $120.1m - $125.7m

# Roger Williams MS & Young & Woods ES

# Option 1 & 2 Add Alternates

# ADD ALTERNATE #2

**PK TESTING LAYOUT AT 797 WESTMINSTER ST.**




**PK TESTING OPTION 2**

ADDITION +/-7000SF

5 Testing Spaces
1 Conference Room
1 Office
43 Workstations

**Projects**

Roger Williams/Young Woods PK-8

The district is proposing to create a two campus PK-8 in the vicinity of Young Woods and Roger Williams. The proposed combined school would be a four track K-8, with 10 PK classrooms to support a "hub" for special education PK. In addition to the PK-8 classrooms, the project would also ideally include therapeutic spaces, evaluation spaces, and clinician offices for the team that screens and evaluates PK students, which is currently located on half of the first floor at the PPSD central office (797 Westminster Street). The PK spaces would be in close proximity to the PPSD Registration Office, which shares the building with the current Young Woods Building and Rollins Recreation Center. In conjunction with the City, the project could explore rehabilitation of the gymnasium that is housed at the recreation center and used by the Young Woods School.

The preliminary concept assumes that the PK evaluation spaces and PK-2 classes would be located at the site of Young Woods with grades 3-8 located at the site of the current Roger Williams. It is worth exploring whether other space configurations utilizing the existing park could be considered to minimize the distance between the buildings.

*Key questions to consider*

- Based on the program identified above, would the proposed PK evaluation spaces and PK-2 spaces fit on the site of Young Woods and would a 3-8 campus fit on the site of Roger Williams? Are there any alternative space configurations that might improve upon this concept, particularly minimizing the distance between buildings?
  - Given the large number of PKs and the need to have ground level access, are there any concerns about the Young Woods site?
- Based on the answer to the above, what would the scope of work at Young Woods be given that the school is in an acceptable condition? Would both campuses need to use swing space during construction?
- What would the proposed budget be for this project?




| |
|---|
| ACADEMICS |
| SCIENCE |
| SPEC. ED |
| SPECIAL PROGRAMS |
| VISUAL ARTS |
| PERF. ARTS |
| LIBRARY/MEDIA |
| PHYS ED/ ATHLETICS |
| STUDENT SERVICE/ food service |
| ADMIN/ OFFICES |
| BUILDING SUPPORT |
| CIRCULATION |

SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

# ADD ALTERNATE #2

NO RENOVATIONS
(Space will remain as currently configured, no work required)

LIGHT RENOVATIONS
(Paint walls, replace flooring, new ceiling tiles)

MEDIUM RENOVATIONS
(Replace all finishes, new lighting, new xxxxxx)

7,726 SF

HEAVY RENOVATIONS
(Remove walls, replace mechanicals, replace electrical, new plumbing)

7,055 SF

ADDITION
(New construction)




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

**YOUNG & WOODS SCHOOL**
**674 PRAIRIE AVE. , PROVIDENCE, RI 02905**

Providence Schools


SLAM
S / L / A / M Architects, Landscape Architects & Engineers, P.C.
Providence, RI
Phone: 401 563 7046
www.slamcoll.com

# ADD ALTERNATE #3

NO RENOVATIONS
(Space will remain as currently configured, no work required)

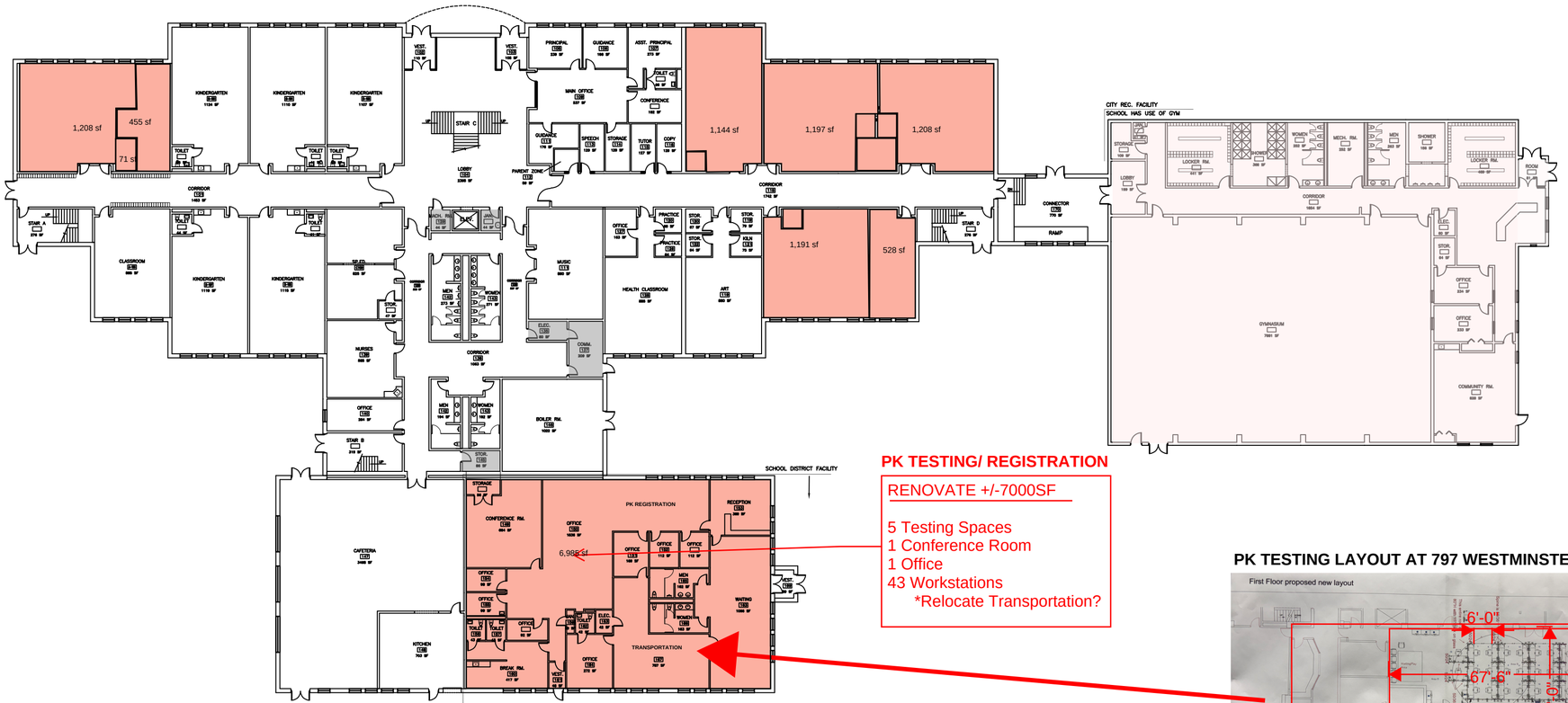
LIGHT RENOVATIONS
(Paint walls, replace flooring, new ceiling tiles)

MEDIUM RENOVATIONS
(Replace all finishes, new lighting, new xxxxxx)

12,706 SF

HEAVY RENOVATIONS
(Remove walls, replace mechanicals, replace electrical, new plumbing)

ADDITION
(New construction)




**PK TESTING/ REGISTRATION**

RENOVATE +/-7000SF

5 Testing Spaces
1 Conference Room
1 Office
43 Workstations
*Relocate Transportation?

**PK TESTING LAYOUT AT 797 WESTMINSTER ST.**




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

# ADD ALTERNATE #4

27,045 SF

4,641 SF

7,726 SF

NO RENOVATIONS
(Space will remain as currently configured, no work required)

LIGHT RENOVATIONS
(Paint walls, replace flooring, new ceiling tiles)

MEDIUM RENOVATIONS
(Replace all finishes, new lighting, new xxxxxx)

HEAVY RENOVATIONS
(Remove walls, replace mechanicals, replace electrical, new plumbing)

ADDITION
(New construction)




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"

**YOUNG & WOODS SCHOOL**
**674 PRAIRIE AVE. , PROVIDENCE, RI 02905**

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# ADD ALTERNATE #4

NO RENOVATIONS
(Space will remain as currently configured, no work required)

21,243 SF

LIGHT RENOVATIONS
(Paint walls, replace flooring, new ceiling tiles)

3,254 SF

MEDIUM RENOVATIONS
(Replace all finishes, new lighting, new xxxxxx)

5,650 SF

HEAVY RENOVATIONS
(Remove walls, replace mechanicals, replace electrical, new plumbing)

ADDITION
(New construction)




SGT. CORNEL YOUNG, JR & CHARLOTTE WOODS ELEMENTARY SCHOOL SECOND FLOOR PLAN

Scale: 1/32" = 1'-0"

# Cost Analysis – Add Alternates

## Roger Williams Middle School

(#1) “Additional” Historic Renovations = $1.4m - $1.7m

What does this **Alternate** include:

- Repair Existing Ceilings, Beams, and Surroundings
- Exterior Repointing / Repairing of Masonry (assumes about 10% of Façade)
- Clean / Remove Graffiti from Exterior (Various Locations)
- Repair Copper Roofing/Flashing
- Repair Copper Roofing Downspouts

What is included in the **Base**:

- Remove and Replace Existing Windows
- Interior Historic Renovations
- Repairs to Metal Gratings / Catwalks
- Concrete Coal Bunker Surface – Repair/Resurface
- Repair Site Stairs allowance

# Cost Analysis – Add Alternates

## Young & Woods

(#2) PreK Testing Addition: 7,000 sf @ 750/sf = $5.3m – $5.8m

(#3) PreK Testing Renovation:7,000 sf @ 200/sf = $1.4m – $1.5m

(#4) Light & Medium Renovations: 56,183 sf @ $69-$75/sf = $3.9m - $4.2m

# Roger Williams PreK-8 New Build Option 3



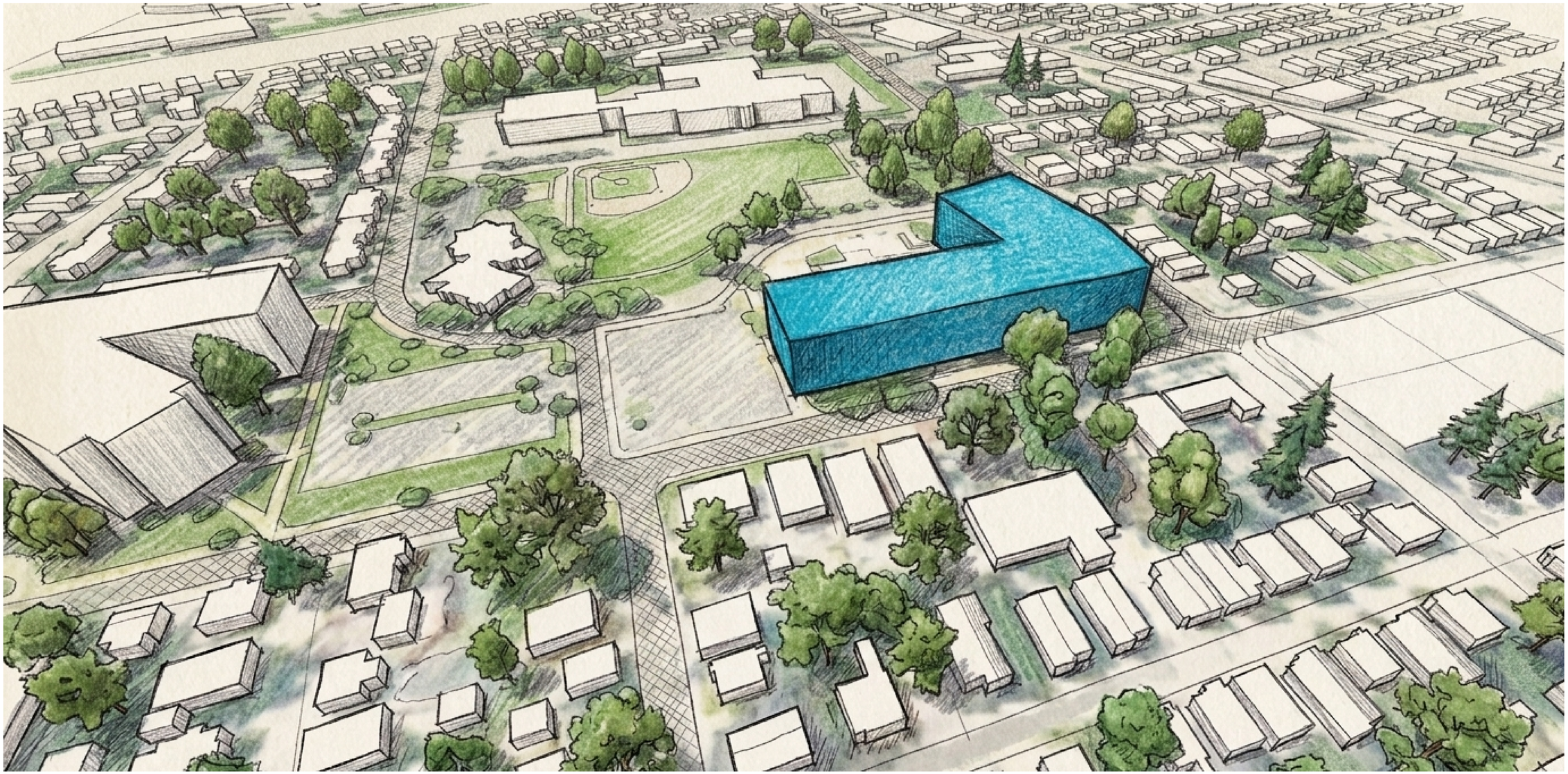

**ROGER WILLIAMS MIDDLE SCHOOL**

**278 THURBERS AVE, PROVIDENCE, RI 02905**

Providence Schools

NEW BUILD OPTION SITE PLAN

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Providence, RI
Phone: 401 563 7046
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**ROGER WILLIAMS MIDDLE SCHOOL**

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# Cost Analysis – Option #3

## Roger Williams PreK-8 New Building

New Building - 175,000 sf @ ($857/sf - $914/sf)

Major Cost Drivers (RANGES)

- Demo = $7.0m - $7.6m
- Site - $7.0m - $7.6m
- MEP/FP’s - $31.2m - $34m
- Building Envelope - $16.1m – $17.5m
- Interior Construction - $9.6m - $10.5
- Superstructure - $8.8m - $9.6m

**Total Range = ($857/sf - $914/sf) $150m - $160m**

# Renovation Scope
# Narrative Report
# Roger Williams Middle School
# Providence, RI

## Executive Summary

This feasibility study has been prepared at the request of the Providence Public School District to assist in validating the use of both schools, with the Prek-2 and 3-8 grade groupings, as a viable option for renovating/adding to R Williams to create a Prek-8 school. The study is based on the district-provided program for a PreK-8 school and a document requesting that the district-wide PreK program and its administrative staff be added to the Young and Woods facility. We obtained existing drawings and conducted visual field investigations at the 2 schools.

This feasibility study explores some conceptual options, the scope of work, and supporting justification for a proposed Addition/Renovation at Roger Williams Middle School in Providence, RI. The intent of the study is to validate that a modernization of the existing facility will have a remaining useful life, performance characteristics, and educational functionality equivalent to accommodate the proposed educational program, in accordance with RIDE requirements.

The proposed scope addresses deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure during renovation of the existing structure.

## 1. Introduction and Project Background

Roger Williams Middle School currently serves grades 6 through 8 for the City of Providence. The school was originally constructed in the early 1920s with limited renovations and system upgrades over the balance of its lifespan. Many major building systems have exceeded their expected service life, and the facility has to be modified to support contemporary educational programming, technology integration, accessibility standards, or energy performance expectations. We propose renovating the Roger Williams facility with an addition for a new entry and/or gym to accommodate enrollment from 3rd grade through 8th grade. PK – 2 students will be in the Young Woods building (see separate report).

## 2. Cost Analysis

This study will be used by Gilbane to develop a conceptual cost comparison of these options.

## 3. Code Compliance and Accessibility

This study does not document all the renovations needed to bring Roger Williams Middle School into full compliance with all applicable state and local building codes, fire and life safety regulations, and accessibility requirements. It does include the costs for these items, which will be fully addressed in the next phase of the project.

All areas of the building, including entrances, vertical circulation, toilet rooms, classrooms, and support spaces, will be upgraded as necessary to meet current accessibility standards.

## 4. Educational Technology Infrastructure

This study includes a comprehensive upgrade of the school's educational technology infrastructure to support current and future instructional needs. Improvements will include robust data and wireless networks, modern classroom technology, secure communications systems, and infrastructure capable of supporting one-to-one device initiatives.

Technology upgrades will be fully integrated into the architectural and systems design to ensure flexibility, reliability, and long-term adaptability.

## 5. Structural Integrity

The design team has visually reviewed the existing Roger Williams Middle School.

Based on the proposed scope of work, the building appears to be acceptable for renovations. A full structural evaluation should have been completed in the previous Stage II phase. If it was not, we have not been provided with a copy yet; it will be done in the next phase.

## 6. Building Systems Evaluation

Existing building systems were evaluated to assess condition, performance, and remaining useful life. Systems reviewed include roofing, exterior envelope, HVAC, plumbing, fire protection, electrical distribution, lighting, and life safety systems.

This study proposes the replacement of major systems that are at the end of their service life, ensuring reliable performance and compliance with current standards.

## Systems Narratives

This portion of the report documents the scope of work and supports justification for the proposed addition/renovation project at Roger Williams Middle School. The intent of the project is to comprehensively modernize the existing facility such that, upon completion, the building will have a remaining useful life, performance characteristics, and educational functionality that greatly extend its useful life in accordance with RIDE requirements.

The proposed scope addresses deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure while preserving the existing structure. Based on the analyses summarized herein, the project meets the statutory and technical criteria for renovation.

## 1. Exterior Envelope

Based on the team's field observations, the exterior envelope at Roger Williams Middle School is in fair condition but will need some improvements. The existing roof was replaced in 2021 and is in good condition; modifications can be made for new systems within full replacement. The current energy Code requires that the exterior envelope be significantly upgraded, and the design team has determined that the best way to achieve the required thermal envelope is to increase roof insulation and replace all windows. Refer to the full exterior narrative to follow.

## 2. Interior Finishes

Based on the team's field observations, all interior finishes at Roger Williams Middle School require modernization. The school will require a significant abatement process to remove identified hazardous materials in flooring, ceilings, and piping, with additional testing required. The flooring materials should be replaced; the existing terrazzo flooring should be repaired/replaced; the existing walls should be painted/repaired; and the ceiling tiles should be replaced. As part of the educational program changes in the proposed addition/renovations, classrooms are to receive new casework, technology, furniture, and other equipment.

## 3. Accessibility

Based on the team's field observations, there are numerous accessibility issues at Roger Williams Middle School that need to be corrected to comply with current Accessibility Codes. The addition/renovation will address inadequate push/pull clearances at doorways, provide Code-compliant details at circulation pathways, address non-compliant vertical circulation details, and add an elevator to provide access to all floors.

## ARCHITECTURAL NARRATIVE:

### B1080 Stairs

- All 4 existing Lower-Level stairs are in poor condition and will need to be repaired/replaced.
- Option 2: Stairs adjacent to the addition (plan lower right) are to be removed entirely and infilled with new reinforced concrete slabs.
- All Egress Stairs to be renovated to meet ADA requirements - for treads with abrasive nosings.
- Railings & Guardrail at Monumental Stairs: stainless steel guardrail, handrail, and brackets as manufactured by Julius Blum and Co.,Inc. (http://www.juliusblum.com/prodsec02.html).
- Railings at several locations: unless noted otherwise, to be decorative metal railings fully welded with metal picket infill and painted steel handrail and brackets to match the existing system as much as possible.

### B20 EXTERIOR VERTICAL STRUCTURES

- Refer to the exterior narrative for additional information

#### 1. Type 1 - Masonry Veneer:

- 4" Nominal Brick Veneer – Masonry Brick Veneer Series by local manufacturer/supplier; Color to be selected by Architect to match existing; Texture: Smooth
- Air space
- 4" XPS Rigid Insulation, Fully Adhered - Dow Styrofoam CavityMate Plus
- Masonry Veneer Ties @16" O.C. vertically (Provide engineered masonry anchor for cavity exceeding 4 ½" in areas where existing system has been compromised
- "Airbloc 33MR" **Air and Weather barrier system** as manufactured by Henry Company in areas where existing system has been compromised
- 5/8" Densglass Glass-Mat Gypsum wall **Sheathing** by Georgia Pacific ( www.gp.com) in areas where existing system has been compromised
- 16GA. 8" **Engineered Steel Stud Framing** at 16" O.C. minimum. Refer to Structural Design and Material Narrative for additional requirements in areas where existing system has been compromised.
- 5/8" **Gypsum Board**, Type X, floor to structure, - taped, sanded, and primed (1 coat) and painted (2 coats) in areas where existing system has been compromised.

### 2. Type 2 – Metal Composite Panel:

- Provide an MCM panel system capable of withstanding the effects of the following loads, based on testing in accordance with ASTM E330. Basis-of-Design Product: Subject to compliance with requirements, provide ALUCOBOND PLUS.
- Air space
- 4" XPS Rigid Insulation, Fully Adhered - Dow Styrofoam CavityMate Plus
- Masonry Veneer Ties @16" O.C. vertically (Provide engineered masonry anchor for cavity exceeding 4 ½" in areas where existing system has been compromised
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- 5/8" **Gypsum Board**, Type X, floor to structure, - taped, sanded, and primed (1 coat) and painted (2 coats) in areas where existing system has been compromised.

## B2020 Exterior Windows:

- Non-Historic: Aluminum Framed Entrances, Window and Storefront system with Medium Stile 3 ½" nominal width Entry doors as manufactured by EFCO http://www.efcocorp.com/default.aspx ), Thermally Broken Series 433 Triple Set (T), non-rated locations. Finish: EFCO Ultradize Mica Gun Barrel & additional color to be selected by Architect. Glazing to be 1" insulated starfire ultra-clear high iron glass with a low E costing on the third face and argon filled cavity as manufactured by PPG.
- Non-Historic: Provide fully extruded 4"x8"x 1/4" aluminum angle surrounds and closure pieces at all exterior wall penetrations/openings to terminate cladding system. Finish of aluminum to match EFCO Ultradize Mica Gun Barrel & additional color to be selected by Architect.
- For Historic, refer to the historic narrative.

**NOTE**:

- All glazing at entry lobbies and along perimeter at grade level to receive School Guard or equal.

## B2050 Exterior Doors:

- "Trio-E" Energy Efficient Heavy Duty Exterior Doors and Thermal Break SQT and SRT Series frames as manufactured by Ceco (http://www.cecodoor.com/en/site/cecodoor/ ). Polyurethane core. Mitered/Fully welded frames. Door and Frame to be hot-dipped zinc-coated steel per ASTM A653/A653M, Coating Designated A60. Paint finish. Color to be selected by Architect.
- See B2020 Exterior Windows for locations at Storefront Window System.
- Institutional Grade door hardware to be Sargent (http://www.sargentlock.com/ ) or equivalent. Including:
- Sargent exit devices – heavy duty
- Sargent door closers – heavy duty
- Sargent locksets – heavy duty mortise
- McKinney Hinges – Heavy Duty continuous
- Insulated Sectional Steel Doors as manufactured by Overhead Door (http://www.overheaddoor.com ). Themacore Model 599. Electric Operator. Custom Color to be selected by Architect.
- Advanced Performance Insulated Rolling Doors as manufactured by Overhead Door
- ( http://www.overheaddoor.com ). Stormtite AP Model 627. Electric operation. Color to be selected by Architect from manufacturer's full range of colors.

## B2070 Exterior Louvers and vents.

- Aluminum drainable fixed blade louvers with insect screens by Nystrom. (http://www.nystrom.com/ ) All aluminum components to be coated to match EFCO Ultradize Mica Gun Barrel finish. Include bird screening.

# B30 EXTERIOR HORIZONTAL ENCLOSURES

## B3020 Roof Appurtenances.

- Sheet metal flashing and trim to be Prefinished Aluminum Flashing/Curbs to match EFCO Ultradize Mica Gun Barrel. All work to be performed per Sheet Metal and Air Conditioning Contractors' National Association.
- Roof Screening: Linear equipment screens by Modwerks (https://lineascreen.com
- Louvered
- Installation: to be coordinated with structural support per manufacturer's recommendations.
- Roof Access Ladders: O'keefes, Inc.

### B3060 Horizontal Openings.

### B3010 Roofing.

- **TYPE R1**: Typical Roof Construction at low slope roofs:
- Thermoplastic Polyolefin (TPO) Membrane Roofing System as manufactured by Carlisle ( https://www.carlislesyntec.com/en/Roofing-Products/Membranes/TPO )
- SynTec; Sure-Weld TPO. Base Bid 60 mils – Alternate 80 mils. 20yr warranty minimum.
- ½" Cover Board - DensDeck Prime as manufactured by Georgia-Pacific Corporation
- Tapered Insulation: Thickness varies, see Code for energy requirements - "Trisotech" Polyisocyanurate Board Insulation as manufactured by Carlise.
- Air and Vapor Barrier
- 5/8" Gypsum Sheathing
- 48"x48" Roof Hatch – Ladder Access as manufactured by Bilco (http://www.bilco.com/home.asp ).
- Automatic Galvanized steel Smoke Vent as manufactured by Bilco (http://www.bilco.com/home.asp ).

## A. INTERIORS

### C10 INTERIOR CONSTRUCTION

### C1010 Interior Partitions

### C1010.10 Interior Fixed Partitions Gypsum Board:

- Full array of gypsum products as required including:
- 5/8" standard tapered edge at soffits, ceilings and office walls.
- 5/8" abuse-resistant at walls in rooms subject to student occupancy & any corridor where GWB occurs.
- 5/8" moisture resistant in any area with plumbing fixtures.
- 5/8" fire rated where indicated at rated partitions

## CMU products for various functions:

- Plain CMU – ASTM C90 normal and light weight, fire rated as required. Units to be manufactured with an integral water repellent. Will need to "tooth in" to existing walls in several locations.
- Custom colored Portland/lime cement mortar by Lehigh Cement Company (www.lehighcement.com) for use on all exposed exterior and interior masonry. Custom color to be used with Ground Face and Split Face Block, not required for interior masonry where painted.
- Anchors, reinforcing, ties and accessories as required by Hohmann and Bernard (http://www.h-b.com/home/index).

## C1020 Interior Windows.

- Hollow Metal Borrowed Lites:
- Glazing to be 1/4" laminated safety glazing

### 1. Fire-Rated Hollow Metal Borrowed Lites

- System to provide required protection per rating at 2 primary egress stairs.
- FireLite Plus laminated ceramic glazing material by Nippon Glass (www.fireglass.com)for use at all fire rated openings with glass.
- Fire Rated Aluminum framed Entrances and Storefronts at rated glazing locations as manufactured by Technical Glass Products http://www.fireglass.com/ ). Fire Frames Designer Series aluminum system with Pilkington Pyrostop glazing.
- Other glass types as required including annealed float glass, heat-treated float glass, pyrolytic-coated float glass, and ceramic-coated translucent glass.

## C1030 Interior Doors.

## Hollow Metal Doors and Frames:

- Custom HM doors and frames by Steelcraft (www.steelcraft.com). Painted Hollow metal frames to be used for both wood and steel doors. Steel doors

to be used in non-exposed utility areas (Boiler Room, etc.) only. Frames to be heavy gauge, fully welded, and factory primed for field painting. Fire Rated doors and frames at corridor and stair openings.

- FireLite Plus laminated ceramic glazing material by Nippon Glass (www.fireglass.com) for use at all fire rated openings with glass.
- Existing doors to be removed and expanded to include sidelights at each classroom and office.

### Flush Wood Doors:

- AWI Premium Grade, 5-ply, bonded core, matching hardwood edge, factory finished wood doors from VT Industries Architectural Wood Doors, Heritage Collection (https://www.vtindustries.com/architectural-doors/). Doors to be factory machined to receive hardware. Wood veneer to be plain sliced "select white" maple with custom stain.

## C1030.40 Interior Coiling Doors

### Overhead Coiling Grilles:

Visionaire ESG10 stainless steel coiling grille by Cornell Iron Works (www.cornelliron.com) used for separating Kitchen/Servery from Cafeteria.

## C1030.90 Interior Door Supplementary Components

### Door Hardware:

- Institutional grade door hardware to be Ingersoll Rand (www.ingersollrand.com) or equivalent, including:
- Sargent exit devices – heavy duty
- Sargent door closers – heavy duty
- Sargent locksets – heavy-duty mortise
- McKinney Hinges – Heavy Duty continuous

## C1070 Suspended Ceiling Construction.

## C1070.10 Acoustical Suspended

### Ceilings Acoustical Panel Ceilings:

- USG (https://www.usg.com/), 2'x4' Mars, Beveled Tegular tiles, HRC, with DXL Grid installed at Classrooms/teaching spaces. Science Rooms. Corridors, Offices, Waiting Areas, Conference Rooms, Workrooms, and Fitness Room.
- USG (https://www.usg.com/), 2'x4' Mars Healthcare, Beveled Tegular tiles, with DXL Grid at Kitchen/ Servery and Health Suite
- USG (https://www.usg.com/), Paraline Baffles Linear Ceiling System at Media Center and Innovation Lab.
- USG Halcyon Canopies Acoustical Clouds, 3'10" x 3'10" Trapezoid, flat panels. 60% to be premium color. Integrated with suspension system. Installed at Cafeteria and at 50% of Stack Area at Media Centers.
- USG, High NRC Ceiling Panels, .90 NRC, CAC 30, to be installed with DXL Grid at %50 of ceiling in Band and Music Rooms
- Kinetics Noise Control (www.kineticsmnoise.com), Geometric Diffusers, Offset Pyramidal 2' x 2' with Pyramidal grid, at Music instruction rooms
- USG, Sheetrock Brand Lay-in Gypsum Ceiling Panels, 3260, CAC 35, to be installed with DXL Grid at %50 of ceiling in Band and Music Rooms

### C1070.20 Suspended Plaster and Gypsum Board Ceilings

- Plaster repair at the main entry and theater, refer to historic narrative.

## C1090 Interior Specialties.

### C1090.20 Information Specialties

## Visual Display Unit:

- Provide factory assembled Magnetic, Writable Surface; Green-Rite Series 31 Porcelain Steel markerboards by Moore Co. Inc. (https://moorecoinc.com/ ),

Locations;

- (2) 120"w x 48"h at each Conference Room
- (3) 96"w x 60"h at each typical Classroom
- (2) 96"w x 48"h at each specialty teaching space, including; Art, Music Rooms (with staff lines).
- (1) 84"w x 48"h at each, Workroom, SPED rooms, and Resource Room.
- (1) 60"w x 48"h at each Office, Rest Area, and Exam Room,
- Provide frameless magnetic, optically clear, ghost-free, shatterproof, resinous markerboards,.Basis of Design; Deko Markerboards

(https://www.dekomarkerboards.com/ )

Locations:

- (1) 60”w x 48”h at Main Admin Waiting Area, and Nurse Suite
- (3) 96”h x 60”w at Media Center and Breakout Areas.
- (10) 120”w x 48”h to be located at various corridors

## Signage:

Signage package to include the following

- Interior way finding and code required signage for entire building, photopolymer with brail, custom color.
- Dedication plaque at each Lobby.
- 1.5” d aluminum pin letters, 10”h, installed at select locations to identify space (ex. Gymnasium, Cafeteria, Media Center, Administrative Office, and Nurse Office)

## C1090.25 Compartments and

## Cubicles Toilet Compartments

- Overhead braced and floor-anchored partitions and urinal screens will be fire-rated stainless steel with a satin finish by ASI Global Partitions. (https://globalpartitions.com/)

## C1090.40 Toilet, Bath, and Laundry Accessories:

- Full array of institutional-grade, stainless steel toilet room accessories by Bradley (www.bradleycorp.com/prodinfo/accessory/index.htm) or equivalent, including:

1. Double roll toilet paper dispenser
2. Surface mounted soap dispenser
3. Surface mounted paper towel dispenser
4. Surface mounted sanitary dispenser and disposal
5. Wall mirror
6. Grab bars (per accessibility codes)

## C1090.70 Storage

### Specialties Metal

### Lockers:

Single-tier, two-tier, & four-tier lockers: provide ADA-compliant lockers in various locations throughout the existing building:

1. **TYPE 1: 15”W x 18”D x 36”H two-tier Total Lockers: 40**
   All Welded Lockers by Penco (https://www.pencoproducts.com/products/lockers/all- welded/) with standard louvered doors and sloped tops. Minimum 5% of the lockers will be ADA Accessible.

2. **TYPE 2: 12”W x 18”D x 72”H single-tier Total Lockers: 1,000**

   All Welded Lockers by Penco (https://www.pencoproducts.com/products/lockers/all- welded/ ) with standard louvered doors. Minimum 5% of the lockers will be ADA Accessible.

## C1090.90 Other Interior Specialties

## C20 Interior Finishes

## C2010 Wall Finishes.

## C2010.10 Tile Wall Treatment

- Gloss Ceramic Tile installed full height at wet walls in all bathrooms, and at all walls of showers, at drinking fountain alcoves, and at cafeteria casework and trash, Basis of Design; Garden State Tile, Crossville, Color By Numbers, 4”x12” (https://gstile.com/)
- Grout at wall tile to be Mapei Flexcolor CQ or Equal
- Trim at all edges of exposed tile to be Schluter Quadec or Equal

## C2010.20 Wall Coverings

- Type II Vinyl Wallcovering, Off-the-shelf pattern/color, to be installed at 1 wall of each Conference Room, Waiting Area, Small Resource Rooms, and Faculty Workroom. Basis of Design; Carnegie, Xorel, Meteor (https://carnegiefabrics.com/)
- Type II Vinyl Wallcovering with fully Custom Graphics, Approx. 250 SF to be installed at Main Entry Lobby, Approx. 400 SF to be installed at Cafeteria and Media Center. Basis of Design; Level, Mystical substrate DD05, 20 oz commercial
- grade printable Type II vinyl, polycotton woven backing, Custom Digital Image provided by Architect (http://www.findyourlevel.com/ )
- Visual Privacy Decorative Film 48"h, to be installed at sidelights to all Offices and Conference Rooms. Basis of Design; Solyx, Dual Feather Gradient

## C2010.70 Wall Painting and Coating

- Latex paint. Basis of Design; Benjamin Moore, SCUFF-X 486, High Performance ST10398, satin finish throughout, except at locations that require epoxy
- Benjamin Moore, Latex Epoxy Semi- Gloss at Bathrooms, Changing Rooms, where required on metal

## C2010.80 Acoustical Wall Treatment

## Fixed Sound-Absorptive Panels:

- Conwed Designscapes (https://www.conwed.com/), Rebound Series Fabric wrapped acoustical wall panels by will be provided in Cafeteria, approx. 250sf
- Kinetics Noise Control (www.kineticsmnoise.com), Acoustic Diffuser Panels, 4' x 4', to be installed at Music and Instructional rooms – approximately 15% of overall music spaces ceiling.
- Unika Vaev, Ecoustic Matrix Tile, (https://unikavaev.com/products/ecoustic- matrix/) standard felt in multiple colors, installed at Media Center
- approximately 100 pieces total (19.7" x 19.7" for standard size).

## C2020 Interior

### Fabrications. C2030

### Flooring.

## C2030.20 Tile Flooring

- Porcelain Floor Tile installed at new Lobbies and Vestibules. Basis of Design; Creative Materials, Mosa, Terra Tones, pattern with multiple sizes. matching 4"h base cut from 24"w tile. (https://www.creativematerialscorp.com )
- Porcelain Floor Tile installed at all bathrooms. Basis of Design; Creative Materials, Mosa, Stage, 24" x 24". With matching 4"h base. (https://www.creativematerialscorp.com )
- Grout at floor tile to be Mapei Flexcolor CQ or Equal

- Marble Thresholds to be installed at bathrooms with tile
- Trim at all edges of exposed tile to be Schluter Quadec or Equal

## C2030.50 Resilient Flooring

### Resilient Tile and Planks

- Linoleum resilient homogeneous floor covering, made from natural products with high performance finish topcoat, provided in Classrooms, Corridors, Cafeteria, and Music Room. Basis of Design; Forbo, Marmoleum, sheet goods.

- LVT resilient flooring, 4"x 36" planks to be provided in Nurse's Office, Workrooms, and Faculty Workroom. Basis of Design; Mannington Nature's Path, 40mil wear layer, sq edge, glue down installation.
- Rubber Tile flooring to be installed at egress stair landings; Basis of Design Tarkette, Microtone, 24"x24", hammered texture

- Quartz Tile, to be installed at Storage rooms and BOH spaces. Basis of design; Kahrs, Quartz Collection, no wax required, 12"x24"

## Resilient Base and Accessories:

- Tarkett Rubber Base, Thermoset Rubber, 4"h x120' coil, cove base installed with hard surfaces (except at ground face block walls) and sealed concrete, straight base installed at carpeted area.

- Tarkett Rubber Base, Safe-T-First Rubber Base, 4"h x120' coil, cove base installed with hard surfaces.

## C2030.70 Fluid-applied Flooring

- Stonehard, Stoneshield SLT with medium texture grit, poured epoxy resinous flooring with integral base to be installed at Kitchen and all Kitchen-related spaces.

## C2030.75 Carpeting

## Tile Carpeting:

- Carpet tiles to be installed at Administrative Areas, Offices, Library Media Center, and Conference Rooms. Basis of Design; Bentley, Suitable, with Afirma II Hardback, 100% Solution Dyed, Type 6,6 Antron Nylon, 24" x 24"
- Heavy-duty walk-off entry carpet tiles to be installed at the new lobby. Basis ofDesign; Mannington, Entryway System, Inertia, 100% Solution Dyed, stain resistant, synthetic backing.

## C2040 Stair Finishes.

- Tarkett Rubber Treads and Riser System, hammered texture, visually impaired vinyl strip at nosing, to be installed at enclosed egress stairs.

## C2050 Ceiling

## Finishes. C0250.20

## Ceiling

- USG Ceiling plus Illusions, Formed Metal Panel System, Class A, Customized perforations, standard size panel, with acoustic fleece, and suspension system, installed at Cafeteria. Approx. 1400 sf

## C2050.10 Plaster and Gypsum board ceilings: C2050.70 Ceiling Painting and Coatings

## C2050.8 Acoustic Ceiling Treatments

## Acoustic Room Components

- Sound-Absorbing Ceiling Units in Music Spaces and Cafeteria, Gym(s), and CTE labs

# B. SERVICES

## D10 CONVEYING

### D1010 Vertical Conveying Systems.

- Provide a new Electric Traction Passenger Elevator

## D20 – PLUMBING

See Plumbing Narrative.

## D50 – ELECTRICAL

See Electrical Narrative.

# C. EQUIPMENT AND FURNISHINGS

## E10 EQUIPMENT

### E1030.35 Commercial Equipment

- New commercial kitchen hood with fire suppression system

### E1040 Institutional Equipment

### E1040.10 Educational and Scientific

### Equipment Projection Screens:

- Provide (2) 140”Wx105”H (9:16 format), motor-operated, recessed, ceiling-mounted projection screen in the Cafeteria (1).

### Emergency Safety Appliances:

- Provide (1) Emergency Shower and Eye wash station in each custodial workroom and science rooms.

### Laboratory Safety Cabinets:

- Provide (1) Goggle sanitizing cabinet at each Science lab and Prep room
- Provide (1) Fire blanket cabinet at each Science lab and Prep room
- Provide (1) Flammable Product Cabinet at each Prep room

### Art Room Equipment:

- New High-efficiency side-loading kiln

### E1040.20 Healthcare Equipment

### Examination and Treatment Equipment

- (2) sleeping cots for the nurse's office

### Appliances

### To be provided at Teacher Workrooms (TWR) and Teacher Dining:

- (1) ADA Compliant Refrigerator with ice machine
- (1) Microwave

## E1070 Entertainment and Recreational

## Equipment E1070.10 Theater and Stage

- See MEP and Historic Narratives

## Equipment

### E1070.50 Athletic

### Equipment Gymnasium

### Equipment:

- Motor-operated Retractable Bleachers
- 6-8 Basketball hoops

- Scoreboard
- Divider Curtain

## E20 FURNISHINGS

### E2010.20 Window Treatments

**Roller Window Shades;** Light filtering and black out roller shades:

- Single, Manual light filtering shades by Draper (https://www.draperinc.com/) to be provided, in recessed pockets, at exterior windows at all occupied rooms.
- Dual, Manual light filtering and Blackout roller shades by Draper (https://www.draperinc.com/) to be provided, in recessed pockets, at Media Center and Cafeteria to facilitate projected presentations.

### E2010 Fixed Furnishings

### E2010.30 Casework

### Interior Architectural Woodwork:

- Custom wood millwork at Main Office Reception Desk and Media Center circulation desk. AWI Premium Grade cabinetry utilizing hardwoods (maple), and solid surface countertops.
- See historic narrative for additional woodwork.

### Plastic-Laminate-Clad Architectural Cabinets:

- Custom and modular cabinets and countertops conforming to AWI Section 400, division 400B and AWI Section 1600, division 1600B with premium-grade high pressure decorative plastic laminate cladding selected by Architect.
- Approx. 12 LF of base and upper cabinets with solid surface countertops, (1) 36”w Tall Cabinet with doors and (1) 36”w Tall Open Cabinet to be installed at each renovated classroom/teaching space, including all Classrooms, Art Rooms, and Music.
- Approx. 15 LF of Base and upper cabinets with solid surface countertops and tall storage cabinets to be installed at each Faculty Workroom, Main Office, Security, and Copy Room.

# D. SPECIAL CONSTRUCTION AND DEMOLITION

## F30 DEMOLITION

### F3030 Selective Demolition

### F3030.10 Selective Building Demolition

- General: Demolish and remove existing construction to the extent required by new construction and as indicated. Use methods required to complete the Work within the limitations of governing regulations.
- Removed and Salvaged Items:
  - Clean salvaged items.
  - Pack or crate items after cleaning. Identify contents of containers.
  - Store items in a secure area until delivery to Owner.
  - Transport items to Owner's storage area designated by Owner.
  - Protect items from damage during transport and storage.
- Removed and Reinstalled Items:
  - Clean and repair items to functional condition adequate for intended reuse.
  - Pack or crate items after cleaning and repairing. Identify contents of containers.
  - Protect items from damage during transport and storage.
  - Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
  - Do not allow demolished materials to accumulate on-site.
  - Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

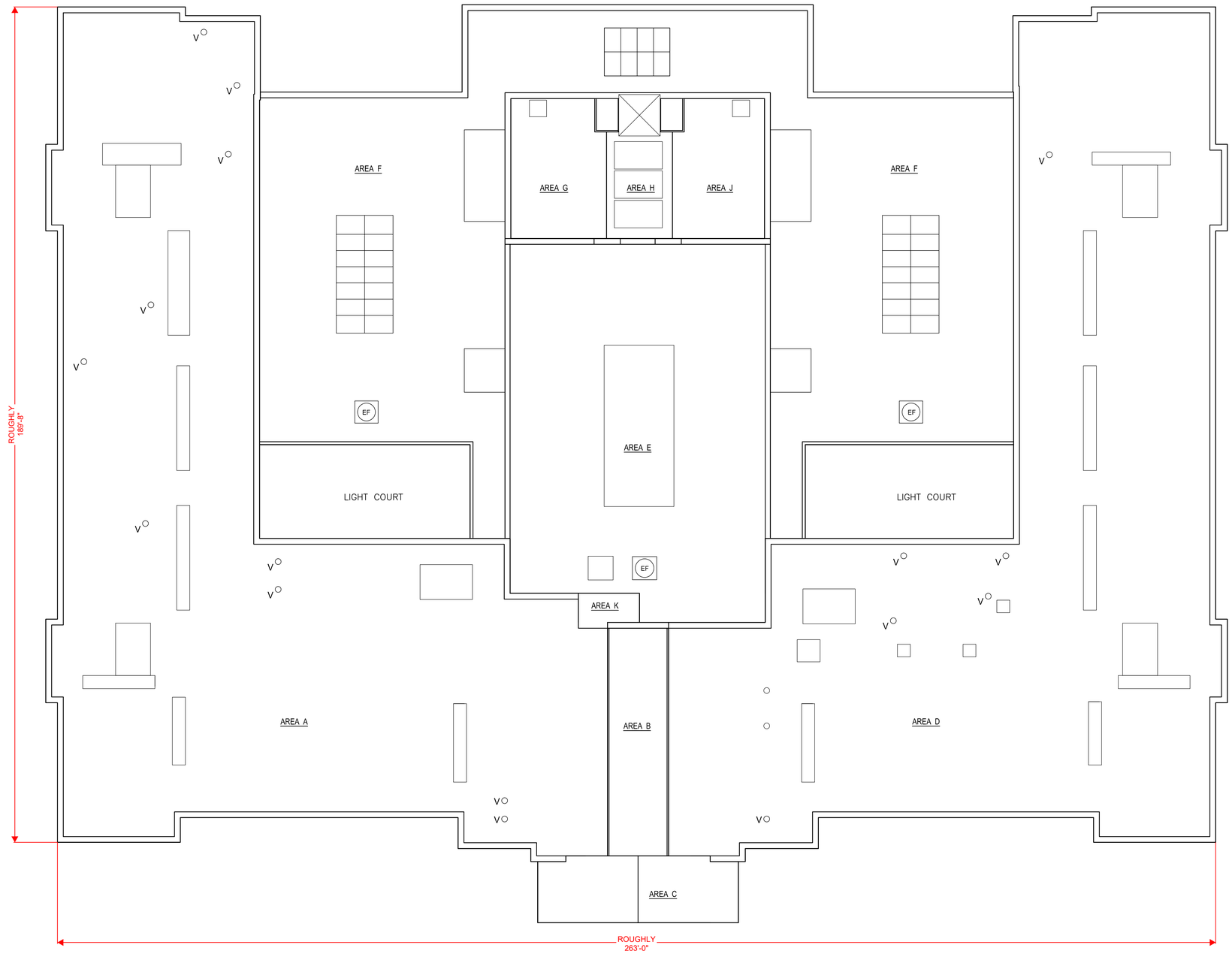
- Burning: Do not burn demolished materials.
- Disposal: Transport demolished materials off Owner's property and legally dispose of them.

## Appendix Attachments:

Appendix A: Exterior Report

Appendix B: Historic Report

Appendix C: MEPFP Narrative




1
101
ROOF PLAN
SCALE: 3/32" = 1'-0"

NORTH

# ROGER WILLIAMS MIDDLE SCHOOL

278 THURBERS AVE, PROVIDENCE, RI 02905

SLAM

BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way,
Suite 202
Providence, RI 02908

401.861.1600
brewsterthornton.com

ROOF PLAN

EXT-1



1 - NORTH FACADE



2 - WEST FACADE



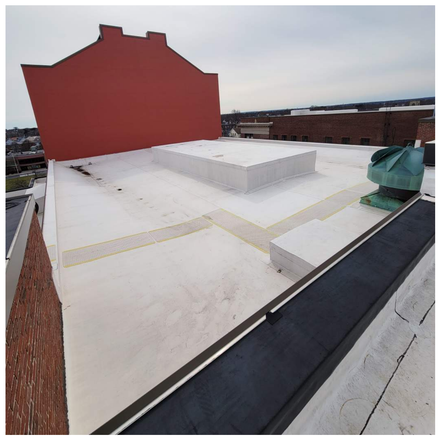
3 - SOUTH FACADE



4 - EAST FACADE



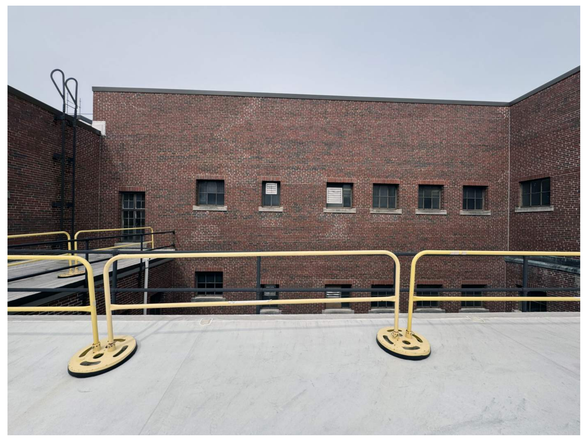
5 - EAST UPPER ROOF'S WEST FACADE



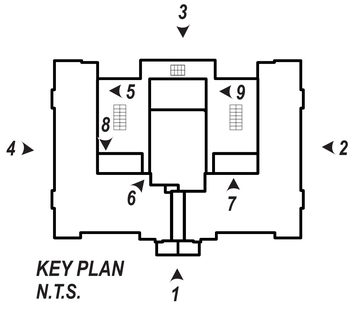
6 - AUDITORIUM SOUTH FACADE



7 - ABOVE WEST LIGHT COURT



8 - NORTH FACADE OF EAST LIGHT COURT




KEY PLAN
N.T.S.



9 - AUDITORIUM WEST FACADE

**ROGER WILLIAMS MIDDLE SCHOOL**

278 THURBERS AVE, PROVIDENCE, RI 02905

SLAM

BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way,
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brewsterthornton.com

EXTERIOR ENVELOPE

**EXT-2**

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **Entries** | | | | | | | | |
| **1** | **Accessibility** | No accessible access to building. Exterior stairs plus steps at thresholds combine with typical connections including interior stairs between floor levels to create problematic conditions for mere ramp use. |  | See addition studies for accessible access options. An addition will be required. Preference is for a new primary entrance point with security control to equalize access for all students. | see design | SF | $0.00 | **TBD** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **2** | **Exterior doors** | 9 double doors, 2 single doors, and overhead roller detract from historic character |  | Replace existing fiberglas doors with thermally broken, insulated, aluminum 6 panel doors with historic panninng and vertical lites in all upper panels on entry front and in one panel per leaf in others. Include new hardware with exterior lever handles, interior parralel arm closers, stops and panic bars. For overhead door, replace with insulated galvanized coiling door system. | 21 | per leaf | $0.00 | **$0** |
| | | | | | | | | |
| **3** | **Front entry iron guardrail** | Guards deteriorated and detached on one side. Stabilized with steel plates. |  | Replace with original brace design in wrought iron, three brace legs. Intact rail may be used as template. | 1 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **4** | **Exterior front entry ceiling** | Portion missing of terracotta beam surround. Spalling of surface glazing and minor cracking. Bird netting installed below recess. |  | Clean potical ceiling masonry and concrete. Remove spalling materials. Patch in opening to interstitial space in profile to match. Apply Edison coating in color-match to patch and areas of discoloration/spalling. | 400 | SF | $0.00 | **$0** |
| **5** | **Stone entry side** | Access beneath main entry is secured via plywood, restricting ventilation and security. |  | Replace with locking metal access gate/panel in open-work pattern painted black. | 1 | each | $0.00 | **$0** |

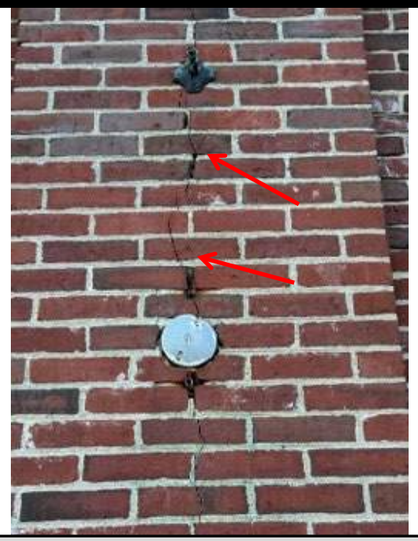
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **6** | **Stone/curb walkways** | Occasional damage to site curbing and stairs. Biological growth leading to slippery conditions. |  | Clean existing sidewalk edge curbing and site stairs. Break out crumbling areas and patch with Keim materials to restore profile. | 500 | SF | $0.00 | **$0** |
| **7** | **Entry cracks** | Visible cracking of stone entry - appears to be settlement crack on once side of this entry door. |  | Investigate any settlement issue at this joint. If no longer moving, replace broken brick and repoint terracotta joint. | 5 | LF | $0.00 | **$0** |

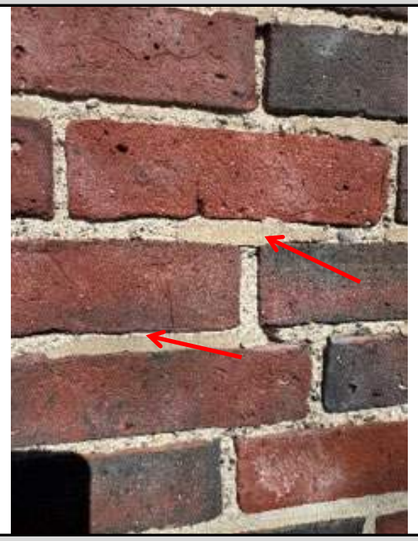
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **8** | **Stone cracks and bio-growth** | Granite façade crack and biological growth present |  | Investigate settlement issue here. Monitor to determine if movement continues. Reseal with color matched material. Replace broken veneer stone and repoint if no movement. | 20 | LF | $0.00 | **$0** |
| **9** | **Stone walkway connections** | Damage and missing portions of steps and walkways at perimeter. Limited visibility during the weeks of this report observations. |  | Patch to provide secure even footing and protect embedded reinforcing. | 200 | SF | $0.00 | **$0** |

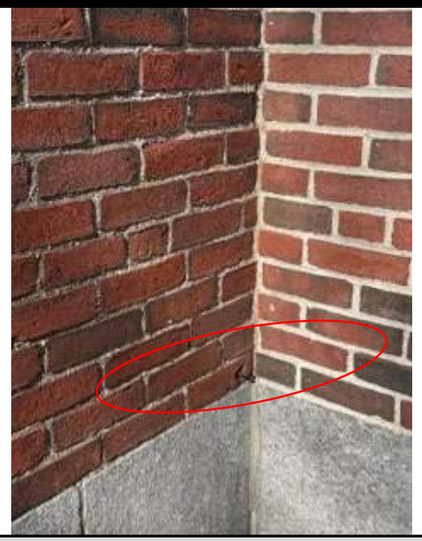
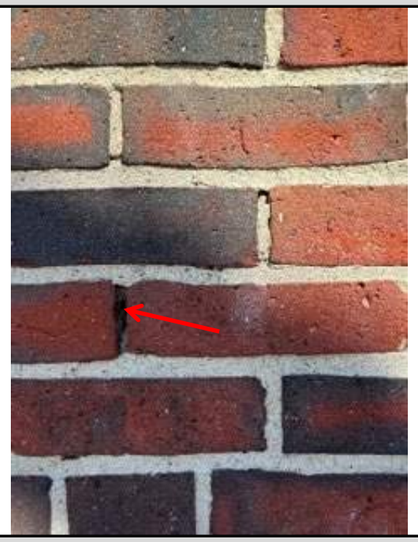
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **10** | **Front entry roof - copper** | Copper oxidation transferred to masonry at main entry |  | Poultice to remove some staining, but copper staining is to be expected on existing stone. | 100 | SF | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **Masonry** | | | | | | | | |
| **11** | **Light court masonry** | Typical light well walls exhibit mixed conditions of partial repointing and old scrubcoat. |  | Cut out and repoint badly recessed joints and point voids. 20% of wall area repointing required | 20% | SF | $0.00 | **$0** |
| **12** | **Light court railing** | Existing steel rail rusted and one vertical cut. Attachment to end wall rusted out. Temporary guard system is in place to protect this edge. |  | Replace this railing system with new galvanized steel guardrail in similar location. Sidewall attachment may be used. | 100% of open litewell sides | LF | $0.00 | **#VALUE!** |

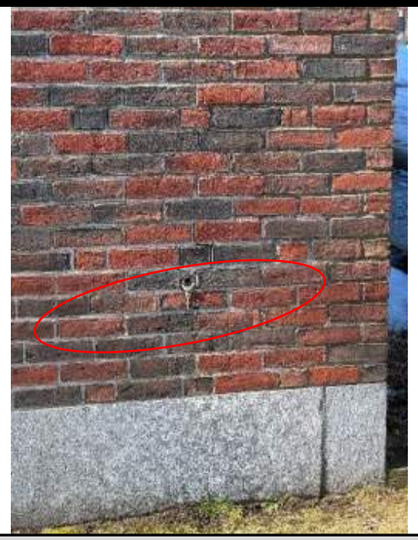
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **13** | **Light court flashing** | Original thru-wall flashing present. Termination bar for 2021 roof replacement is capped with sealant just below this flashing. |  | Preserve this flashing layer. Do not apply sealant to top of copper flashings. No capital work required. | NA | LF | $0.00 | **#VALUE!** |
| **14** | **Exterior masonry** | Efflorescence, the travel of soluble salts to masonry surface as evidence of moisture movement in walls, is present in limited locations. |  | Correction of open joints and cracking above the condition will likely resolve the moisture issue. Otherwise, look for drainline imbedded in this location and deactivate in favor of surface path. Clean and watch for reoccurrance. | 120 | SF | $0.00 | **$0** |

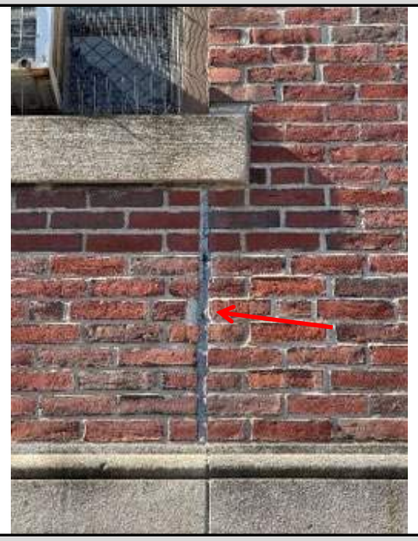
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **15** | **Masonry joint cracking** | Visible rust-jack cracking only between obsolete penetrations. Structural drawings and excellent overall condition indicates no embedded larger steel at this or any other exterior wall location except fly loft. |  | Remove obsolete ferrous metal objects, replace broken brick and repoint area. Solid masonry exterior bearing walls without transitional steel will allow this exterior to age without major cracking, allowing reuse for at least another 100 years. | 20 | LF | $0.00 | **$0** |
| **16** | **Masonry bio-growth** | Biological growth present at downspouts this building facade. Recent replacement of leader indicates original copper stolen or pinholed to allow water to spray onto wall. Blockage could also have created overflow condition behind piping. |  | Temporarily remove downspout, clean and repoint 100% this wall section (6' wide) full height. Resolve any gutter leakage at connection to downspout leader. Assumes 4 downspouts with this condition. | 840 | SF | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **17** | **Unsealed masonry penetrations** | Spigots or piping not sealed or fastened to masonry. Flange not wide enough to retain fasteners in overly large opening. Hole open to the weather. |  | Apply backer rod and sealant to close air infiltration path around piping. Install wider flange to cover opening and screw to spigot flange. | 6 | each | $0.00 | **$0** |
| **18** | **Masonry mortar scrub wash** | Original high lime mortar in exterior wall is in mostly good condition. Scrub coat washed over brick in last 50 years in lieu of repointing over most of the façade. This coating is largely flaked off. Small, more-recent repointed areas above lower roof. Remainder of scrub coat at arrows in photo. |  | 10 % repointing needed, mostly in voids and small specific areas of wash out. | full façade | SF | $0.00 | **#VALUE!** |

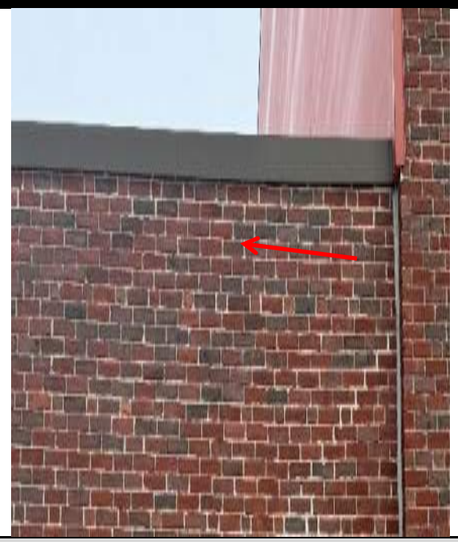
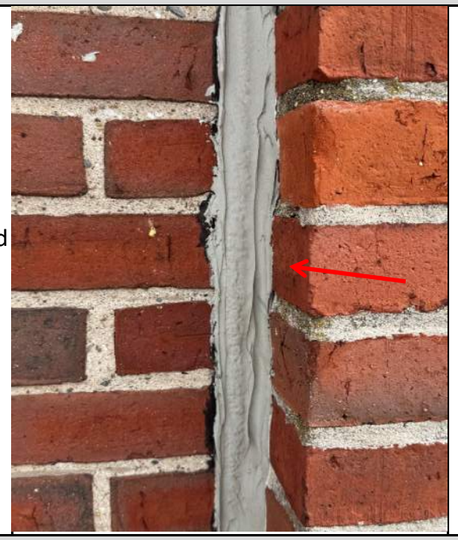
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **19** | **Embedded Ferrous Material** | Obsolete metal Fasteners and ties are rusting and causing deterioration. Brick cracking will increase if left to deteriorate. |  | Remove fastener and point hole | 50 | each | $0.00 | **$0** |
| **20** | **Masonry open head joints** | Open head joint voids typical but not frequent. Two partial and one full void show in this photo. Note no evidence of past cutting for repoint - brick in very good condition in spite of uneven clinker shapes. |  | As part of #18 above, these voids should be repointed. Due to very hard, dense quality of original high-lime mortar, limit cutting only to areas where absolutely required. | in 16 | NA | $0.00 | **#VALUE!** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **21** | **Boiler exhaust staining** | Visible exhaust soot present may date back to coal fired days. Oil fill tanks also noted. Currently, a large gas service is located to one side of the auditorium volume. |  | Confirm flue linings suitable for gas fired equipment. Clean exterior brick of staining and repoint as needed. | 200 | SF | $0.00 | **$0** |
| | | | | | | | | |
| **22** | **Graffiti** | Spraypaint graffiti present in several locations. Prior applications of red paint in some areas to mask. |  | Paint over with Keim breathable masonry paint or remove chemically. | 450 | SF | $0.00 | **$0** |

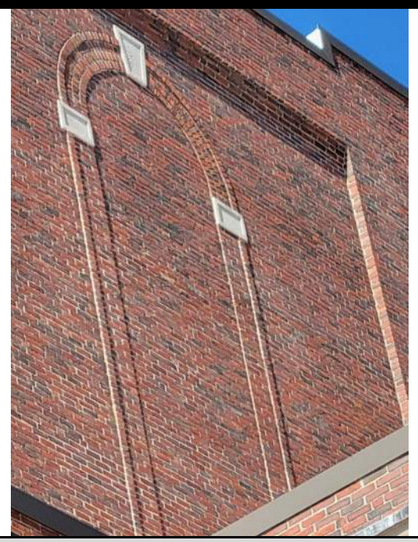
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **23** | **Condensate line** | Unknown line may be newer condensate drilled through the exterior wall. Almost flush with surface. |  | Extend so that drainage falls at least 4" away from wall. Current condition encourages wash out of masonry joints below and adds water load to wall. | 2 | each | $0.00 | **$0** |
| **24** | **Signage fasteners** | Metal fasteners present, known to cause deterioration of façade |  | Pull ferrous anchors and replace with lead or plastic anchors and stainless steel eyelet screws. | 16 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **25** | **Stone masonry base of wall** | Parge coat deteriorating over leveling coarses of foundation brick between poured concrete foundation and granite cladding. Assume this area used to be concealed below grade. |  | Remove spalled areas and loose pargingidentified by sounding. Patch with Keim Granital material. Coat exposed areas of existing parging with Keim water repellant breathable coating. Patching is 20% of area. | 250 | SF | $0.00 | **$0** |
| **26** | **Masonry - Window joint** | Expansion joint sealant split and debonded in several instances. |  | Remove existing sealant. Dispose of as if PCB/ACM containing. Replace with backer rod and Dow 790 sealant color match to mortar. | 150 | LF | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **27** | **Masonry at fly loft** | Masonry joints eroded in water drainage paths from louvers. Copper staining. |  | Clear area of damage/staining. Copper staining may remain and is acceptable. Repoint as part of #16 above. | incl. in #18 | | $0.00 | **$0** |
| **28** | **Masonry above lower roof** | Areas of eroded original mortar are still serving as a weather barrier. |  | High lime mortar has calcified and is very dense. Very little evidence of moisture migration to interior. Cut out only voids and missing mortar for repointing. | incl. in #18 | | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **29** | **Traveling crack on masonry above low roof** | Most of façade is crack free - remarkably good condition. This crack has been repaired in the past but is reopening. |  | Investigate loading applied to this wall on auditorium side. Unlikely to be building settlement. Address interior condition and repoint. | 30 | LF | $0.00 | **$0** |
| **30** | **Sealants** | Mix of older sealants observed; Cracked and friable as well as still remarkably flexible. |  | Remove all exterior sealants in masonry and around openings and replace with new compatible sealant systems as work progresses. Dispose of sealants as if toxic-containing. | All openings and expansion joints | LF | $0.00 | **#VALUE!** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **31** | **Open penetration** | Conduit not anchored to or sealed where passing through exterior wall. Drilling from inside spalled weathering surface of existing brick. |  | (Note scrubcoat on left of photo and unsuccessful attempt (score lines)to cut out dense original mortar on right.) Secure conduit per electrical code requirements. Provide backer rod and sealant around opening. Coat spalled area with Keim mineral coating. | 8 | each | $0.00 | **$0** |
| **32** | **Spalled terracotta banding** | In a few locations, spalls were observed which usually telegraph rusting iron connectors beneath the terracotta surface. |  | Remove spalls and replace connector with stainless steel material. Patch terracotta and recoat to match with Keim materials. | 4 | each | $0.00 | **$0** |

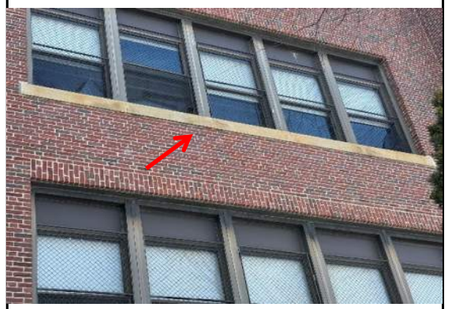
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **33** | **Masonry condition** | Hard but breathable original mortar combined with high-fired brick with little movement observed. Excellent condition. |  | See limited items for repair and 10% repointing. No general action required. Do not coat with weather barrier. | | | $0.00 | **$0** |
| | | | | | | | | |
| **34** | **Older conditions that warrant repointing** | This photo is of a lower roof wall that exhibits voids and loss of bond requiring repointing. Erosion alone would not be sufficient. |  | Without open cracks, this masonry combination will tend to sufficiently deter water infiltration. Repoint when bond loss occurs. | im #18 | | $0.00 | **#VALUE!** |
| | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **35** | **Terracotta brackets molded placeholders** | Damaged terracotta brackets have been replaced with concrete stucco placeholders on several facades. |  | Check for leaks at roof edge and resolve. Remove concrete piece and replace with stainless steel connectors and new terracotta bracket. Take casting from existing removed bracket. | 10 | each | $0.00 | **$0** |
| **36** | **Terracotta brackets cracked or damaged** | Portions broken and missing at several locations. Oxidation of iron strapping and pins are spalling at areas of prior leaking gutter edge. |  | Check for leaks at roof edge and resolve. Survey brackets and remove surface spalls-coating exposed area with Keim materials. For spalls exposing connectors, remove terracotta piece and replace with stainless steel connectors and new material to matchc. Take casting from existing removed bracket. | 15 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **37** | **Graffiti out of reach** | Non-offensive graffiti observed below upper roof. |  | This carrot has enough artistic value to allow it to remain. It's a secret only roof walkers are likely to ID. No action requried. | | | $0.00 | **$0** |
| **38** | **Sealed water path** | Counterflashing observed installed over new roof membrane without older wall flashing exposed. Sealant on top and plastic weeps have been added. Likely that old flashing was trimmed flush and is trapped within this system. Weep is not an efficient subsitute. |  | Investigate any potential wall moisture below this area. Remove sealant and investigate reglet/flashing relationship. It is likely the existing flashing only extended behind the first wythe and turned up, but it still channels water. IF problems exist, install new extension flashing under existing to reach exterior if possible. If buried, change counterflashing detail. | 250 | LF | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **39** | **Hole and damage to upper roof cover** | Observed hole likely drilled to relieve a water backup from a blocked drainage event. Now covered by new roofing system. |  | Fill with sealant to prevent insect entry. | 2 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **Openings** | | | | | | | | |
| **40** | **Light court windows** | Sills appear to be precast rather than stone within light wells. Green algae growth from damp conditions. |  | Clean of biological growth and apply Keim water repellant. | 100% | each | $0.00 | **$0** |
| **41** | **Window header peeling** | Steel lintel deteriorating in several instances |  | Most lintels in very good condition but there are a few exceptions. Take care to treat existing coatings as lead. Scale and epoxy coat. | 200 | LF | $0.00 | **$0** |

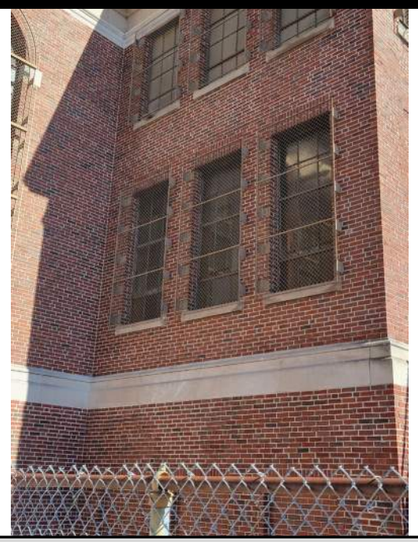
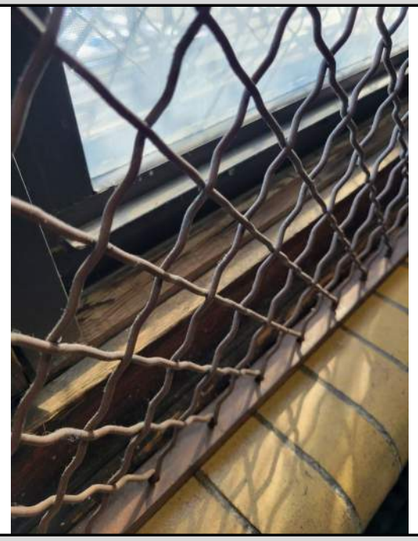
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **42** | **Window sills** | Open joints in sill and water was in masonry below. |  | Partial repoint included in #16. | in #16 | | $0.00 | **$0** |
| | | | | | | | | |
| **43** | **Wood window** | Existing wood window in poor condition. May have been missed in original steel window order and produced locally. Only one condition. |  | Replace window with rest of building using aluminum energy-efficient model with historic panning. Security grilll may be required. | 1 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **44** | **Lower level Window damage** | Broken window glazing covered by plywood as temporary solution. |  | Replace window during whole building replacement including security grill. | Incl. in whole building work. | each | $0.00 | **$0** |
| **45** | **Roof window glazing damage** | Panes missing in original steel casement windows. |  | Replace windows in same configuration with SDL muntins with energy-efficient aluminum windows with whole building work. | Incl. in whole building work. | | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **46** | **Window sill at roof** | Precast sills spalling. Unsealed lower edge creating water path into the wall and under the new roof membrane. |  | Remove exposed rebar. Patch and coat with Keim material. Apply backer rod and sealant at unsealed areas. | 6 | each | $0.00 | **$0** |
| **47** | **Window sill at roof** | Another example of spalling sill |  | Remove exposed rebar. Patch and coat with Keim material. Apply backer rod and sealant at unsealed areas. | incl. in prior example | | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **48** | **Upper window sill gap** | Washed out stone sill mortar joints observed at several locations. Note aluminum replacement windows from the 60s/70s. |  | Repoint as part of whole building repointing. | incl. in #16 | | $0.00 | **$0** |
| **49** | **Light well window** | Original steel awning windows typical in light wells. Note effluorescence under ceill center. Probable open joint at back of stone. |  | Replace these windows with rest of whole building work. New windows to have drain pans and address underlying masonry issues before installation. | incl. in whole building work | | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **50** | **Aluminum 1960s replacement windows** | Standard aluminum replacements windows are at the end of their useful life. |  | Replace all windows with aluminum steel replica windows in similar configuration, SDL, insulated glass, thermally broken, operable with insect screens. Include guards where currently present. Return to original muntin pattern of replica steel windows. | | each | $0.00 | **$0** |
| **51** | **Tall gym/auditorium windows** | Existing original windows are aged, inoperable in most locations, single glazed, and failing. |  | Replace all windows with aluminum steel replica windows in similar configuration, SDL, insulated glass, thermally broken, operable with insect screens. Include guards where currently present. A model similar to that used on Hope High School would be appropriate. | | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **52** | **Typical steel windows** | Existing original windows are aged, inoperable in most locations, single glazed, and failing. |  | Replace all windows with aluminum steel replica windows in similar configuration, SDL, insulated glass, thermally broken, operable with insect screens. Include guards where currently present. | | each | $0.00 | **$0** |
| **53** | **Wood substrate** | Aluminum replacement windows are installed on thin wood blocking in poor condition. |  | For steel window replica install, include new blocking and drain pans for all windows | | each | $0.00 | **$0** |

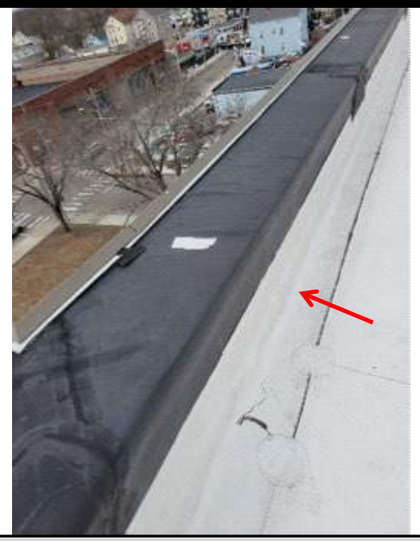
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **54** | **Rusted louver** | Exterior non-copper louvers are failing. Rust and damaged screening. |  | Replace as part of window work to new HVAC requirements. | 8 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **Boiler Room** | | | | | | | | |
| **55** | **Boiler Room entry** | Chain link fencing in place with padlocked gate. |  | Not very secure and will intrap anyone entering this area from the building side. Install metal grating wall and gate with interior panic and alarm system each end. | 2 | each | $0.00 | **$0** |
| **56** | **Boiler Room plywood wall** | Closures toward bunkers is not secure. |  | Install CMU or more durable wall infill. | | SF | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **57** | **Bunker top surface** | Applied coating over coal bunker and tank extension is bubbling and concrete underneath is spalling. Access stair is rusted. |  | Scarify surface, remove spalling material and repair concrete entire area. Recoat with parking deck coating. | | SF | $0.00 | **$0** |

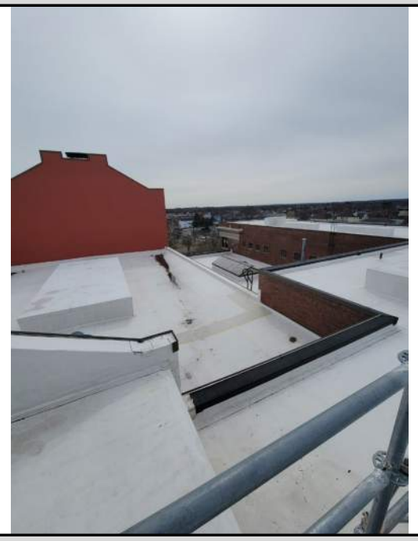
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **Metals** | | | | | | | | |
| **58** | **Rusted light court guardrail at several locations** | Guard at lite well as rusted trough at wall anchorage. |  | See Item #12. Replace guards at both light wells. | | LF | $0.00 | **$0** |

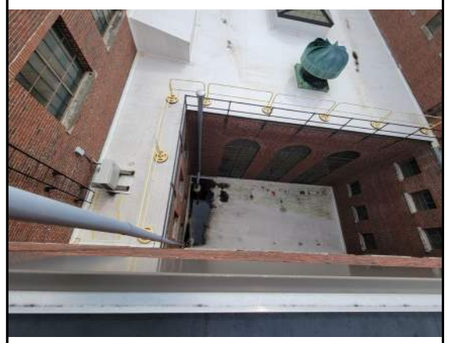
| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **Roofs** | | | | | | | | |
| **59** | **Front entry roof** | Unable to see this area clearly, even from top roof. Assumed temporary fix for spalling terracotta or missing copper. Appears to be bubbling. |  | Restore with non-staining version of original roofing material over this portico. Assume use of standing seam Freedom Copper. | | SF | $0.00 | **$0** |
| **60** | **Copper downspout leaking** | Hole present in copper downspout at roofline. Several of these leaders have already been replaced. |  | Rout and scope all existing downspouts. Replace bends at all locations around building to match original desing with new red copper. Use 20oz material. | 20 | each | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **61** | **EPDM cap on TPO system** | Black membrane with consistency of EPDM observed applied over 2021 TPO consistently at roof edge. Revies of 2021 drawings show TPO up and over to end behind front fascia, no added membrane. Bubbling observed in two locations previously marked with white tape as shown in photo. |  | If this material is EPDM, its material and adhesives are likely not compatible with the TPO system. Research is needed into need for and sequence of this added layer. May be a warranty issue. | | | $0.00 | **$0** |
| **62** | **Roof - Masonry connection** | Sealants observed separating or voided along termination bar wall connections for roofing system. |  | Touch up and replace every 15-20 years in total. | 8 | spots | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **63** | **Upper Fly Loft Roof** | Not able to access, but assume high quality TPO 2021 replacement to match rest of roof work. |  | No action. | | | $0.00 | **$0** |
| | | | | | | | | |
| **64** | **Kalwall replacement skylights** | Replacements over or in place of original glass skylights are aged and friable. Insulation value is small. End of usefule life. |  | Replace all with modern version of insulated glazing. | | SF | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **65** | **Roof ladder** | Existing ladders are securely afixed and sturdy, at least the ones climbed during this roof walk. Assume all similar. Painting needed soon. |  | Scale and repaint with epoxy high performance coating. Apply grit coating to rungs. | 150 | LF | $0.00 | **$0** |
| | | | | | | | | |
| **66** | **New system on soffit extensions** | New cap flashing and parapet counterflashing observed at roofline soffits. Small drainage area. See larger photo below. Mortar in poor condition is these areas. No prior repointing attempts observed |  | Clean these areas 100%. Repoint as needed, 50%. | | | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **67** | **Objects in light court** | Debris present in light courts. Clean annually |  | Maintenance item. Need not be project cost. See roof section for non-draining areas. | | | $0.00 | **$0** |
| **68** | **Upper Roof** | 2021 TPO roof installation still under warranty. Looks like a good job. |  | No action. | | | $0.00 | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **69** | **Roof cross access** | Installed catwalk aides in roof travel |  | Good addition to the roof. No action. | | | $0.00 | **$0** |
| | | | | | | | | |
| **70** | **Light well floor roof issue** | In one light well, drainage is blocked and the insulation compressed at one end. |  | Route drain and restore function. Cut membrane and install tapered insulation to drain. | 200 | SF | $0.00 | **$0** |
| | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | Qty. | Unit | Unit Cost | OPCost |
|---|---|---|---|---|---|---|---|---|
| **A** | **OPINION OF PROBABLE TOTAL 'HARD' CONSTRUCTION COST** | | | | | | | **#VALUE!** |
| | | | | | | | | |
| | **General Conditions** | | | 0% | | | | **#VALUE!** |
| | **General Requirements** | | | 0% | | | | **#VALUE!** |
| | **Permits** | | | 0% | | | | **#VALUE!** |
| | **Bonds (if required)** | | | 0% | | | | **#VALUE!** |
| | **Insurances** | | | 0% | | | | **#VALUE!** |
| | **Overhead & Profit** | | | 0% | | | | **#VALUE!** |
| | | | | | | | | |
| **B** | **OPINION OF PROBABLE TOTAL CONSTRUCTION COST** | | | | | | | **#VALUE!** |
| | | | | | | | | |
| | **$/SF** | 0 | SF approximate building size occupied area | | | | | *#VALUE!* |
| | | | | | | | | |
| | **Scope / Pre-construction Contingency** | | | 0% | | | | **#VALUE!** |
| | **Construction Contingency** | | | 0% | | | | **#VALUE!** |
| | **Architectural and Engineering Fees** | | | 0% | | | | **#VALUE!** |
| | | | | | | | | |
| **C** | **OPINION OF PROBABLE TOTAL PROJECT COST** | | | | | | | **#VALUE!** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **$/SF** | 0 | SF approximate building size occupied area | | | | | *#VALUE!* |

BREWSTER THORNTON GROUP ARCHITECTS LLP

ARCHITECTURE
DESIGN
MASTERPLANNING

**Date:** March 20, 2026

**Building Name:** Roger Williams Middle School
**Location:** 278 Thurbers Avenue, Providence, Rhode Island
**Resource Type:** Public school (institutional building)
**Date of Construction:** 1932
**Current Use:** Public middle school (grades 6–8)

**Historic Context**

Roger Williams Middle School was constructed in 1932 as a major public educational facility serving the Lower South Providence area. It served the City as a junior high school, a form and program type associated with early 20th-century efforts to reorganize and expand urban public education.[1]

The Providence public schools, with support from Federal Depression-era public works funding, embarked on school-building expansions in the late 1920s and early 1930s in response to overcrowding and changing educational policy recommendations. Roger Williams Middle School was part of this campaign.

Today, Roger Williams Middle School continues in public educational use and remains a significant civic presence in the neighborhood.[1]

**Educational and Community Role**

Roger Williams Middle School has continuously served Providence students for nearly a century. While its educational model has evolved from a gender-separated junior high serving grades 7 and 8 to a contemporary middle school serving grades 6 through 8, the building has remained in active use.[1]

The school has historically functioned not only as an educational facility but also as a neighborhood landmark, with features such as a full auditorium, twin gymnasiums, and assembly spaces reflecting early 20th-century ideal of schools as community centers.[2]

**Architectural Context**

Roger Williams Middle School is designed in the Georgian Revival style, a common architectural language for institutional and educational buildings in the early 20th century. Its restrained classical detailing intended to convey permanence, order, and civic importance. The building was designed under the authority of the Office of the

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Commissioner of Public Buildings, which oversaw the design of many of Providence's major civic structures during this period. This centralized design approach resulted in many schools that shared common planning principles, high-quality materials, and standardized architectural expression.[2]

Roger Williams Middle School remains a strong and intact example of early 20th-century institutional architecture and contributes significantly to the architectural character of Lower South Providence.[2]

**Architectural Description**

**Style and Exterior Features**

Roger Williams Middle School is a four-story masonry building constructed of brick with limestone trim in a Georgian Revival style, exhibiting a formal, symmetrical composition. A monumental entry portico creates a ceremonial approach and a classical civic identity for the school.[2] The structure of the building is a combination of load-bearing masonry and steel framing.

**Interior/Program Features**

The large, central auditorium includes approximately 500 wooden seats; ornamental plaster detailing on the walls, ceiling, and proscenium; large laylights in the vaulted ceiling, and substantial stage and backstage areas. Other significant historical features of the building include a wood-paneled library, an ornate vaulted lobby space, and terrazzo flooring and decorative plaster trim and in the front public areas. The interior symmetrical layout and glazed brick corridors are largely intact and original.

**Preservation Context**

In 2016, Roger Williams Middle School was included on Providence Preservation Society's "Most Endangered Properties" list as a result of deferred maintenance and building system deficiencies threatening the building's viability. Issues Identified included roof deterioration, plaster damage, outdated life-safety systems, and the need for rehabilitation of significant interior spaces such as the auditorium.[2]

In 2017, a Rhode Island Department of Education Facility Condition Assessment estimated that the reinvestment required to extend its useful life would require over $17,000,000 in capital improvements. A phased five-year approach was projected at over $25,000,000 at the time.[3]

Since that time, several of the most critical issues, including the roof, have been addressed, but many remain.

**Statement of Significance**

In 2019, the State Historic Preservation Office (the Rhode Island Historic Preservation and Heritage Commission: RIHPHC) deemed the building eligible for inclusion on the National Register of Historic Places. As a result of its architectural integrity and civic significance, material changes to the building's historic character using public funds will require review by the RIHPHC.

Sensitive rehabilitation will not compromise the historic character or materials of the original building. A historic rehabilitation program would include addressing deferred maintenance, modernizing building systems, and may include compatible additions to address programmatic needs.

**Integrity**

Based on published architectural documentation, the building retains integrity of location, design, materials, and workmanship through its continued presence at 278 Thurbers Avenue and its continued identification by preservation sources as a Georgian Revival institutional building with brick/limestone construction and a monumental portico.[12]

Integrity of setting and feeling remains supported by the building's continued civic scale and role as an educational landmark in Lower South Providence.[2]

Integrity of association is reinforced by continued school use and documentation that the facility still serves Providence students in grades 6–8.[14]

Maintenance and building-system modernization needs that affect condition, but these issues do not inherently negate historic integrity and instead frame the building as a strong candidate for sensitive rehabilitation.[2] In fact, the lack of embedded steel in the majority of exterior bearing walls give this building an unusually extended useful life timeline – most 1930s buildings in this transitional phase ultimately fail due to oxidation of imbedded steel columns in contact with exterior masonry. Roger Williams Middle School should not have that problem.

**Character-Defining Features**

The following elements are character-defining and, to the extent possible, should be preserved, repaired, or carefully integrated in any renovation:

1. Overall four-story massing and distinct symmetrical institutional composition.[2]
2. Brick masonry exterior with limestone trim, including the original material hierarchy and detailing.[2]
3. Primary entrance composition, particularly the monumental portico and formal entry sequence, including the interior foyer and lobby spaces.[2]
4. Auditorium and stage volume as a major historic interior feature, including historically significant finishes where extant.[2]

5. The wood paneled library space.
6. The vaulted entry space and Auditorium foyer.
7. Historic spatial organization typical of large institutional schools (major corridors, circulation systems, assembly spaces), to the extent these retain original proportions and relationships.[2]

**Rehabilitation Approach**

The Secretary of the Interior's Standards for Rehabilitation generally favor retaining and repairing historic materials and spatial relationships, while allowing compatible upgrades for code, accessibility, and programmatic adequacy.[3]

Accordingly, a rehabilitation approach for Roger Williams Middle School should prioritize:

- Repair over replacement of historic exterior masonry and limestone detailing, with replacement limited to in-kind materials where deterioration is beyond repair.[2]
- Preservation of the primary façade composition and entry portico, ensuring that security, accessibility, and vestibule upgrades do not obscure or diminish the monumental entry character.[2]
- Sensitive integration of modern systems (fire suppression, MEP, technology) in ways that minimize impact to significant spaces, especially the auditorium and principal public areas identified as historic assets[2] that contribute to the building's historic significance.
- Use of existing facility assessments to guide scope sequencing and prioritize life-safety and mission-critical repairs while designing interventions to retain historic character.[3]

**Footnotes (Sources)**


1. Roger Williams Middle School (Providence Public Schools), "History," Accessed at: https://rogerwilliams.providenceschools.org/about-us/history

2. *Guide to Providence Architecture* (Providence Preservation Society), "Roger Williams Middle School," Accessed at: https://guide.ppsri.org/property/roger-williams-middle-school

3. Rhode Island Department of Education (RIDE), *Facility Condition Assessment: Providence – Roger Williams Middle School* (June 2017). Accessed at: https://www.eride.ri.gov/SBA/analysis/school/Providence_Roger_Williams_Middle_School%20-%20FCA_Detail.pdf

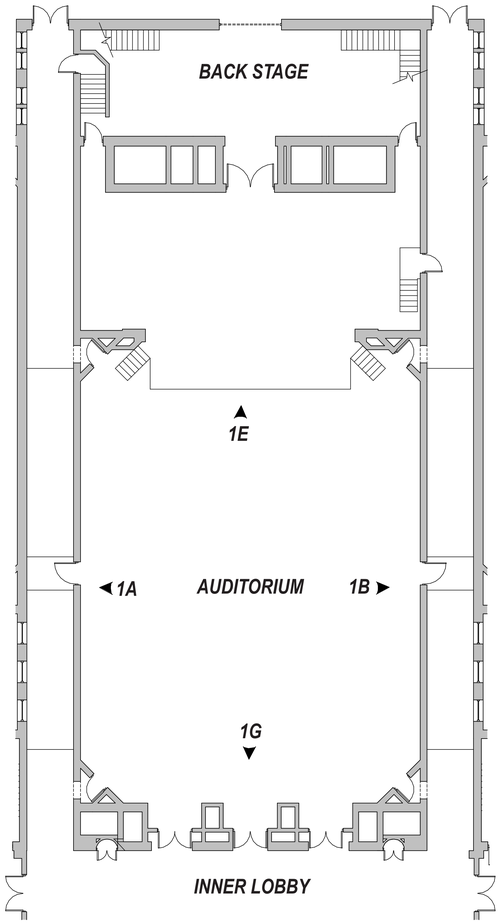
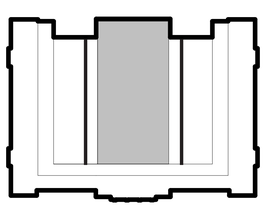
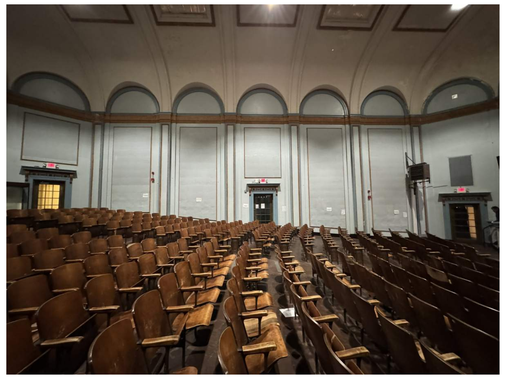


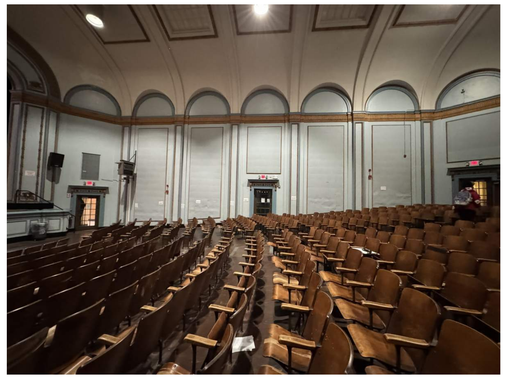

PHOTO KEY
N.T.S.



KEY PLAN
N.T.S.



1A



1B



1C



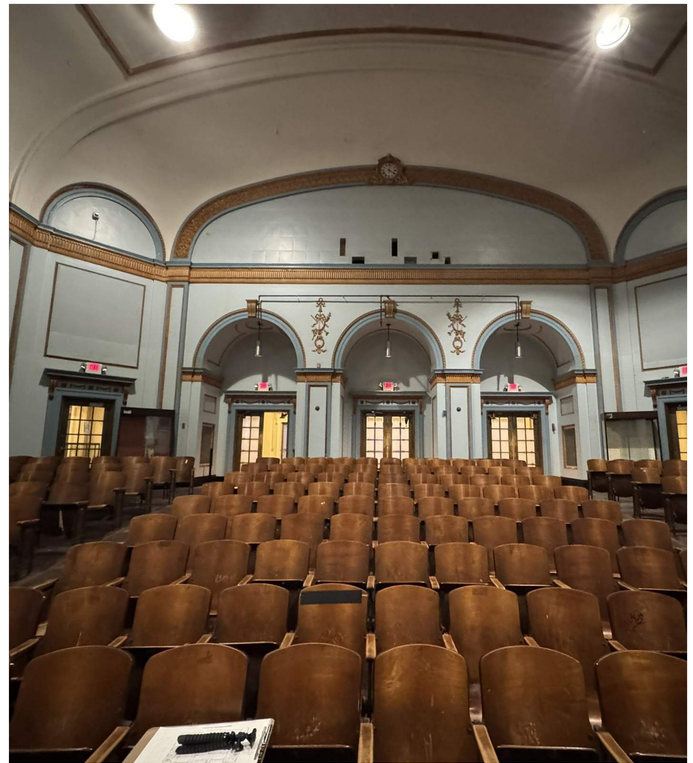
1D



1E



1F



1G

# ROGER WILLIAMS MIDDLE SCHOOL

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SLAM

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401.861.1600
brewsterthornton.com

AUDITORIUM OVERALL
03.20.2026

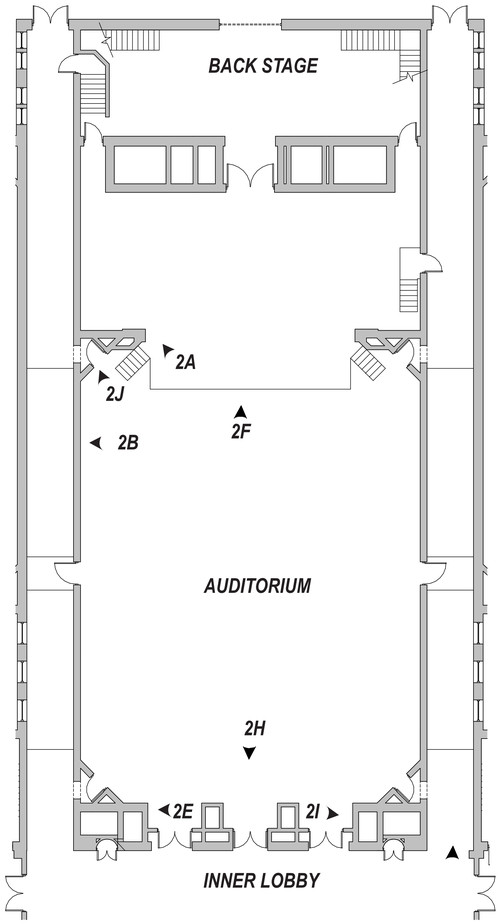
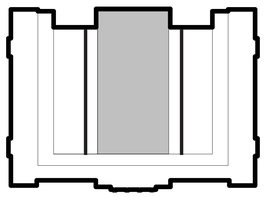
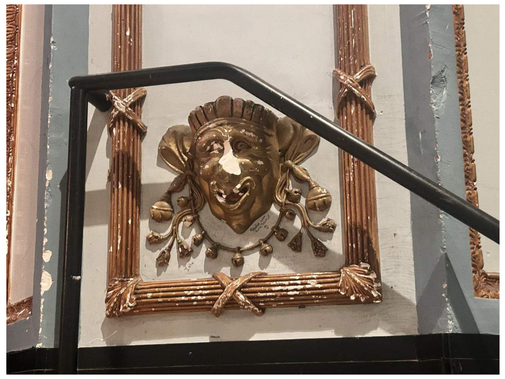


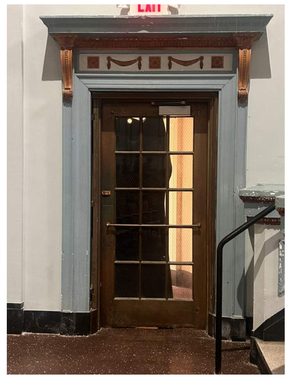

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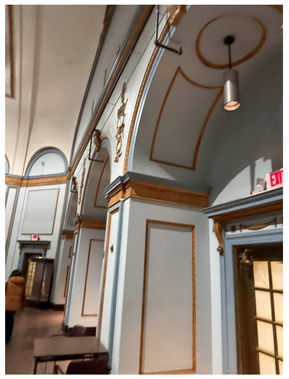
KEY PLAN
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2A



2B



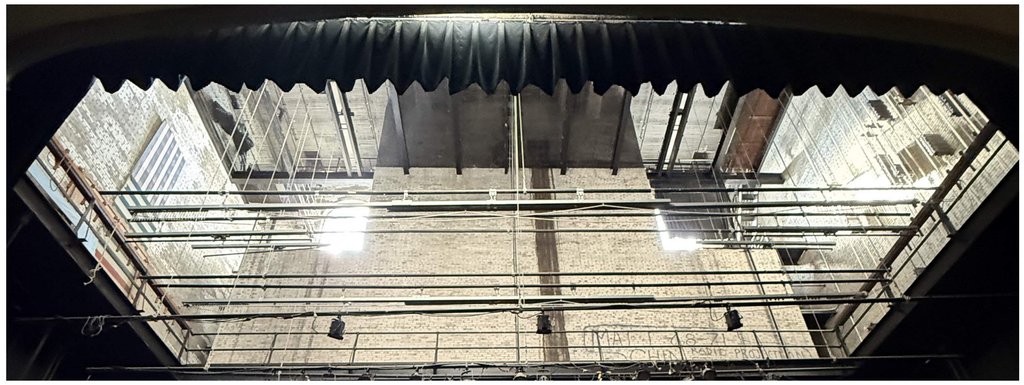
2C



2D



2E



2F



2G



2H



2I




2J

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AUDITORIUM DETAILS
03.20.2026

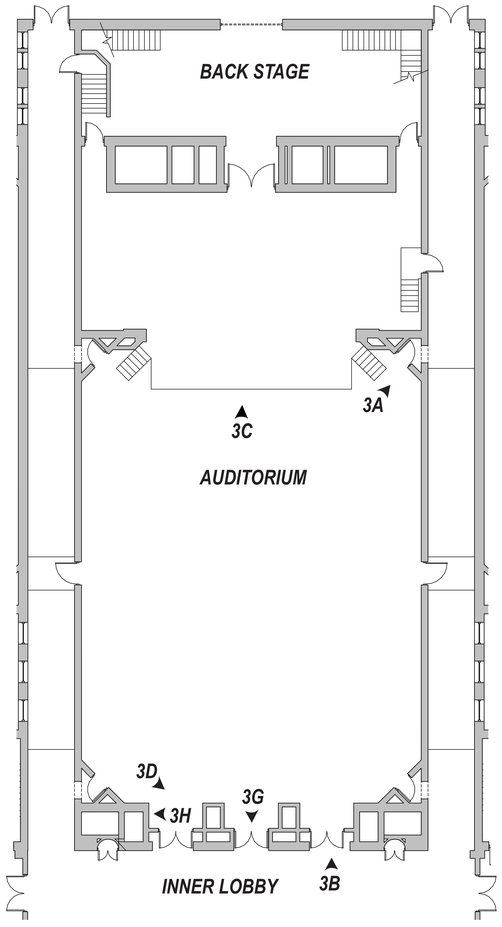
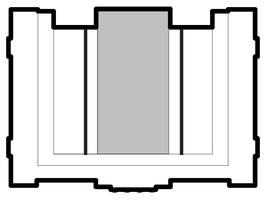



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KEY PLAN
N.T.S.



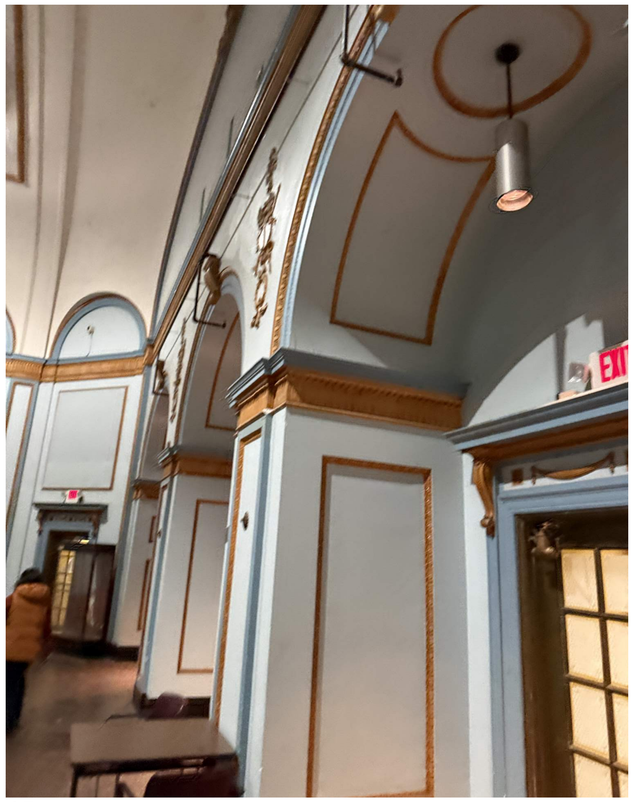

3A



3B



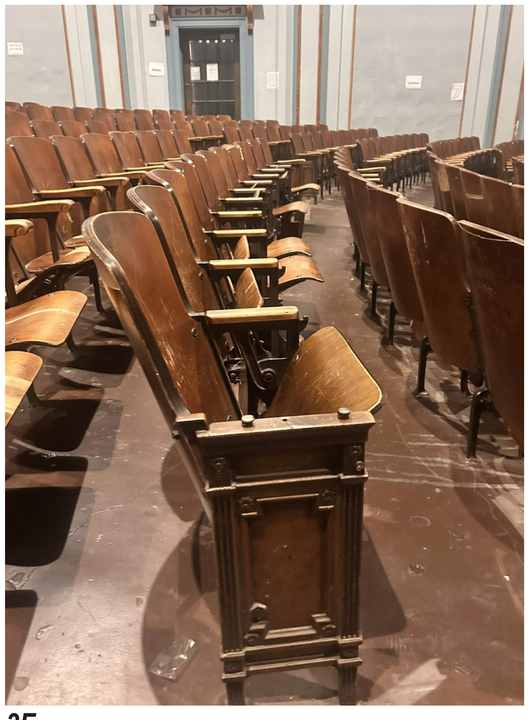
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3D



3E



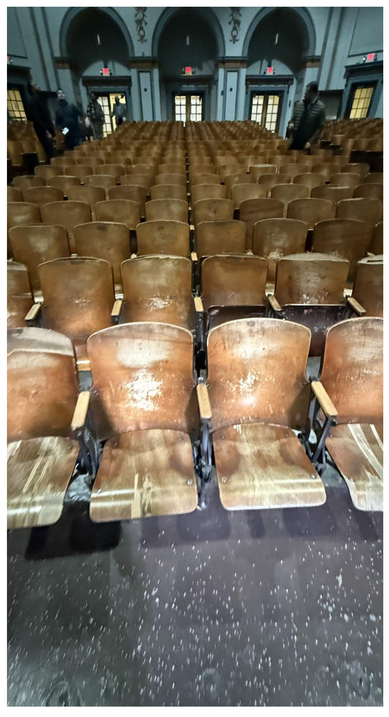
3F




3G



3H



3I

**ROGER WILLIAMS MIDDLE SCHOOL**

**278 THURBERS AVE, PROVIDENCE, RI 02905**

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**AUDITORIUM DETAILS**

**03.20.2026**

**3**

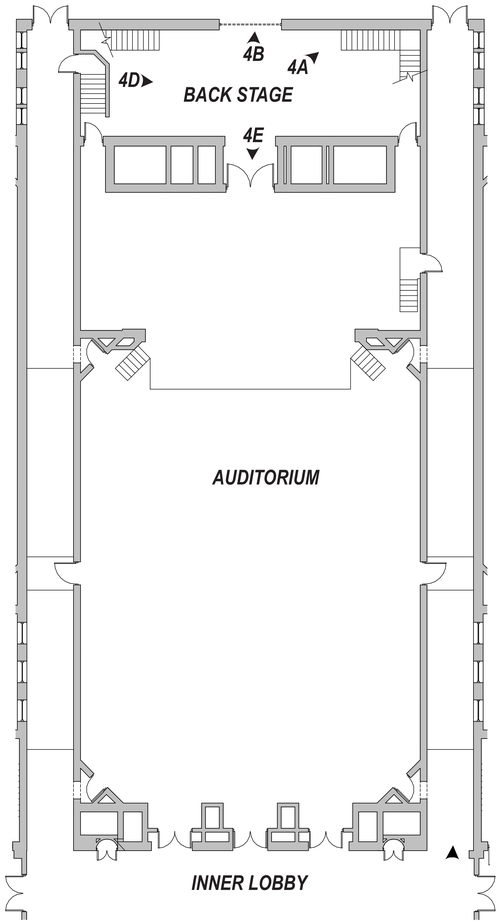
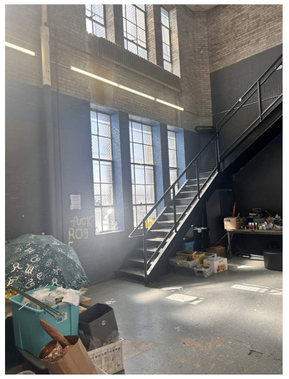



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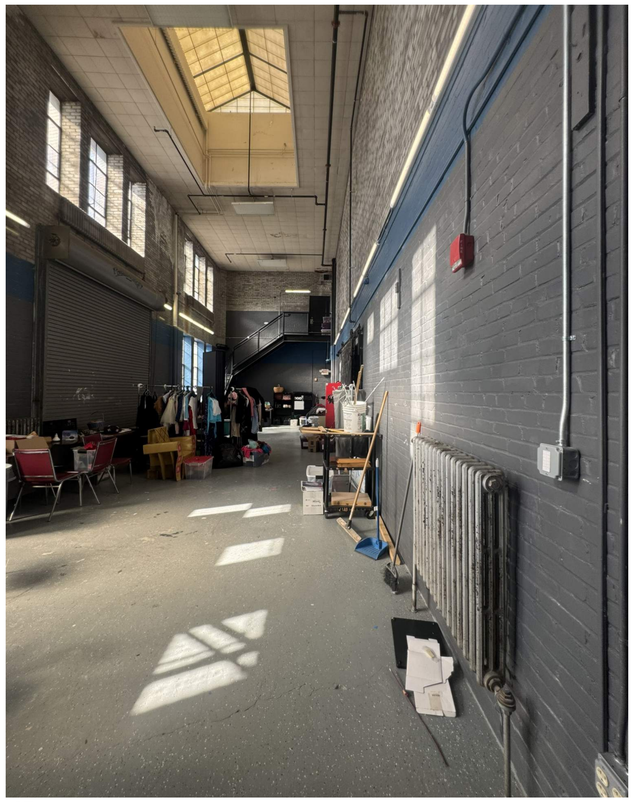
4A



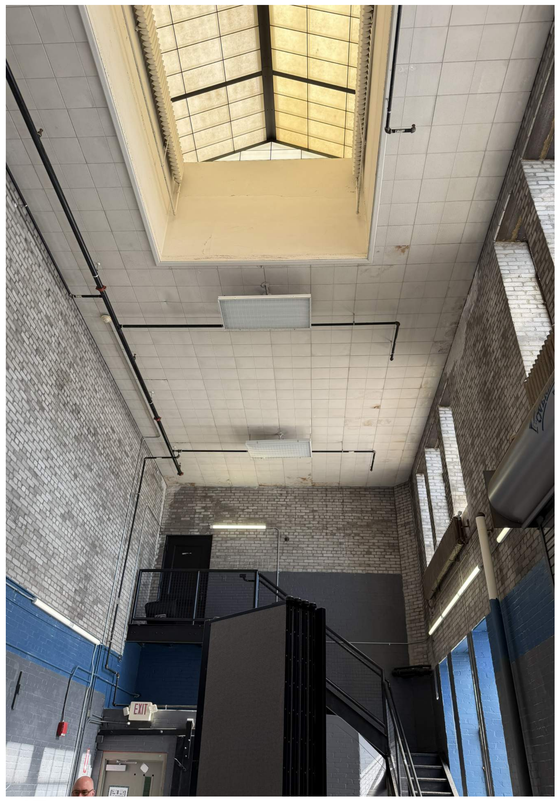
4B



4C



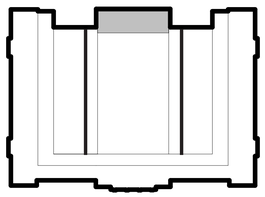
4D




4E




4F



KEY PLAN
N.T.S.

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BACK STAGE
03.20.2026

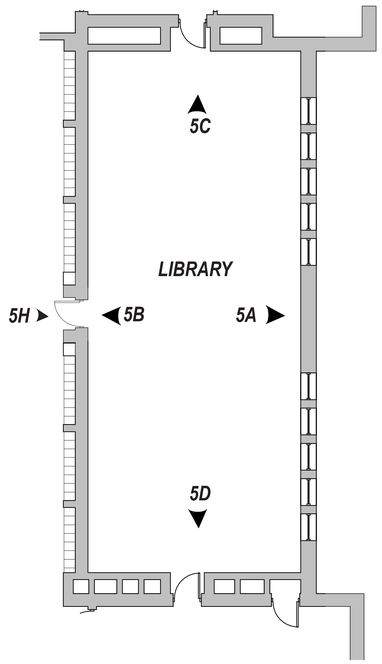
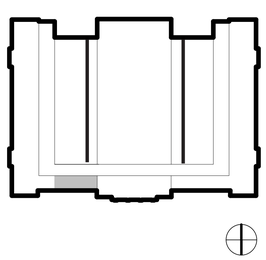
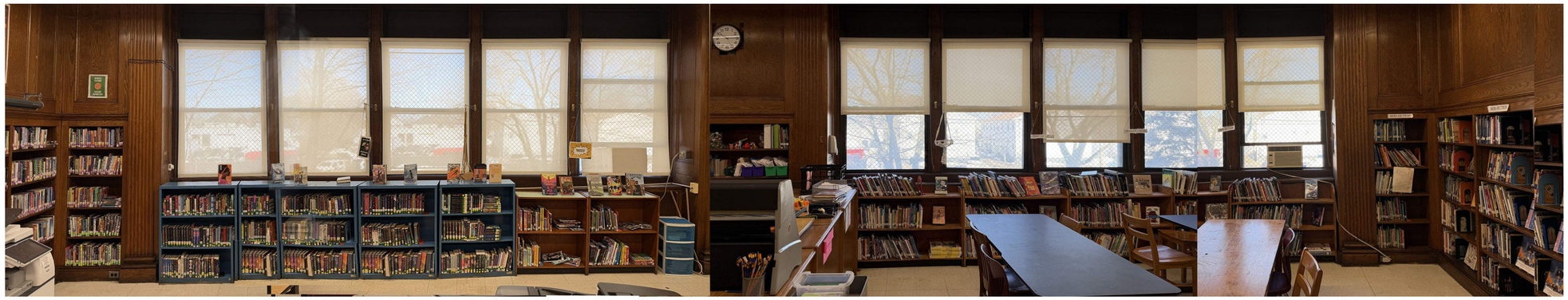


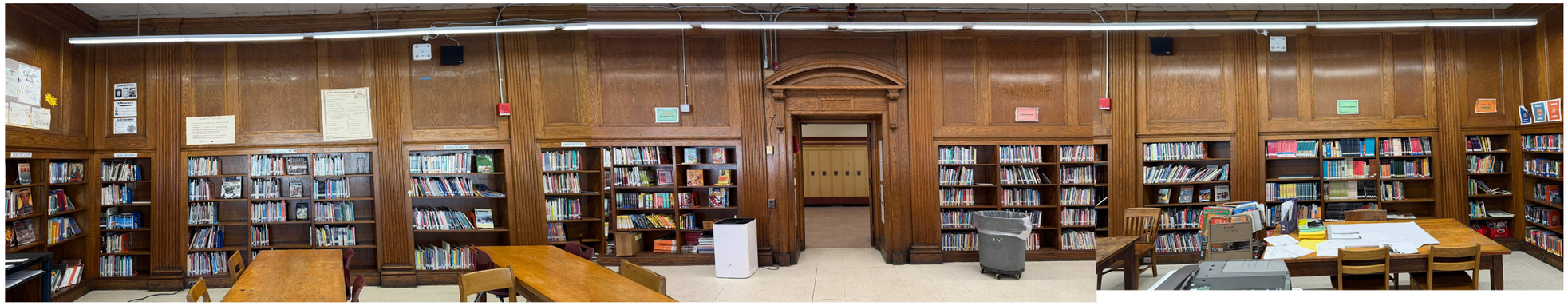

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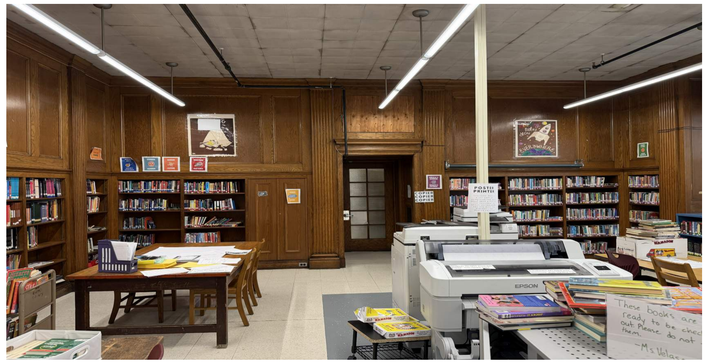
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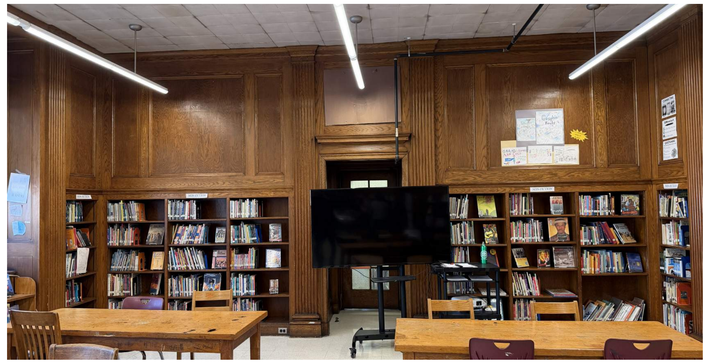
5A



5B



5C



5D



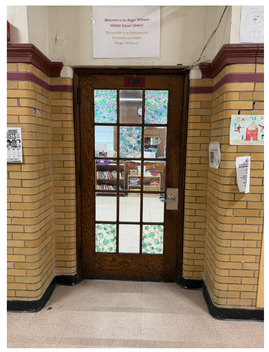

5E




5F




5G



5H

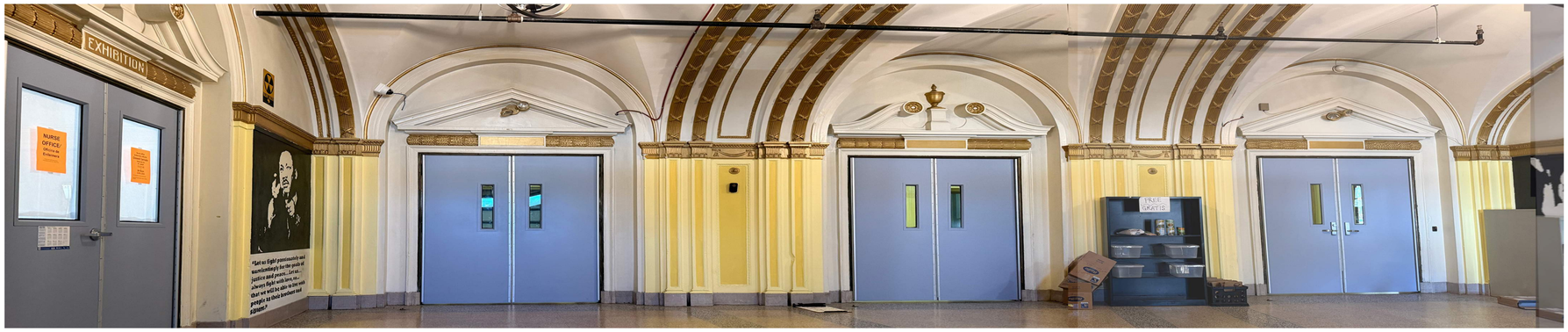
# ROGER WILLIAMS MIDDLE SCHOOL

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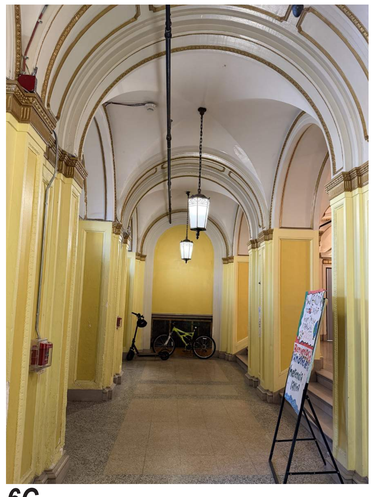
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03.20.2026



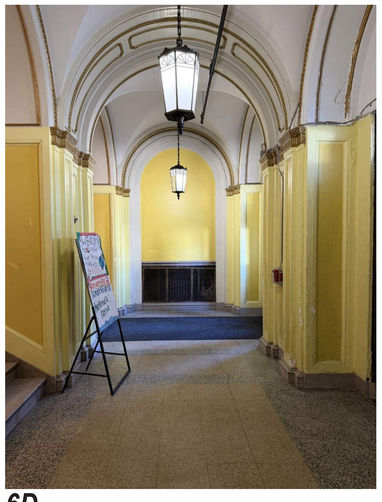

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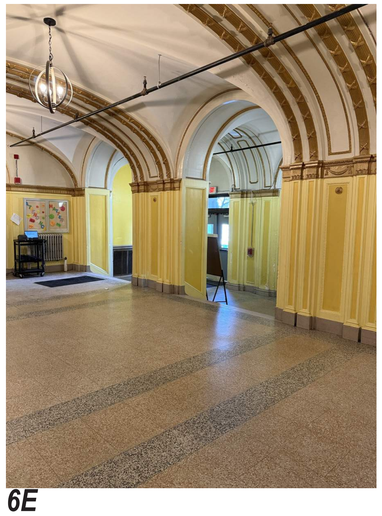
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6C



6D



6E

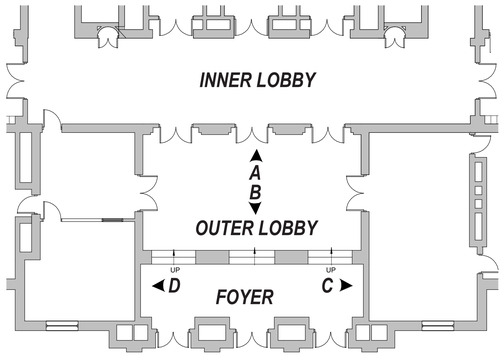
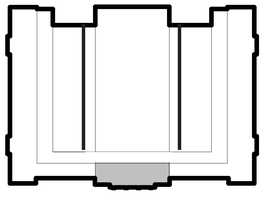



PHOTO KEY
N.T.S.



KEY PLAN
N.T.S.

# ROGER WILLIAMS MIDDLE SCHOOL

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FOYER AND OUTTER LOBBY
03.20.2026

6

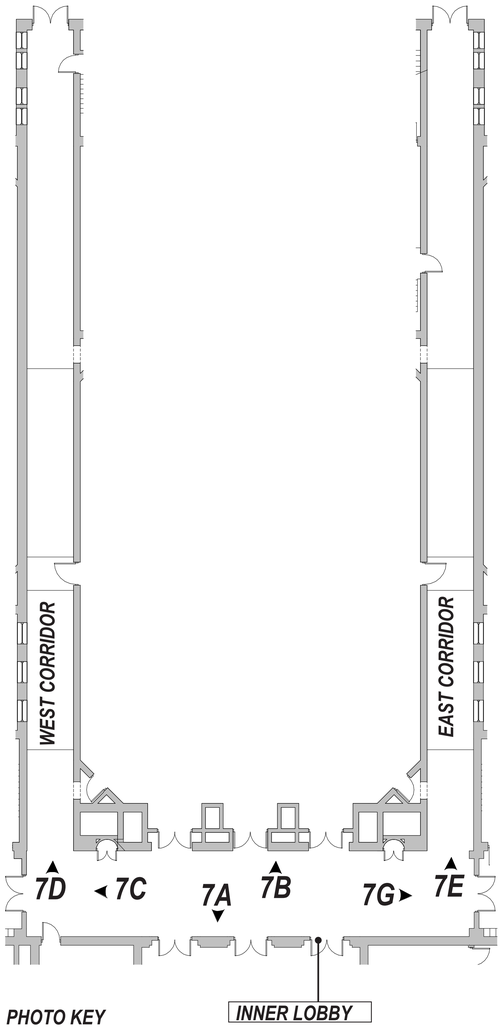
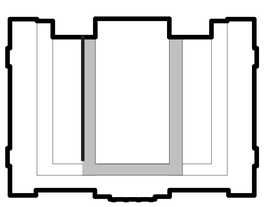
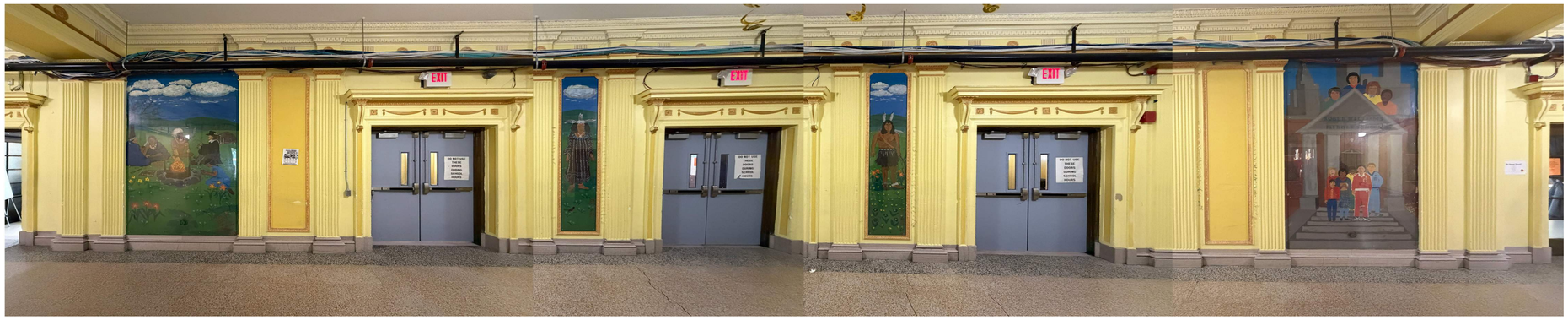



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KEY PLAN
N.T.S.



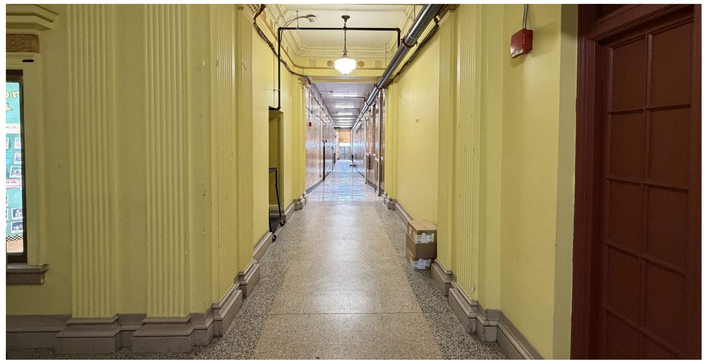

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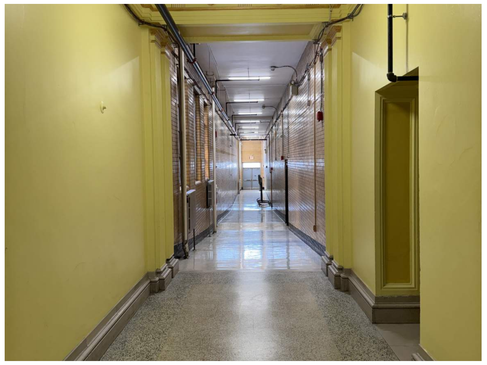
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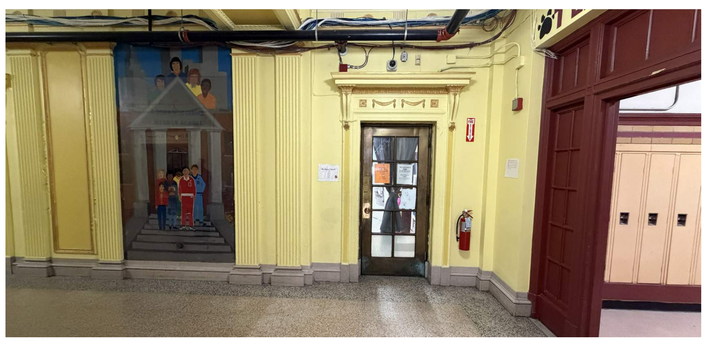

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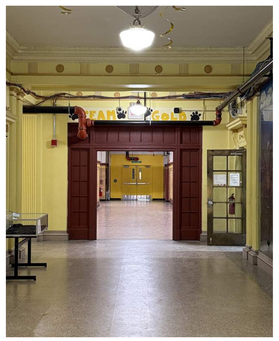
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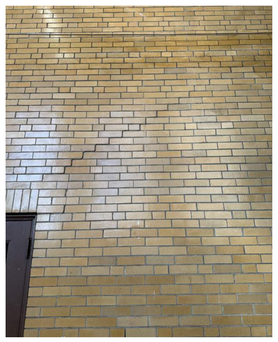
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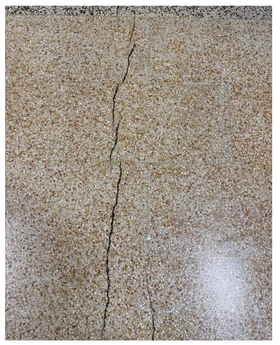
7F



7G



7H



7I

# ROGER WILLIAMS MIDDLE SCHOOL

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SLAM

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INNER LOBBY , EAST & WEST CORRIDOR

03.20.2026

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Selective Demolition** | Remove and replace electrical, lighting, HVAC; and selected stage and acoustic elements | 1C, 1D, 3D | **MUST** - Remove existing lighting, wiring, fire alarm, floor tiles and ceiling tiles as noted below; remove selected stage equipment | 100 | | pair | 0 | 0 | | |
| | | | | **SHOULD** - Same as Level 1 above | | | pair | 0 | | 0 | |
| | | | | **COULD** - Same as Level 1 above | | | pair | 0 | | | 0 |
| 2 | **Historic Doors** | Historic Doors and hardfware to Auditorium should be cleaned and restored, new safety glass installed, and push button operators where required. | 3B, 3E, 3G | **MUST** - Add automatic operators to accessible entrances to auditorium; restore historic hardware at all auditorium doors | 100 | 18 | pair | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | pair | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | pair | $0.00 | | | **$0** |
| 3 | **Industrial Doors (Backstage)** | Replace rolling overhead door; repair steel rolling door | 4B | **MUST** - Replace rolling overhead door; repair steel rolling door and return to operation | 100 | 2 | each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **4** | **Brick repair** | Backstage shop area and Fly Loft above stage: clean, repair, and repaint brick | 2F, 4D | **MUST** - Repair and repoint areas of brick cracks (allow 100lf); clean all brick wall surfaces in fly loft and Backstage; repaint painted portions of brick (50%); clean graffiti at fly loft (allow 40sf) | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| **5** | **Metal Catwalks and grid** | Upgrade catwalk safety; install new theatrical lighting grid | 2F | **MUST** - reinforcement and code upgrades to metal catwalks above stage; install new theatreical lighting grid | 5 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| **6** | **Plaster surfaces** | Damage to plaster surfaces in high-traffic and ceiling areas | 1C, 1E | **MUST** - Repair and replace water-damaged areas of ceiling in auditorium and skylight well in backstage; patch areas of chipped and missing plaster | 5 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| 7 | **Decorative Plaster repair** | Decorative plaster is chipped or missing | 2A, 2D, 2E, 3C, 3H | **MUST** - Repair and/or replicate decorative plaster mouldings and friezes | 33 | | LF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | LF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | LF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 8 | **Replace Acoustic wall paneling (Auditorium)** | Dented and broken acoustic wall panels | 1A, 1B, 3F | **MUST** - Replace metal perforated panels with metal-faced architectural acoustic wall panels. Similar pattern to existing | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 9 | **Replace acoustic ceiling paneling (Backstage)** | Water damaged adhered ceiling tile | 4D, 4E | **MUST** - Replace all surface-applied acoustic ceiling tile | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 10 | **Flooring** | Tile at back and painted concrete floor finish at auditorium are at end of life; clean and repair other floor surfaces | 2G, 3F, 3G, | **MUST** - Replace VCT areas at rear of auditorium with new carpet; clean concrete floor; install carpet tile at aisles; repair and refinish stage floor; clean & refinish floor in Backstage area | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | |

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **11** | **Painting** | Auditorium needs repainting | 1A, 1B, 1E, 2A, | **MUST** - Repaint all interior surfaces (similar decorative scheme) | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | 100 | | SF | $0.00 | | **$0** | |
| | | | | COULD - Same as Level 1 | 100 | | SF | $0.00 | | | **$0** |
| **12** | **Laylight glass** | Laylight glass has been painted over and does not meet current safety standards | 1D | **MUST** - Replace laylight glass with safety glass or polycarbonate | 100 | | SF | | | | |
| | | | | **SHOULD** - Same as Level 1 | | | SF | | | | |
| | | | | **COULD** - Same as Level 1 | | | SF | | | | |
| **13** | **New audio-visual equipment** | Theatrical lighting and projection technology is outdated | 2F | **MUST** - Upgrade stage lighitng, new theatrical grid; Add control board; Add narrow-throw 4K DLP projector in projector booth | 100 | | Each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | | | Each | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | Each | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **14** | **Stage & Daylight Curtains** | Install and/or replace theatrical and daylighting curtains | 1F, 2F | **MUST** - Install New Stage Curtains and electronic control system including side and back curtains; daylight curtains at auditorium doors and fly loft | | | Each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | 100 | 2 | Each | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | Each | $0.00 | | | **$0** |
| **15** | **Auditorium Seating** | Wood seats need refurbishment | 3F, 3I | **MUST** - Repair and refinish all plywood seats; remove selected seats for accessible area | | 500 | each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | | | each | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | each | $0.00 | | | **$0** |
| **16** | **Stage is inaccessible** | A lift is needed to make the stage accessible | 1F | **MUST** - add platform lift (approx. 4'-6" rise) in discreet area to one side of stage front, repair all openings in kind | | | each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | | | | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **17** | **Fire suppression** | modify exposed heads at exit doors | 2D, 2H, 3D | **MUST** - replace exposed piping and heads and install concealed heads protecting exit doors | 5 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | | | LF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | LF | $0.00 | | | **$0** |
| **18** | **Inefficient HVAC** | | 2E, 2I, 2J, 3H, | **MUST** - Remove industrial heating units at either side of proscenium; Update HVAC in auditorium space with fully-concealed ducts; Replace diffuser and intake grilles with similar decorative brass grilles | 5 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | | | LF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | LF | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Reference | Recommendations | Pct | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **19** | **Electrical & Lighting** | Upgrade Electrical and Lighting | | **MUST** - Replace electrical and lighting everywhere. New decorative metal cover plates for all switches and outlets. install new lighting above original laylights with new control system; refurbish laylights, install daylight control system at clerestory windows | | | each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as level 1 | | | each | $0.00 | | **$0** | |
| | | | | **COULD** - Same as level 1 | | | each | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| **20** | **Hazardous materials mitigation** | Buildings constructed prior to the mid 1970s could have asbestos or PCB containing materials in components such as flashings, mastics and sealants | | **MUST** - Allowance | | 1 | Lump Sum | $0.00 | **$0** | | |
| | | | | **SHOULD** - Allowance | | 1 | Lump Sum | $0.00 | | **$0** | |
| | | | | **COULD** - Allowance | | 1 | Lump Sum | $0.00 | | | **$0** |
| | | | | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Selective Demolition** | Remove ceiling tiles; sprinklers; light fixtures; data and power drops; fire alarm devices; wireless repeaters, and other devices mounted on wood paneling | 5C, 5EH | **MUST** - Remove existing lighting, wiring, sprinklers, fire alarm, floor tiles and ceiling tiles | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| 2 | **Conservation Treatment for period wood wall paneling** | Existing wood wall paneling is inconsistently maintained and needs repair, refinishing, and selective replacement | 5A, 5B, 5C, 5D | **MUST** - replace in kind (5%) of wall panels; refinish and/or replace wood window sills; patch holes; clean and refinish 100% of wood paneling, pilasters, and trim | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | |
| 3 | **Inaccessible Doors** | Install remote operators on (1) library entrance door and (1) door between Current Nurses' Room and Library | 5B, 5E, 5H | **MUST** - Add automatic operators to (2) library doors; refinish wood and hardware on historic doors | 2 | | each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **4** | **Install Acoustic Ceiling Cloud** | Install suspended 2'x2' architectural acoustic ceiling cloud with edge trim with min.18" reveal from wood-paneled walls. New cloud to include pathways for sprinklers, data, power, lighting, and HVAC as needed | 5C, 5D | **MUST** - Install suspended ceiling cloud. NOTE PCT indicates percentage of existing ceiling sf | 75 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - | | | SF | $0.00 | | | **$0** |
| **5** | **Plaster ceiling repair** | Repair/replace plaster ceiling above removed ceiling tiles | | **MUST** - Repair/replace plaster ceiling in coordination with new acoustic ceiling cloud | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| **6** | **Painting** | Ceiling painting at areas of exposed plaster | | **MUST** - Paint exposed areas of plaster ceiling; prime all areas | 33 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | 100 | | SF | $0.00 | | **$0** | |
| | | | | COULD - Same as Level 1 | 100 | | SF | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| 7 | **New Flooring** | New VCT for floor | 5A, 5B, 5C, 5D | **MUST** - install new high-traffic VCT | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 8 | **New audio-visual equipment** | New projector screen and ceiling-mounted 4K projector | 5B, 5C, 5D | **MUST** - Replace outdated equipment | 0 | | | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | 1 | | Each | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | 1 | | Each | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 9 | **Fire suppression** | replace exposed sprinkler piping | 5C,5D | **MUST** - replace exposed system in Library with concealed system above new ceiling cloud (item 4); replace exposed piping and heads protecting door alcoves and install concealed heads | 100 | | LF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 10 | | LF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | LF | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **10** | **Inefficient HVAC** | update HVAC system | | **MUST** - Replace existing HVAC system; replace radiator grilles under windows with similar decorative brass grilles | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| **11** | **Electrical** | Upgrade Electrical and Lighting | 5B, 5C, 5D | **MUST** - replace electrical. New dimmble LED up/down lighting with minimum (2) switched zones. New decorative metal cover plates for all switches and outlets. New wireless access points in ceiling. All fire detection and life safety devices to be mounted according to documents | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | 100 | | SF | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Selective Demolition** | Remove sprinklers; selected light fixtures (only in Lobby, not Entrance); fire alarm devices | 6E | **MUST** - Remove selective lighting (Lobby only), wiring, sprinklers, fire alarm devices, cabling as occurs | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 2 | **Historic Doors** | Double entrance doors at Entrance, Nurses Station, and Main Office are metal replacement and should be replaced with period appropriate entrance doors. (NOTE: Doors between Lobby nad Auditorium Corridor are listed in Auditorium Corridor keynotes) | 6A, 6B | **MUST** - Replace non-historic doors with period-appropriate doors and new hardware (3 pair at Entrance; 2 pair in Lobby) | 100 | | pair | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | 100 | 5 (2) | pair | $0.00 | | **#VALUE!** | |
| | | | | **COULD** - Same as Level 1 | | | pair | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 3 | **Plaster ornament repair** | Mild damage to decorative plaster ornament | 6A, 6B, 6C, 6D | **MUST** - Patch and repair areas of chipped and missing decorative plaster to match | 5 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 5 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 5 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **4** | **Decorative Painting** | Paint all walls and ceiling, including all decorative trim | 6C, 6D, 6E | **MUST** - Paint all historic plaster surfaces; preserve wall artwork; allow for four colors | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| **5** | **cracks in flooring** | repair terrazzo cracking with epoxy resin and stone aggregate mixture to match historic floor. | 6D | **MUST** - repair to match | 100 | | lf | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | lf | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | lf | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| **6** | **Fire suppression** | replace exposed sprinkler piping | 6A | **MUST** - replace exposed system with side-throw heads in concealed system. New feeds to space to be concealed in new chases, soffits, or above ceilings per architectural designs | 100 | | LF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | LF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | LF | $0.00 | | | **$0** |
| | | | | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **7** | **HVAC** | update HVAC system | 6D, 6E | **MUST** - install new HVAC system, clean decorative metal grilles. HVAC in this area can be limited to wall-mounted radiator heat (or cabinet heaters), and concealed recessed wall units in existing radiator cavities | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| **8** | **Electrical** | Upgrade Electrical and Lighting | 6D, 6E | **MUST** - replace lighting fixtures in Lobby to match Entrance fixtures as closely as possible. New decorative metal cover plates for all switches and outlets. All new fire alarm, smoke detection, and other wall-mounted devices to be located per documents | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |

**Roger Williams Middle School**
**Providence Schools**

**Architect's Historic Interiors Assessment**

***Inner Auditorium Lobby and Corridors***
***(including East and West ramped corridors)***

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Selective Demolition** | Remove sprinklers; light fixtures; data and power cables; fire alarm devices | 7F | **MUST** - Remove existing lighting, wiring, sprinklers, fire alarm devices, fire extinguishers | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| 2 | **Brick repair** | Clean brick; repoint areas of settled masonry walls | 7H | **MUST** - Repair and repoint areas of cracks in masonry joints (allow 100lf); clean all brick wall surfaces | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| 3 | **Historic Doors** | Exit doors between Foyer and Lobby are metal replacement and should be replaced with period appropriate, fire-rated exit doors. | 7A | **MUST** - Replace noncompliant safety glass in historic wood doors; Replace non-historic doors with period-appropriate doors and new hardware | 100 | 7 | each | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 | 100 | 6 | each | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | | | each | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **4** | **Plaster ornament repair** | Mild damage to decorative plaster ornament | 7A, 7B, 7D | **MUST** - Patch and repair areas of chipped and missing decorative plaster to match | 5 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 5 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 5 | | SF | $0.00 | | | **$0** |
| **5** | **Install Acoustic Ceiling Cloud** | Install suspended 2'x2' architectural acoustic ceiling cloud with edge trim with min.18" reveal from walls. New cloud to include pathways for sprinklers, data, power, lighting, and HVAC as needed | | **MUST** - Install suspended ceiling cloud. NOTE PCT indicates percentage of existing ceiling sf | 75 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 75 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 | 75 | | SF | $0.00 | | | **$0** |
| **6** | **Painting** | Paint all walls and ceiling, including all decorative trim | 7A, 7B | **MUST** - Paint all historic plaster surfaces; preserve wall artwork; allow for four colors | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| 7 | **cracks in flooring & base** | repair terrazzo cracking with epoxy resin and stone aggregate mixture to match historic floor. Fill & seal cracks in stone wall bases. | 7I | **MUST** - repair to match | 100 | | lf | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | lf | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | lf | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 8 | **New Flooring** | New VCT at east and west auditorium (ramped) corridors | 7D, 7E | **MUST** - install new high-traffic VCT | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| 9 | **Install acoustic ceiling paneling (East and West Auditorium Corridors only)** | Installed new ATC in ceiling grid | 7D, 7E | **MUST** - Dropped 2'x2' grid to conceal and contain sprinkler piping and heads, lighting, cabling, HVAC, etc. | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
| **9** | **Fire suppression** | replace exposed sprinkler piping | 7D, 7E | **MUST** - replace exposed system with concealed system above new ceiling cloud (item 4). New feeds to space to be concealed in chases and/or soffits per architectural designs | 100 | | LF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | | | LF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | | | LF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| **10** | **Inefficient HVAC** | update HVAC system | | **MUST** - install new HVAC system | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| **11** | **Electrical** | Upgrade Electrical and Lighting | 7D, 7G | **MUST** - replace electrical and lighting. New decorative metal cover plates for all switches and outlets. New wireless access points in ceiling cloud. All new fire alarm, smoke detection, and other wall-mounted devices to be located per documents | 100 | | SF | $0.00 | **$0** | | |
| | | | | **SHOULD** - Same as Level 1 above | 100 | | SF | $0.00 | | **$0** | |
| | | | | **COULD** - Same as Level 1 above | 100 | | SF | $0.00 | | | **$0** |
| | | | | | | | | | | | |

| Item # | Concerns | Observations | Photo Image | Recommendations | PCT | Qty. | Unit | Unit Cost | Opinions of Probable Cost Level 1 'Must' | Level 2 'Should' | Level 3 'Could' |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| **15** | **Hazardous materials mitigation** | Buildings constructed prior to the mid 1970s could have asbestos or PCB containing materials in components such as flashings, mastics and sealants | | **MUST** - Allowance | | 1 | Lump Sum | $0.00 | **$0** | | |
| | | | | **SHOULD** - Allowance | | 1 | Lump Sum | $0.00 | | **$0** | |
| | | | | **COULD** - Allowance | | 1 | Lump Sum | $0.00 | | | **$0** |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

## Narratives of Design

### Mechanical Systems:

**Roger Williams M.S.**

Demolition: The existing steam heating system and central ventilation system will be demolished in their entirety. This includes, but is not limited too: Steam boilers, condensate return /DA tanks, steam and condensate piping, radiators, ductwork, central air ventilation / heating coils and fans, and all appurtenances related to the systems.

Central Plant: The central plant will be based around a high efficiency air cooled heat-pump chiller for primary cooling and heating, with a supplemental high efficiency condensing boiler for redundant heating in the coldest months. Variable-flow pumping will be used for all hydronic distribution. The system will be 2-pipe changeover type, with the exception of the cafeteria AHU, which will have a limited 4-pipe system for humidity control.

High efficiency direct outside air (DOAS) units with integral energy recovery will provide pre-treated ventilation air to the spaces.

Core Learning Spaces: General occupied areas such as classrooms, media center, teacher workrooms, community rooms, and computer labs are to be served by individually-zoned, concealed fan-coil style terminal units feeding supply and return air through acoustically-appropriate ductwork. Ventilation air shall be introduced via the DOAS units.

Central Office Areas: Administrative and guidance office areas are to be served by individually-zoned units mounted in the ceilings. Ventilation and exhaust are to be achieved via indirect-coupled energy recovery DOAS units.

Group Areas: In the gymnasiums, the systems will be based around individually-zoned, packaged cooling / heat pump primary rooftop air handling units with hot-gas reheat for humidity control along with integral energy recovery. The HVAC equipment serving these areas are to utilize demand-controlled ventilation via $CO_2$ sensors mounted within the space and utilize economizers for free cooling.

In the Auditorium, primary heating and cooling of the space will be provided by vertical, ducted terminal fan coil units located within the wall cavities of the space. Ventilation, cooling, and exhaust will to be achieved via a new air handling unit, installed inside of the existing fan rooms or as a rooftop mounted system. The unit will utilize energy recovery with variable outdoor air control via $CO_2$ sensors in the space. The stage will be served by a dedicated rooftop-mounted system of similar design.

The cafeteria will be served by a new hydronic air handler with energy recovery and 4 pipe service for humidity control. The unit will also utilizes variable outdoor air control via $CO_2$ sensors in the space.

IDF/MDF Rooms: IDF/MDF rooms will be served by dedicated wall or ceiling-mounted DX cooling systems.

Toilet Rooms and Locker Rooms: Toilet rooms and locker rooms shall be served by individual terminal units and ventilated via central energy recovery ventilation units.

Storage Rooms: Storage rooms will be ventilated as part of the central ERV system or via a dedicated exhaust fan, depending on the equipment being stored therein. Heat will be provided via electric unit heaters or electric radiant heating, depending upon the size and location of the room.

A complete direct-digital control building automation system is to be installed to control the HVAC system in this facility.

Air handling units and energy recovery ventilators are to be provided with filters with a minimum rating of MERV 13.

NOTE: Additions to the building will be conditioned by the same systems noted by space-type in the descriptions above.

## Electrical Systems:

**Roger Williams M.S.**
Demolition: All existing electrical infrastructure will be demolished and removed from the facility.

Power Distribution: An outdoor, pad-mounted transformer and main switchboard are to be installed and sized to handle 100% of the power demand for the facility. A new, underground, 2500 Amp, 480V/ 3ph service is to be installed to power the main disconnect and subsequent distribution sections. Distribution panelboards and step-down transformers are to be installed throughout the facility as required to power all loads. New receptacles will be provided throughout the facility with new wire and conduit. The site will be prepped for the future installation of solar panels with a dedicated breaker space assigned for connection to the inverters.

Generator: A new gas fired generator will be provided to supply emergency power to the life safety systems, IT equipment, and walk-in coolers in the event of a power failure.

Lighting: All new classroom lighting and corridor lighting levels will be designed per the latest Illumination Engineering Society of North America's recommendations. In an attempt to conserve as much energy as possible all lighting fixtures will be LED. This reduces energy consumption and maintenance costs. All fixtures will have a CRI of 80 or greater, be RoHS compliant, maintain a minimum 70% of initial light output at 50,000 hours of operations, and have a minimum efficacy of 50 lumens/ watt.

- All rooms with windows will have photocell controls to reduce energy consumption.

- We are committed to minimum 25% reduction in lighting energy use under the ASHRAE baseline.

| SPACE | LIGHTING CONCEPT | FIXTURE | CONTROLS CONCEPT |
|---|---|---|---|
| Breakout/ enrichment | Wall washers<br>Recessed circular troffer | E/ M | Occupancy sensor, dimming |
| Back of house | Industrial strips or troffers | C/ F | Vacancy sensor |
| Cafeteria | Linear recessed troffers,<br>Decorative pendants<br>track lighting for platform | J/ P | Occupancy sensor<br>Dimming for platform |
| Classrooms | 1x4 LED direct lay-in panels | D | Vacancy sensor with override, Dimming |
| Corridor | 2x2 direct/ indirect troffer<br>Decorative pendants | D/ A/ N | Occupancy sensor. When no motion lights reduce to 20% consumption. Timeclock override to off. |
| Gymnasium | High Bay fixtures | B | Vacancy sensor |
| Learning commons | Linear recessed | J | Vacancy sensor. When no motion lights reduce to 20% consumption. Timeclock override to off. Dimming |
| Library | Linear recessed with decorative over the desk | J | Vacancy sensor<br>Dimming |
| Offices | 2x2 direct/ indirect troffers | A | Vacancy sensor |
| Restrooms | Linear wall slot<br>Downlights | G | Occupancy sensor |

Notes:

- Occupancy sensor: auto on/off
- Vacancy sensor: manual on/ auto off

Data/IT Systems:

1. Definitions:
    a. Furnish – To supply, deliver, unload, and inspect for damage
    b. Install – To unpack, assemble, erect, apply, place, finish, cure, protect, clean, start up, and make ready for use.
    c. Supply – Same as Furnish
    d. Provide – Turn furnish and install to include, without limitation, all labor, materials, equipment, transportation, services and other items required to complete the work.
    e. ID – Intrusion Detection
2. All new horizontal data and voice cabling and terminations shall be provided throughout the building. Category 6 cabling for data and voice; Terminations shall be based on ANSI/TIA/EIA-568-B and terminated on RJ45. WAP infrastructure shall be CAT6A.
3. For Wireless, place one WAP in each classroom. Contractor shall provide WAPs and associated infrastructure. WAPs in hallways shall be spaced at 50 feet on center. At each Wireless location, run (1) Category 6A Data drop to the middle of the ceiling and terminate on biscuit jacks with a minimum of a 6-foot service loop. WAPs shall be Cisco M/N CW9176I-RTG or latest iteration.
4. For Classroom drops, at the Teacher location, need 2 Category 6 ports

5. For the SmartBoard/IFP location, (1) Category 6 ports
6. For each IP Video Surveillance camera, need (1) Category 6 drop terminated on RJ45
7. All new vertical data cabling shall be 12 strand multimode fiber with LC connectors capable of 10 GB of bandwidth. Fiber shall be run from the MDF to all IDFs.
8. All new vertical voice cabling shall be multimode fiber and part of data as phones are VOIP.
9. All new data patch panels, cabling, infrastructure, etc. shall be Panduit or approved equal.
10. All classrooms shall have the following either existing or new.
    a. Teacher outlet
        i. 2 data ports connected to the LAN
    b. WIFI access points ceiling mounted.
    c. One PA speakers in ceiling for each classroom.
    d. New large-format touchscreen interactive flat panel(IFP) will be mounted in each classroom. IFPs will be Smart SPNL 6075 latest iteration. They will be mounted utilizing vertically adjustable wall mounts.
    e. One Desk Mounted VOIP Phone per classroom. Owner provided.
11. All offices shall have a data outlet with 2 data ports per workstation.
12. WAPs will be Contractor provided. Wireless controller shall be Cisco C9800-L-F-K9 or latest iteration. Wireless controller shall be Contractor provided.
13. WAPs will be provided in the following locations:
    a. One in each classroom
    b. One every 1,500 SF or larger spaces and office suites
    c. Other areas as directed by Owner
    d. In corridors spaced at 50 feet on senter
14. UPSes – UPSes shall be Owner provided.
15. All CAT6A and CAT6 cabling shall be color coded as follows
    a. Data: blue
    b. WAP: yellow
    c. Video surveillance: green
    d. PA speakers: gray
    e. Card Access: gray
16. Applicable patch cables shall match colors noted above.
17. Patch panels shall be open port able to accept CAT6 or CAT6A keystones as applica le. Keystones provided shall be system specific based on function:
    a. Standard Data CAT6
    b. WAP CAT6A
    c. Video Surveillance CAT6
    d. IP/PA speakers CAT6, Analog PA speakers 18 gauge 2 conductor shielded
    e. VOIP CAT6
    f. Any others to be confirmed by Owner
18. Patch panels shall have 1U space adjacent to them for 1U switches.
19. Switches for data, WAPs, and VOIP, etc. to be 10 Gigabit Cisco Catalyst 9300 PoE+ 48 ports or latest iteration. Switches shall be Contractor provided. They shall include licensing and warranty for three years.
20. The nominal IDF size should be 8’x6’6” minimum.
21. The nominal MDF size should be 8’x10’ minimum.

Video Surveillance System:

1. Video surveillance system equipment (server(s), workstation(s), cameras, etc.) to be an Avigilon system. Cameras shall be placed in appropriate places on the exterior to cover all building points of entry as well as parking lot(s). Interior cameras shall be provided to cover all corridors, stairwells, vestibules, the cafeteria, gymnasium space(s), and the library.

Clock System:

1. A Sapling wireless clock system shall be the basis of design.
2. The master clock shall be programmable via a dedicated, web based application, and it shall synchronize time utilizing internet based NTP server(s).
3. The area clocks shall be battery powered.
4. Classroom clocks shall be analog, 12" round clocks.
5. Large areas will utilize 16" nominal analog, round clocks.
6. Clocks in gymnasium areas shall be provided with wire guards.

Intercom/PA System:

1. PA system shall be a hybrid IP/analog based system. The system will be two way to select locations such as classrooms, the library, and gymnasium spaces. The basis of design for the PA system will be Valcom.
2. System shall be interconnected with the phone system to allow for authorized announcements from the phone system as desired by Owner.

Intrusion Detection Systems:

1. Vendor and basic design parameters to be confirmed by Owner.
2. System will consist of motion detectors in select areas as well as door contacts on exterior doors.

Access Control:

1. The access control system shall be Avigilon.
2. Select exterior entry doors are to be hardwired for access control.

Phone System:

1. Phones will be VOIP type phone.
2. Phones shall be Mitel with Revolution software

## **Plumbing Systems**:

Domestic Water Piping and Fixtures: The existing domestic water service will be re-used. All fixtures not pertaining to food service are to be low flow.

Domestic Water Heating: High-capacity, tank-type electric water heaters will be installed to supply hot water throughout the building. Thermostatic mixing valves and a new recirculation system will be installed to meet current plumbing codes. 120 degree temperature water will be provided throughout. The existing solar-thermal pre-heat system will be integrated into the new domestic hot water system.

Fixture Valves and Controls: Flush valves and faucets are to be provided with motion sensors and self-generating power supplies or 10 year warranted batteries for power. Urinals shall be pint-flush rated or waterless.

Sanitary: The existing sanitary lines exiting the building will be cleaned, verified clear with a camera, and re-used. A new grease interceptor will be installed to serve the food service areas.

Domestic Water Distribution and Sanitary Piping: Existing piping throughout the building will largely be removed and replaced with an updated system to reflect the reconfigured spaces and toilet facilities throughout the school.

## Life Safety and Fire Protection:

Life Safety Systems: The existing fire alarm system is an emergency voice and communications system (EVACS) installed around 2017. Emergency forces notification is provided directly to the Providence Fire Department via the existing local energy master box #1751. The plan is to update the existing fire alarm system in accordance with the Rhode Island Life Safety Code (RILSC), 2021 Edition with Rhode Island Amendments, as needed based upon the proposed project scope (new additions and any space reconfigurations).

- Audible and visible notification will be provided by speakers, strobes, and combination speaker-strobe appliances throughout the building.
- Smoke detectors will be provided in all corridors, lobbies, at the top of stairwells and on each stairwell landing, elevator machine rooms and machine spaces, and all elevator landings. A smoke detector will also be provided in the immediate vicinity of each piece of fire alarm control equipment (i.e., remote power supply, amplifier, fire alarm control unit).
- Carbon monoxide detectors will be located on the ceilings of rooms containing permanently installed fuel burning appliances. Additionally, carbon monoxide detectors will be provided in spaces served by the first supply air register from a permanently installed, fuel-burning HVAC system. When a carbon monoxide detector senses an unsafe level of carbon monoxide, a temporal 4 tone will sound locally from the detector's sounder base
- The building will be fully sprinklered, therefore heat detection will be limited as it is not required in most areas.
- Manual pull stations will be provided within 5-feet of all exits, with additional manual pull stations located throughout the building such that a manual pull station can be reached within 200 feet of travel on any floor.
- The fire alarm system will be interfaced with the newly installed HVAC fans so that any fan with a capacity of 2,000 cfm or greater is automatically shut down upon fire alarm activation. Each duct smoke detector will be provided with a remote test switch and indicator light. Provide addressable control relay module and interposing relay (if interfacing to line voltage) to shut down HVAC units.
- Other interfaces (i.e., kitchen hood suppression system, elevator, magnetic door hold open devices, security system, smoke dampers, fire sprinkler equipment theater A/V equipment, etc.) may be identified as the design progresses.
- New fire alarm wiring is to be provided for new fire alarm system. All fire alarm wiring will be Class A, with the exception of magnetic door hold circuits. All wiring shall follow the

color code requirements outlined in RILSC 9.6.9.8. All wiring shall be installed in metal raceway of 3/4 inch minimum or approved MC Cable. MC Cable shall only be installed above accessible ceilings. Isolation modules shall be provided between floor levels, on either side of the control module used to actuate remote power supplies, and to limit the number of devices that can be affected by a single short circuit to 25.

- Since this is an existing building, a building-wide radio survey should be performed to verify if a radio communication system (Emergency Responder Radio Communications Enhancement System (ERCES)) is required. If required, the ERCES will need to be supervised by the building fire alarm system and a dedicated annunciator will need to be provided at the Fire Alarm Control Panel.

Fire Protection: The existing fire sprinkler system was installed around 2017. The existing system includes sprinkler coverage throughout all of the egress and assembly areas. In the classrooms and some office areas, only one sprinkler is provided at the door of the classrooms. All new sprinkler installations and modifications must comply with the provisions of the Rhode Island Life Safety Code (RILSC), 2021 Edition with Rhode Island Amendments.

- Extend the existing wet-pipe sprinkler protection throughout each of the classroom, office, and other spaces where only one sprinkler at the room door currently exists. The fire sprinkler system shall be designed as low hazard occupancy in these spaces and utilize the existing fire sprinkler mains and infrastructure.
- Modify the existing wet-pipe sprinkler protection as necessary for space reconfigurations.
- Areas of the building that are not maintained above 40oF or exterior areas identified as requiring automatic sprinkler protection will be protected by a dry sprinkler system in one of the following arrangements:
- A dry pipe valve assembly located in the main sprinkler valve room.
- A dry pipe valve assembly located remotely in the building.
- Dry sidewall or dry pendent sprinklers connected to a wet pipe system.
- A fire pump will be provided if required, pending results of flow testing, however one is not anticipated.

# ARCHITECTURAL NARRATIVE:

**Roger William PK-8 New Build Option:**

**Programming:**

The Providence Public School District engaged The SLAM Collaborative and its consultants to assess and design facilities that provide 21st-century learning environments for its students, designed to last a generation. SLAM was given a preliminary program that was further refined based on district needs. The new recommended program will be approximately 175,000 sf, and given the tight site, the school will need to be 4 stories.

**Site:** The new building will be located on the existing RWMS site.

**Demolition/Abatement:** The existing Roger Williams building will need to be safely abated of hazardous materials with continuous air monitoring. The remaining building is to be removed, and the site is to be prepared for building (Option A: New PK-8, Option B: New Park).

**Structural:**

Construct a new steel-framed school building to house classrooms, multipurpose areas, a cafeteria, a gymnasium, a theatre, and other common-use academic areas. New exterior stair landings & ramps as required to support new site layout requirements.

**Exterior Design:**

The New RW PK-8 will feature a modern design language. The buildings will feature a masonry façade with metal and high-performance concrete panel accents around entry and discharge points. Colors would be used on both the exterior and interior of the building for wayfinding, student identity, and community identity.

**Typical Wall Design:**

- Brick Veneer, High Performance Concrete Panel, or Metal Composite Material Panel
- 4" Rigid insulation
- Fluid Applied Air and Vapor Barrier.
- 5/8" Gypsum Sheathing
- 6" CFMF

- 5/8 Gypsum Board

**Typical Roof Design:**

- Galvanized metal roof deck
- Rigid polyisocyanurate foam insulation, R-30 minimum overall average. Tapered as required for flat roof areas to slope to drains.
- ½" Coverboard.
- TPO membrane roof system, Energy Star compliant, Cool Roof compliant.
- Walkway pads
- Prefinished metal gravel stops and flashings.
- Prefinished aluminum panel rooftop equipment screens on galvanized steel framing.

**Interior Design:**

Interior spaces will make the most of natural light, allowing for a natural circadian rhythm as part of every day for the good health of all inhabitants. Interior glazing in corridor walls affords views out and across educational spaces to put education on display, provide views to the exterior from as many locations as possible and enhance safety and security of inhabitants. Spaces will provide a variety of settings to be sure to accommodate many types of learners and personalities, so every student will have a place to work and think comfortably. Materials will address maintenance and longevity, but also sustainability, as good stewards to the earth. These strategies support the wellness of individuals in the building, which, in turn, promotes creativity, productivity, and a positive overall student experience. Technology will be on display in appropriate common locations as well as in all educational spaces.

New classroom spaces will be transparent, inviting, and safe. Visual connection to circulation paths will be established and explored. Wayfinding and the identification of classroom elements will be used to create distinct 'areas' of learning. The use of different colorways in flooring, ceilings, and doorways may help to identify a type of space within the larger school. This can help foster a sense of ownership and a pride of place, which further the student's educational experience.

**Security:**

The main entrance will be hardened with ballistic protection in walls/doors/windows. There will be a credential window in the lobby to control access to the facility. All exterior doors will be monitored, and secondary entrances will also be hardened.

Security systems, including cameras, will be used throughout the school and on campus. Interior and exterior windows will have film or shades to allow inhabitants to shelter in place out of view of potential aggressors.

**Attachments:**

Appendix A: MEP Narrative

## Narratives of Design

### Mechanical Systems:

Central Plant: The central plant will be based around a high efficiency air cooled heat-pump chiller for primary cooling and heating, with a supplemental electric boiler for heating in the coldest months. Variable-flow pumping will be used for all hydronic distribution. High efficiency direct outside air (DOAS) units with integral energy recovery will provide pre-treated ventilation air to the spaces.

Core Learning Spaces: General occupied areas such as classrooms, media center, teacher workrooms, community rooms, and computer labs are to be served by individually-zoned, concealed blower-coil style terminal units feeding supply and return air through acoustically-appropriate ductwork. Ventilation air shall be introduced directly through the units after precondition by the DOAS units.

Central Office Areas: Administrative and guidance office areas are to be served by individually-zoned units mounted in the ceilings. Ventilation and exhaust are to be achieved via indirect-coupled energy recovery DOAS units.

Group Areas: The cafeteria, gymnasium, and stage are to be conditioned by individually-zoned, packaged cooling / heat pump primary rooftop air handling units with hot-gas reheat for humidity control along with integral energy recovery. The HVAC equipment serving these areas are to utilize demand-controlled ventilation via $CO_2$ sensors mounted within the space and utilize economizers for free cooling.

IDF/MDF Rooms: IDF/MDF rooms will be served by dedicated wall or ceiling-mounted DX cooling systems.

Toilet Rooms and Locker Rooms: Toilet rooms and locker rooms shall be served by individual terminal units and ventilated via central energy recovery ventilation units.

Storage Rooms: Storage rooms will be ventilated as part of the central ERV system or via a dedicated exhaust fan, depending on the equipment being stored therein. Heat will be provided via electric unit heaters or electric radiant heating, depending upon the size and location of the room.

A complete direct-digital control building automation system is to be installed to control the HVAC system in this facility.

Air handling units and energy recovery ventilators are to be provided with filters with a minimum rating of MERV 13.

### Electrical Systems:

Power Distribution: An outdoor, pad-mounted transformer and main switchboard are to be installed and sized to handle 100% of the power demand for the facility. A new, underground, 2500 Amp, 480V/ 3ph service is to be installed to power the main disconnect and subsequent distribution sections. Distribution panelboards and step-down transformers are to be installed throughout the facility as required to power all loads. New receptacles will be provided throughout the facility with new wire and conduit. The site will be prepped for the future installation of solar panels with a dedicated breaker space assigned for connection to the inverters.

Generator: A new gas fired generator will be provided to supply emergency power to the life safety systems, IT equipment, and walk-in coolers in the event of a power failure.

Lighting: All new classroom lighting and corridor lighting levels will be designed per the latest Illumination Engineering Society of North America's recommendations. In an attempt to conserve as much energy as possible all lighting fixtures will be LED. This reduces energy consumption and maintenance costs. All fixtures will have a CRI of 80 or greater, be RoHS compliant, maintain a minimum 70% of initial light output at 50,000 hours of operations, and have a minimum efficacy of 50 lumens/ watt.

- All rooms with windows will have photocell controls to reduce energy consumption.
- We are committed to minimum 25% reduction in lighting energy use under the ASHRAE baseline.

| SPACE | LIGHTING CONCEPT | FIXTURE | CONTROLS CONCEPT |
|---|---|---|---|
| Breakout/ enrichment | Wall washers<br>Recessed circular troffer | E/ M | Occupancy sensor, dimming |
| Back of house | Industrial strips or troffers | C/ F | Vacancy sensor |
| Cafeteria | Linear recessed troffers,<br>Decorative pendants<br>track lighting for platform | J/ P | Occupancy sensor<br>Dimming for platform |
| Classrooms | 1x4 LED direct lay-in panels | D | Vacancy sensor with override,<br>Dimming |
| Corridor | 2x2 direct/ indirect troffer<br>Decorative pendants | D/ A/ N | Occupancy sensor. When no motion lights reduce to 20% consumption. Timeclock override to off. |
| Gymnasium | High Bay fixtures | B | Vacancy sensor |
| Learning commons | Linear recessed | J | Vacancy sensor. When no motion lights reduce to 20% consumption. Timeclock override to off. Dimming |
| Library | Linear recessed with decorative over the desk | J | Vacancy sensor<br>Dimming |
| Offices | 2x2 direct/ indirect troffers | A | Vacancy sensor |
| Restrooms | Linear wall slot<br>Downlights | G | Occupancy sensor |

Notes:

- Occupancy sensor: auto on/off

- Vacancy sensor: manual on/ auto off

Data/IT Systems:

1. Definitions:
    a. Furnish – To supply, deliver, unload, and inspect for damage
    b. Install – To unpack, assemble, erect, apply, place, finish, cure, protect, clean, start up, and make ready for use.
    c. Supply – Same as Furnish
    d. Provide – Turn furnish and install to include, without limitation, all labor, materials, equipment, transportation, services and other items required to complete the work.
    e. ID – Intrusion Detection
2. All new horizontal data and voice cabling and terminations shall be provided throughout the building. Category 6A cabling for data and voice; Terminations shall be based on ANSI/TIA/EIA-568-B and terminated on RJ45. WAP infrastructure shall also be CAT6A.
3. For Wireless, place one WAP in each classroom. Owner to supply contractor to install. WAPs in hallways shall be spaced at 50 feet on center. At each Wireless location, run (2) Category 6A Data drops to the middle of the ceiling and terminate on biscuit jacks with a minimum of a 6-foot service loop
4. For Classroom drops, at the Teacher location, need 2 Category 6A ports
5. For the SmartBoard/IFP location, (1) Category 6A ports
6. For each IP Video Surveillance camera, need (1) Category 6A drop terminated on RJ45
7. All new vertical data cabling shall be multimode fiber with LC connectors capable of 10 GB of bandwidth. Fiber will be run from the MDF to all IDFs.
8. All new vertical voice cabling shall be multimode fiber and part of data as phones are VOIP.
9. All new data patch panels, cabling, infrastructure, etc. shall be Hubbell Premise or approved equal.
10. All classrooms shall have the following either existing or new.
    a. Teacher outlet
        i. 2 data ports connected to the LAN
    b. WIFI access points ceiling mounted.
    c. One PA speakers in ceiling for each classroom.
    d. New large-format touchscreen interactive flat panel(IFP) will be mounted in each classroom. IFPs will be Smart SPNL 6075 latest iteration. They will be mounted utilizing vertically adjustable wall mounts.
    e. One Desk Mounted VOIP Phone per classroom. Owner provided.
11. All offices shall have a data outlet with 2 data ports per workstation.
12. WAPs will be Owner supplied and Contractor installed.
13. WAPs will be installed in the following locations:
    a. One in each classroom
    b. One every 1,500 SF or larger spaces and office suites
    c. Other areas as directed by Owner
    d. In corridors spaced at 50 feet on senter
14. UPSes – UPSes shall be Owner provided.
15. All CAT6A cabling shall be color coded as follows
    a. Data: blue
    b. WAP: yellow
    c. Video surveillance: green

   d. PA speakers: gray
   e. Card Access: gray
16. Applicable patch cables shall match colors noted above.
17. Patch panels shall be dedicated system specific based on function:
   a. Standard Data CAT6A
   b. WAP CAT6A
   c. Video Surveillance CAT6A
   d. IP/PA speakers CAT6A, Analog PA speakers 18 gauge 2 conductor shielded
   e. VOIP CAT6A
   f. Any others to be confirmed by Owner
18. Patch panels shall have 1U space adjacent to them for 1U switches.
19. Switches for data, WAPs, and VOIP, etc. to be Owner supplied/configured and contractor installed.
20. The nominal IDF size should be 8'x6'6" minimum.
21. The nominal MDF size should be 8'x10' minimum.

Video Surveillance System:

1. Video surveillance system equipment (server(s), workstation(s), cameras, etc.) to be Owner provided. Contractor to provide infrastructure (outlets, cabling, and patch panels). Owner's camera vendor to provide locations of cameras to Architect/Engineer for inclusion of infrastructure in bidding document.

Clock System:

1. A bogen/sapling wireless clock system shall be the basis of design.
2. The master clock shall be programmable via a dedicated, web based application, and it shall synchronize time utilizing internet based NTP server(s).
3. The area clocks shall be battery powered.
4. Classroom clocks shall be analog, 12" round clocks.
5. Large areas will utilize 16" nominal analog, round clocks.
6. Clocks in gymnasium areas shall be provided with wire guards.

Intercom/PA System:

1. PA system shall be a hybrid IP/analog based system. The system will be broadcast/one way only. Two way communication is not desired. The basis of design for the PA system will be Bogen.
2. System may be interconnected with the phone system to allow for authorized announcements from the phone system as desired by Owner. Owner to provide information on Owner provided VOIP system to confirm feasibility of interconnection.

Intrusion Detection Systems:

1. Vendor and basic design parameters to be confirmed by Owner.
2. System will consist of motion detectors in select areas as well as door contacts on exterior doors.

Access Control:

1. Vendor and basic design parameters to be confirmed by Owner for access control requirements.

2. Scope of access control to be confirmed. Select exterior entry doors are to be hardwired for access control.

Phone System:

1. Phones will be VIOP type phone.
2. Phones and any other ancillary equipment will be Owner provided.

## Plumbing Systems:

Domestic Water Piping and Fixtures: A new domestic water service will be provided All fixtures not pertaining to food service are to be low flow.

Domestic Water Heating: Tank-type electric commercial water heaters as redundant back-ups to provide heated water, with thermostatic mixing valves and a new recirculation system to meet current plumbing codes. 120 degree temperature water will be provided throughout.

Fixture Valves and Controls: Flush valves and faucets are to be provided with motion sensors and self-generating power supplies or 10 year warranted batteries for power. Urinals shall be pint-flush rated or waterless.

Sanitary: A new sanitary tie-in to the existing municipal service will be installed during this project. A new grease interceptor will be installed to serve the food service areas.

## Life Safety and Fire Protection:

Life Safety Systems: A new emergency voice and communications system (EVACS) complying with the provisions of NFPA 72 National Fire Alarm and Signaling Code (2019 Edition) will be installed in the building. Audible and visible notification will be provided by speakers, strobes, and combination speaker-strobe appliances throughout the building.

Manual pull stations will be provided within 60” of each exit. In accordance with the RILSC, smoke detectors will be provided in all corridors, lobbies, at the top of stairwells and on each stairwell landing, elevator machine rooms and machine spaces, and all elevator landings. A smoke detector will also be provided in the immediate vicinity of each piece of fire alarm control equipment (i.e., remote power supply, amplifier, fire alarm control unit).

Emergency forces notification will be provided directly to the Newport Fire Department via a new radio master box.

The fire alarm system will be interfaced with the newly installed HVAC fans so that any fan with a capacity of 2,000 cfm or greater is automatically shut down upon fire alarm activation. The fire alarm system will also be interfaced with the elevator to provide primary and alternate level recall as well as the firefighter flashing hat function. Other interfaces (i.e., kitchen hood suppression system, theater A/V equipment, etc.) may be identified as the design progresses.

Fire Protection: A full coverage automatic sprinkler system complying with the provisions of NFPA 13 Standard for the Installation of Sprinkler Systems (2016 Edition) will be installed in the building. The underground fire service will enter the building through a first-floor mechanical space. A double check valve backflow preventer located in this space will protect the municipal water supply from contamination. A fire pump will be provided if required, pending results of flow testing.

A wet pipe sprinkler system will be provided throughout the building. All system piping will be located above the ceiling wherever it is practical. Sprinkler system risers will be located in interior exit stairwells as necessary, with a drain riser located next adjacent to each supply riser. A floor control assembly will be provided, at a minimum, for each floor level. Each floor control assembly will consist of a control valve, check valve, waterflow switch, and inspectors test and drain assembly. Air vents and pressure relief valves will be provided for each zone control assembly. All control valves will be electrically monitored and supervised by the fire alarm system.

Areas of the building that are not maintained above 40 °F or exterior areas identified as requiring automatic sprinkler protection will be protected by a dry sprinkler system in one of the following arrangements:

1. A dry pipe valve assembly located in the main sprinkler valve room.
2. A dry pipe valve assembly located remotely in the building.
3. Dry sidewall or dry pendent sprinklers connected to a wet pipe system.

A fire department connection will be provided on the exterior of the building at the closest point of fire department apparatus access. The final location and type of connection will be at the discretion of the Newport Fire Department.

An automatic wet standpipe system will be provided in the building. A standpipe riser will be provided in each interior exit stair. In one stair, the standpipe will be a combination sprinkler/standpipe riser. Class I (2 ½”) standpipe hose connections will be provided at each intermediate landing.

# Renovation Scope Narrative Report Young & Woods School Providence, RI

## Executive Summary

This feasibility study has been prepared at the request of the Providence Public School District to assist in validating the use of both schools, with the Prek-2 and 3-8 grade groupings, as a viable option for renovating/adding to R Williams to create a Prek-8 school. The study is based on the district-provided program for a PreK-8 school and a document requesting that the district-wide PreK program and its administrative staff be added to the Young and Woods facility. We obtained existing drawings and conducted visual field investigations at the 2 schools.

This feasibility study explores some conceptual options, the scope of work, and supporting justification for a proposed renovation at Young Woods Elementary School in Providence, RI. The intent of the study is to validate that a modernization of the existing facility will have a remaining useful life, performance characteristics, and educational functionality equivalent to accommodate the proposed educational program, in accordance with RIDE requirements.

The proposed scope addresses deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure during renovation of the existing structure.

## 1. Introduction and Project Background

Young & Woods School currently serves grades PK through 5 for the City of Providence. The school was originally constructed in the early 1960s and has undergone one major addition in the 1980's, with limited renovations and system upgrades over the balance of its lifespan. Many major building systems are approaching or have exceeded their expected service life, and the facility has been modified to support contemporary educational programming, technology integration, accessibility standards, or energy performance expectations. The Young & Woods facility is proposed to be renovated to accommodate a PK – grade 2 enrollment, while the balance of grade 3 – 5 students that are currently in the building will be moved to the Roger Williams building (see separate report).

## 2. Cost Analysis

This study will be used by Gilbane to develop a conceptual cost comparison of these options.

## 3. Code Compliance and Accessibility

This study does not document all the renovations needed to bring Young Woods Elementary School into full compliance with all applicable state and local building codes, fire and life safety regulations, and accessibility requirements. It does include the costs for these items, which will be fully addressed in the next phase of the project.

All areas of the building, including entrances, vertical circulation, toilet rooms, classrooms, and support spaces, will be upgraded as necessary to meet current accessibility standards.

## 4. Educational Technology Infrastructure

The project includes a comprehensive upgrade of the school's educational technology infrastructure to support current and future instructional needs. Improvements will include robust data and wireless networks, modern classroom technology, secure communications systems, and infrastructure capable of supporting one-to-one device initiatives.

Technology upgrades are fully integrated into the architectural and systems design to ensure flexibility, reliability, and long-term adaptability.

## 5. Structural Integrity

The design team has visually reviewed the existing Young & Woods School.

Based on the proposed scope of work, the building appears to be acceptable for renovations. A full structural evaluation should have been completed in the previous Stage II phase. If it was not, we have not been provided with a copy yet; it will be done in the next phase.

## 6. Building Systems Evaluation

Existing building systems were evaluated to assess condition, performance, and remaining useful life. Systems reviewed include roofing, exterior envelope, HVAC, plumbing, fire protection, electrical distribution, lighting, and life safety systems.

This study proposes the replacement of major systems that are at the end of their service life, ensuring reliable performance and compliance with current standards.

## Systems Narratives

This portion of the report documents the scope of work and supporting justification for the proposed renovation project at Young & Woods School. The intent of the project is to comprehensively modernize the existing facility such that, upon completion, the building will have a remaining useful life, performance characteristics, and educational functionality that greatly extends the useful life of this building in accordance with RIDE requirements.

The proposed scope addresses deficiencies in building systems, life safety, accessibility, educational adequacy, energy performance, and technology infrastructure while preserving the existing structure. Based on the analyses summarized herein, the project meets the statutory and technical criteria for renovation.

## 1. Exterior Envelope

With the team's field observations, the exterior envelope at the Young & Woods School is in fair condition but will need some improvements. The existing roof cannot be certified to meet a 20 year lifetime and should be fully replaced. The current energy Code requires that the exterior envelope be upgraded significantly from what it currently is and the design team has determined that the best way to achieve the required thermal envelope will be to increase the insulation value of the roof and to do a full window replacement.

## 2. Interior Finishes

With the team's field observations, some of the interior finishes at the Young & Woods School are in need of modernizing. The flooring materials should be replaced, the existing walls should be painted and ceiling tiles should be replaced. As part of the educational program changes in the proposed renovations, there are some areas where the existing casework should be replaced.

## 3. Accessibility

With the team's field observations, there are numerous accessibility issues at the Young & Woods School that need to be corrected in order to comply with the current Accessibility Codes. The renovation will address inadequate push/pull clearances at doorways, provide Code compliant details at circulation pathways and address non-compliant vertical circulation details.

## ARCHITECTURAL NARRATIVE:

### B1080 Stairs

- All Egress Stairs to be renovated to meet ADA requirements - for treads with abrasive nosings.
- Railings & Guardrail at Monumental Stairs: stainless steel guardrail, handrail and brackets as manufactured by Julius Blum and Co.,Inc. (http://www.juliusblum.com/prodsec02.html).
- Railings at several locations: unless noted otherwise, to be decorative metal railings fully welded with metal picket infill and painted steel handrail and brackets to match the existing system as much as possible.

### B20 EXTERIOR VERTICAL STRUCTURES

#### 1. Type 1 – Exterior CMU veneer:

- Grade SW, Type FBS, Standard-size CMU (3 5/8"W x 7 3/8"H x 15 5/8"L) – Westbrook Block
- GF-228 or GF-615 https://www.westbrrokblock.com).
- 4" XPS Rigid Insulation, Fully Adhered - Dow Styrofoam CavityMate Plus in areas where existing insulation has been compromised.
- Masonry Veneer Ties engineered for cavities exceeding 4-1/2" for any repair work.
- "Airbloc 33MR" **Air and Weather barrier system** as manufactured by Henry Company in areas where existing system has been compromised
- 5/8" Densglass Glass-Mat Gypsum wall **Sheathing** by Georgia Pacific ( www.gp.com ) in areas where existing system has been compromised

- 16GA. 8" **Engineered Steel Stud Framing** at 16" O.C. minimum. Refer to Structural Design and Material Narrative for cold formed metal framing information and any additional requirements where needed.
- 5/8" **Gypsum Board**, Type X, floor to structure, - taped, sanded, and primed (1 coat) and painted (2 coats) where needed.

### 2. Type 2 - Masonry Veneer:

- 4" Nominal Brick Veneer – Masonry Brick Veneer Series by local manufacturer/supplier; Color to be selected by Architect to match existing; Texture: Smooth
- Air space
- 4" XPS Rigid Insulation, Fully Adhered - Dow Styrofoam CavityMate Plus
- Masonry Veneer Ties @16" O.C. vertically (Provide engineered masonry anchor for cavity exceeding 4 ½" in areas where existing system has been compromised
- "Airbloc 33MR" **Air and Weather barrier system** as manufactured by Henry Company in areas where existing system has been compromised
- 5/8" Densglass Glass-Mat Gypsum wall **Sheathing** by Georgia Pacific ( www.gp.com) in areas where existing system has been compromised
- 16GA. 8" **Engineered Steel Stud Framing** at 16" O.C. minimum. Refer to Structural Design and Material Narrative for additional requirements in areas where existing system has been compromised.
- 5/8" **Gypsum Board**, Type X, floor to structure, - taped, sanded, and primed (1 coat) and painted (2 coats) in areas where existing system has been compromised

## B2020 Exterior Windows:

- Aluminum Framed Entrances, Window and Storefront system with Medium Stile 3 ½" nominal width Entry doors as manufactured by EFCO http://www.efcocorp.com/default.aspx ), Thermally Broken Series 433 Triple Set (T), non-rated locations. Finish: EFCO Ultradize Mica Gun Barrel & additional color to be selected by Architect. Glazing to be 1" insulated starfire ultra-clear high iron glass with a low E costing on the third face and argon filled cavity as manufactured by PPG.
- Provide fully extruded 4"x8"x 1/4" aluminum angle surrounds and closure pieces at all exterior wall penetrations/openings to terminate cladding system. Finish of aluminum to match EFCO Ultradize Mica Gun Barrel & additional color to be selected by Architect.

**NOTE**:

- All glazing at entry lobbies and along perimeter at grade level to receive School Guard or equal.

## B2050 Exterior Doors:

- "Trio-E" Energy Efficient Heavy Duty Exterior Doors and Thermal Break SQT and SRT Series frames as manufactured by Ceco ( http://www.cecodoor.com/en/site/cecodoor/ ). Polyurethane core. Mitred/Fully welded frames. Door and Frame to be hot-dipped zinc coated steel per ASTM A653/A653M, Coating Designated A60. Paint finish. Color to be selected by Architect.
- See B2020 Exterior Windows for locations at Storefront Window System.
- Institutional Grade door hardware to be Sargent (http://www.sargentlock.com/ ) or equivalent. Including:
- Sargent exit devices – heavy duty
- Sargent door closers – heavy duty
- Sargent locksets – heavy duty mortise
- McKinney Hinges – Heavy Duty continuous
- Insulated Sectional Steel Doors as manufactured by Overhead Door (http://www.overheaddoor.com ). Themacore Model 599. Electric Operator. Custom Color to be selected by Architect.
- Advanced Performance Insulated Rolling Doors as manufactured by Overhead Door
- ( http://www.overheaddoor.com ). Stormtite AP Model 627. Electric operation. Color to be selected by Architect from manufacturer's full range of colors.

## B2070 Exterior Louvers and vents.

- Aluminum drainable fixed blade louvers with insect screens by Nystrom. (http://www.nystrom.com/ ) All aluminum components to be coated to match EFCO Ultradize Mica Gun Barrel finish. Include bird screening.

## B30 EXTERIOR HORIZONTAL ENCLOSURES

### B3010 Roofing.

- **TYPE R1**: Typical Roof Construction at low slope roofs:
- Thermoplastic Polyolefin (TPO) Membrane Roofing System as manufactured by Carlisle ( https://www.carlislesyntec.com/en/Roofing-Products/Membranes/TPO )
- SynTec; Sure-Weld TPO. Base Bid 60 mils – Alternate 80 mils. 20yr warranty minimum.
- ½" Cover Board - DensDeck Prime as manufactured by Georgia-Pacific Corporation
- Tapered Insulation: Thickness varies, see Code for energy requirements - "Trisotech" Polyisocyanurate Board Insulation as manufactured by Carlise.
- Air and Vapor Barrier
- 5/8" Gypsum Sheathing

- **TYPE R2**: Typical Roof Construction at high slope roofs:
- Commercial grade asphalt shingles

### B3020 Roof Appurtenances.

- Sheet metal flashing and trim to be Prefinished Aluminum Flashing/Curbs to match EFCO Ultradize Mica Gun Barrel. All work to be performed per Sheet Metal and Air Conditioning Contractors' National Association.
- Roof Screening: Linear equipment screens by Modwerks (https://lineascreen.com
- Louvered
- Installation: to be coordinated with structural support per manufacturer's recommendations.
- Roof Access Ladders: O'keefes, Inc.

### B3060 Horizontal Openings.

- 48”x48” Roof Hatch – Ladder Access as manufactured by Bilco (http://www.bilco.com/home.asp ).
- Automatic Galvanized steel Smoke Vent as manufactured by Bilco (http://www.bilco.com/home.asp ).

# A. INTERIORS

## C10 INTERIOR CONSTRUCTION

### C1010 Interior Partitions

#### C1010.10 Interior Fixed Partitions Gypsum Board:

- Full array of gypsum products as required including:
- 5/8” standard tapered edge at soffits, ceilings and office walls.
- 5/8” abuse-resistant at walls in rooms subject to student occupancy & any corridor where GWB occurs.
- 5/8” moisture resistant in any area with plumbing fixtures.
- 5/8” fire rated where indicated at rated partitions

## CMU products for various functions:

- Plain CMU – ASTM C90 normal and light weight, fire rated as required. Units to be manufactured with integral water repellent. Will need to “tooth in” to existing walls in several locations.
- Custom colored Portland/lime cement mortar by Lehigh Cement Company (www.lehighcement.com) for use on all exposed exterior and interior masonry. Custom color to be used with Ground Face and Split Face Block, not required for interior masonry where painted.
- Anchors, reinforcing, ties and accessories as required by Hohmann and Bernard (http://www.h-b.com/home/index).

## C1020 Interior Windows.

- Hollow Metal Borrowed Lites:
- Glazing to be 1/4” laminated safety glazing
-

### 1. Fire Rated Hollow Metal Borrowed Lites

- System to provide required protection per rating at 2 primary egress stairs.
- FireLite Plus laminated ceramic glazing material by Nippon Glass (www.fireglass.com) for use at all fire rated openings with glass.
- Fire Rated Aluminum framed Entrances and Storefronts at rated glazing locations as manufactured by Technical Glass Products http://www.fireglass.com/ ). Fire Frames Designer Series aluminum system with Pilkington Pyrostop glazing.
- Other glass types as required including annealed float glass, heat-treated float glass, pyrolytic-coated float glass, and ceramic-coated translucent glass.

## C1030 Interior Doors.

### Hollow Metal Doors and Frames:

- Custom HM doors and frames by Steelcraft (www.steelcraft.com). Painted Hollow metal frames to be used for both wood and steel doors. Steel doors to be used in non-exposed utility areas (Boiler Room, etc.) only. Frames to be heavy gauge, fully welded, and factory primed for field painting. Fire Rated doors and frames at corridor and stair openings.
- FireLite Plus laminated ceramic glazing material by Nippon Glass (www.fireglass.com) for use at all fire rated openings with glass.

### Flush Wood Doors:

- AWI Premium Grade, 5-ply, bonded core, matching hardwood edge, factory finished wood doors from VT Industries Architectural Wood Doors, Heritage Collection (https://www.vtindustries.com/architectural-doors/). Doors to be factory machined to receive hardware. Wood veneer to be plain sliced "select white" maple with custom stain.

## C1030.40 Interior Coiling Doors

### Overhead Coiling Grilles:

- Visionaire ESG10 stainless steel coiling grille by Cornell Iron Works

(www.cornelliron.com) used for separating Kitchen/Servery from Cafeterias. Grilles to be lockable and motor operated.

- Overhead coiling door between Wood Shop and Innovation Space.

## C1030.90 Interior Door Supplementary Components

## Door Hardware:

- Institutional grade door hardware to be Ingersoll Rand (www.ingersollrand.com) or equivalent, including:
- Sargent exit devices – heavy duty
- Sargent door closers – heavy duty
- Sargent locksets – heavy duty mortise
- McKinney Hinges – Heavy Duty continuous

## C1070 Suspended Ceiling Construction.

## C1070.10 Acoustical Suspended Ceilings

## Acoustical Panel Ceilings:

- USG (https://www.usg.com/), 2'x4' Mars, Beveled Tegular tiles, HRC, with DXL Grid installed at Classrooms/teaching spaces. Science Rooms. Corridors, Offices, Waiting Areas, Conference Rooms, Workrooms, and Fitness Room.
- USG (https://www.usg.com/), 2'x4' Mars Healthcare, Beveled Tegular tiles, with DXL Grid at Kitchen/ Servery and Health Suite
- USG (https://www.usg.com/), Paraline Baffles Linear Ceiling System at Media Center and Innovation Lab.
- USG Halcyon Canopies Acoustical Clouds, 3'10" x 3'10" Trapezoid, flat panels. 60% to be premium color. Integrated with suspension system. Installed at Cafeteria and at 50% of Stack Area at Media Centers.
- USG, High NRC Ceiling Panels, .90 NRC, CAC 30, to be installed with DXL Grid at %50 of ceiling in Band and Music Rooms
- Kinetics Noise Control (www.kineticsmnoise.com), Geometric Diffusers, Offset Pyramidal 2' x 2' with Pyramidal grid, at Music instruction rooms
- USG, Sheetrock Brand Lay-in Gypsum Ceiling Panels, 3260, CAC 35, to be installed with DXL Grid at %50 of ceiling in Band and Music Rooms

## C1070.20 Suspended Plaster and Gypsum Board Ceilings

- Acoustic gyp ceiling to be installed at Auditorium. Basis of Design; USG Ensemble, Acoustic Drywall System (www.usg.com )

## C1090 Interior Specialties. C1090.20

### Information Specialties

## Visual Display Unit:

- Provide factory assembled Magnetic, Writable Surface; Green-Rite Series 31 Porcelain Steel markerboards by Moore Co. Inc. (https://moorecoinc.com/ ),

Locations;

- (2) 120”w x 48”h at each Conference Room
- (3) 96”w x 60”h at each typical Classroom
- (2) 96”w x 48”h at each specialty teaching space, including; Art, Music Rooms (with staff lines).
- (1) 84”w x 48”h at each, Workroom, SPED rooms, and Resource Room.
- (1) 60”w x 48”h at each Office, Rest Area, and Exam Room,
- Provide frameless magnetic, optically clear, ghost-free, shatterproof,resinous markerboards,.Basis of Design; Deko Markerboards (https://www.dekomarkerboards.com/ )

Locations:

- (1) 60”w x 48”h at Main Admin Waiting Area, and Nurse Suite
- (3) 96”h x 60”w at Media Center and Breakout Areas.
- (10) 120”w x 48”h to be located at various corridors

## Signage:

Signage package to include the following

- Interior way finding and code required signage for entire building, photopolymer with brail, custom color.
- Dedication plaque at each Lobby.
- 1.5" d aluminum pin letters, 10"h, installed at select locations to identify space (ex. Gymnasium, Cafeteria, Media Center, Administrative Office and Nurse Office)

## C1090.25 Compartments and

### Cubicles Toilet Compartments

- Overhead braced and floor anchored partitions and urinal screens will be fire rated Stainless Steel with satin finish by ASI Global Partitions. (https://globalpartitions.com/)

## C1090.40 Toilet, Bath, and Laundry Accessories:

Full array of institutional grade, stainless steel toilet room accessories by Bradley (www.bradleycorp.com/prodinfo/accessory/index.htm) or equivalent, including:

1. Double roll toilet paper dispenser
2. Surface mounted soap dispenser
3. Surface mounted paper towel dispenser
4. Surface mounted sanitary dispenser and disposal
5. Wall mirror
6. Grab bars (per accessibility codes)

## C1090.70 Storage Specialties

### Metal Lockers:

Single-tier, two-tier, & four-tier lockers: provide ADA compliant lockers in various locations throughout the existing building:

1. **TYPE 1: 15"W x 18"D x 36"H two-tier Total locker count = 10**

All Welded Lockers by Penco (https://www.pencoproducts.com/products/lockers/all- welded/) with standard louvered doors and sloped tops. Minimum 5% of the lockers will be ADA Accessible.

2. **TYPE 2: 12"W x 18"D x 72"H single-tier Total locker count = 10**

All Welded Lockers by Penco (https://www.pencoproducts.com/products/lockers/all- welded/ ) with standard louvered doors and sloped tops. Minimum 5% of the lockers will be ADA Accessible.

3. **TYPE 3: 12"W x 18"D x 18"H four-tier Total locker count = 10**

All Welded Lockers by Penco (https://www.pencoproducts.com/products/lockers/all- welded/ ) with diamond-shape perforations in doors and sloped tops. Minimum 5% of the existing lockers will be replaced to be ADA Accessible.

## C1090.90 Other Interior Specialties

## C20 Interior Finishes

## C2010 Wall Finishes. C2010.10 Tile

### Wall Treatment

- Gloss Ceramic Tile installed full height at wet walls in all bathrooms, and at all walls of showers, at drinking fountain alcoves, and at cafeteria casework and trash, Basis of Design; Garden State Tile, Crossville, Color By Numbers, 4"x12" (https://gstile.com/)
- Grout at wall tile to be Mapei Flexcolor CQ or Equal
- Trim at all edges of exposed tile to be Schluter Quadec or Equal

## C2010.20 Wall Coverings

- Type II Vinyl Wallcovering, Off the shelf pattern/color, to be installed at 1 wall of each Conference Room, Waiting Area, Small resource Rooms, and Faculty Workroom. Basis of Design; Carnegie, Xorel, Meteor (https://carnegiefabrics.com/)
- Type II Vinyl Wallcovering with fully Custom Graphics, Approx. 250 SF to be installed at Main Entry Lobby, Approx. 400 SF to be installed at Cafeteria and Media Center. Basis of Design; Level, Mystical substrate DD05, 20 oz commercial

- grade printable Type II vinyl, polycotton woven backing, Custom Digital Image provided by Architect (http://www.findyourlevel.com/ )
- Visual Privacy Decorative Film 48”h, to be installed at sidelights to all Offices and Conference Rooms. Basis of Design; Solyx, Dual Feather Gradient

## C2010.70 Wall Painting and Coating

- Latex paint. Basis of Design; Benjamin Moore, SCUFF-X 486, High Performance ST10398, satin finish throughout, except at locations that require epoxy
- Benjamin Moore, Latex Epoxy Semi- Gloss at Bathrooms, Changing Rooms, where required on metal

## C2010.80 Acoustical Wall Treatment

### Fixed Sound-Absorptive Panels:

- Conwed Designscapes (https://www.conwed.com/), Rebound Series Fabric wrapped acoustical wall panels by will be provided in Cafeteria, approx. 250sf
- Kinetics Noise Control (www.kineticsmnoise.com), Acoustic Diffuser Panels, 4’ x 4’, to be installed at Music and Instructional rooms – approximately 15% of overall music spaces ceiling.
- Unika Vaev, Ecoustic Matrix Tile, (https://unikavaev.com/products/ecoustic- matrix/) standard felt in multiple colors, installed at Library Media Center
- approximately 100 pieces total (19.7” x 19.7” for standard size).

## C2020 Interior

### Fabrications. C2030

### Flooring.

## C2030.20 Tile Flooring

- Porcelain Floor Tile installed at Lobbies and Vestibules. Basis of Design; Creative Materials, Mosa, Terra Tones, pattern with multiple sizes. matching 4”h base cut from 24”w tile. (https://www.creativematerialscorp.com )
- Porcelain Floor Tile installed at all bathrooms. Basis of Design; Creative Materials, Mosa, Stage, 24” x 24”. With matching 4”h base. (https://www.creativematerialscorp.com )
- Grout at floor tile to be Mapei Flexcolor CQ or Equal
- Marble Thresholds to be installed at bathrooms with tile
- Trim at all edges of exposed tile to be Schluter Quadec or Equal

## C2030.50 Resilient Flooring

### Resilient Tile and Planks

- Linoleum resilient homogeneous floor covering, made from natural products with high performance finish topcoat, provided in Classrooms, Corridors, Cafeteria, and Music Room. Basis of Design; Forbo, Marmoleum, sheet goods.

- LVT resilient flooring, 4”x 36” planks to be provided in Nurse’s Office, Workrooms, and Faculty Workroom. Basis of Design; Mannington Nature’s Path, 40mil wear layer, sq edge, glue down installation.

- Rubber Tile flooring to be installed at egress stair landings; Basis of Design Tarkette, Microtone, 24”x24”, hammered texture
- Quartz Tile, to be installed at Storage rooms and BOH spaces. Basis of design; Kahrs, Quartz Collection, no wax required, 12”x24”

### Resilient Base and Accessories:

- Tarkett Rubber Base, Thermoset Rubber, 4”h x120’ coil, cove base installed with hard surfaces (except at ground face block walls) and sealed concrete, straight base installed at carpeted area.
- Tarkett Rubber Base, Safe-T-First Rubber Base, 4”h x120’ coil, cove base installed with hard surfaces.

## C2030.70 Fluid-applied Flooring

- Stonhard, Stoneshield SLT with medium texture grit, poured epoxy resinous flooring with integral base to be installed at Kitchen and all Kitchen-related spaces.

## C2030.75 Carpeting

### Tile Carpeting:

- Carpet tiles to be installed at Administrative Areas, Offices, Library Media Center, and Conference Rooms. Basis of Design; Bentley, Suitable, with Afirma II Hardback, 100% Solution Dyed, Type 6,6 Antron Nylon, 24” x 24”
- Heavy Duty walk off entry carpet tiles to be installed at lobbies. Basis of Design; Mannington, Entryway System, Inertia, 100% Solution Dyed, stain resistant, synthetic backing.

### C2040 Stair Finishes.

- Tarkett Rubber Treads and Riser System, hammered texture, visually impaired vinyl strip at nosing, to be installed at enclosed egress stairs.

### C2050 Ceiling

### Finishes.

### C0250.20 Ceiling

- USG Ceiling plus Illusions, Formed Metal Panel System, Class A, Customized perforations, standard size panel, with acoustic fleece, and suspension system, installed at Student Dining / Cafeteria. Approx. 1400 sf

### C2050.10 Plaster and Gypsum

### board ceilings: C2050.70 Ceiling

### Painting and Coatings C2050.8

### Acoustic Ceiling Treatments

### Acoustic Room Components

Sound- Absorbing Ceiling Units in Music Spaces and Cafeteria

## B. SERVICES

### D10 CONVEYING

**D1010 Vertical Conveying Systems.**

- Existing elevator is in good working order

- Continue annual maintenance program, consult with technician for any recommended Code upgrades to meet ADA requirements.

### D20 – PLUMBING

See Plumbing Narrative in Part 5.

### D50 – ELECTRICAL

See Electrical Narrative in Part 5.

## C. EQUIPMENT AND FURNISHINGS

### E10 EQUIPMENT

#### E1030.35 Commercial Equipment

- Equipment replacement is not part of the scope of this proposed renovation.

### E1040 Institutional Equipment

#### E1040.10 Educational and Scientific

#### Equipment Projection Screens:

- Provide (2) 140”Wx105”H (9:16 format), motor-operated, recessed, ceiling-mounted projection screen in the Cafeteria (1).

## Emergency Safety Appliances:

- Provide (1) Emergency Shower and Eye wash station at custodial workroom.

## Laboratory Safety Cabinets:

- Provide (1) Goggle sanitizing cabinet at each Science lab and Prep room
- Provide (1) Fire blanket cabinet at each Science lab and Prep room
- Provide (1) Flammable Product Cabinet at each Prep room

## Art Room Equipment:

- Art Room Equipment replacement is not part of the scope of this proposed renovation.

## E1040.20 Healthcare Equipment

## Examination and Treatment Equipment

- Equipment replacement is not part of the scope of this proposed renovation.

### Appliances

### To be provided at Faculty Break Room and Kitchenette;

- (1) ADA Compliant Refrigerator with ice machine
- (1) Microwave

## E1070 Entertainment and Recreational

## Equipment E1070.10 Theater and Stage

## Equipment

### E1070.2 Musical Equipment

- Music Equipment replacement is not part of the scope of this proposed renovation.

### E1070.50 Athletic Equipment

### Gymnasium Equipment –

The Gymnasium is not in the renovation scope of this project.

## E20 FURNISHINGS

## E2010.20 Window Treatments

**Roller Window Shades;** Light filtering and black out roller shades:

- Single, Manual light filtering shades by Draper (https://www.draperinc.com/) to be provided, in recessed pockets, at exterior windows at all occupied rooms.
- Dual, Manual light filtering and Blackout roller shades by Draper (https://www.draperinc.com/) to be provided, in recessed pockets, at Media Center and Cafeteria to facilitate projected presentations.

## E2010 Fixed Furnishings

## E2010.30 Casework

## Interior Architectural Woodwork:

- Custom wood millwork for at Main Office Reception Desk and Library Media Center circulation desk. AWI Premium Grade cabinetry utilizing hardwoods (maple), and solid surface countertops.
- Replacement window stools to be solid surface material.

### Plastic-Laminate-Clad Architectural Cabinets:

- Custom and modular cabinets and countertops conforming to AWI Section 400, division 400B and AWI Section 1600, division 1600B with premium-grade high pressure decorative plastic laminate cladding selected by Architect.
- Approx. 12 LF of base and upper cabinets with solid surface countertops, (1) 36”w Tall Cabinet with doors and (1) 36”w Tall Open Cabinet to be installed at each renovated classroom/teaching space, including; all Classrooms, Art Rooms, Music.
- Approx. 15 LF of Base and upper cabinets with solid surface countertops and tall storage cabinets to be installed at each Faculty Workroom, Main Office, Security, and Copy Room.

## D. SPECIAL CONSTRUCTION AND DEMOLITION

### F10 SPECIAL CONSTRUCTION

**F1010 Special Structures**

## F30 DEMOLITION

### F3030 Selective Demolition

### F3030.10 Selective Building Demolition

- General: Demolish and remove existing construction to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- Removed and Salvaged Items:
- Clean salvaged items.
- Pack or crate items after cleaning. Identify contents of containers.
- Store items in a secure area until delivery to Owner.
- Transport items to Owner's storage area designated by Owner.
- Protect items from damage during transport and storage.
- Removed and Reinstalled Items:
- Clean and repair items to functional condition adequate for intended reuse.
- Pack or crate items after cleaning and repairing. Identify contents of containers.
- Protect items from damage during transport and storage.
- Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
- Do not allow demolished materials to accumulate on-site.
- Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

- Burning: Do not burn demolished materials.

- Disposal: Transport demolished materials off Owner's property and legally dispose of them.

Attachments:

Appendix A: MEP Narrative

## Narratives of Design

### Mechanical Systems:

Demolition: The existing 2-pipe unit ventilators and fan coil units serving the classrooms and offices will be demolished. Piping to the unit ventilators will be removed to the ceiling level, and fan coil unit piping will be cut and capped for future use. The existing air cooled chilled will be demolished, and existing piping will be retained for future use. Large group air handlers (gymnasium, cafeteria) will be demolished along with all existing ductwork.

Central Plant: The existing, recently-installed condensing boilers will be retained in-situ. A new 250 ton chiller will be provided and connected to the existing chilled water piping.

Core Learning Spaces: General occupied areas such as classrooms, media center, teacher workrooms, community rooms, and computer labs are to be served by individually-zoned, concealed fan-coil style terminal units feeding supply and return air through acoustically-appropriate ductwork. Ventilation air will be introduced through new louver openings in the building envelope.

Central Office Areas: Administrative and guidance office areas are to be served by individually-zoned units mounted in the ceilings or in floor mounted terminal units.

Group Areas: In the gymnasium and cafeteria new, individually-zoned, packaged cooling / heat pump primary rooftop air handling units with hot-gas reheat for humidity control along with integral energy recovery. The HVAC equipment serving these areas are to utilize demand-controlled ventilation via $CO_2$ sensors mounted within the space and utilize economizers for free cooling.

IDF/MDF Rooms: IDF/MDF rooms will be served by dedicated wall or ceiling-mounted DX cooling systems.

Toilet Rooms and Locker Rooms: Toilet rooms and locker rooms shall be served by individual terminal units and ventilated via central exhaust fans.

Storage Rooms: Storage rooms will be ventilated by central exhaust fans.

The existing direct-digital control building automation system is to be modified and upgraded to control the HVAC systems in this facility.

Air handling units and terminal units are to be provided with filters with a minimum rating of MERV 13.

### Electrical Systems:

Demolition: Selective demolition of electrical infrastructure will be completed to allow for program-required changes to the floor plan and HVAC modifications.

Existing lighting in all areas will be demolished and replaced.

Power Distribution: The existing 1600 Amp, 480V/ 3ph service will remain, as will all existing

Generator: The existing generator will remain.

Lighting: All new classroom lighting and corridor lighting levels will be designed per the latest Illumination Engineering Society of North America's recommendations. In an attempt to conserve as much energy as possible all lighting fixtures will be LED. This reduces energy consumption and maintenance costs. All fixtures will have a CRI of 80 or greater, be RoHS compliant, maintain a minimum 70% of initial light output at 50,000 hours of operations, and have a minimum efficacy of 50 lumens/ watt.

- All rooms with windows will have photocell controls to reduce energy consumption.
- We are committed to minimum 25% reduction in lighting energy use under the ASHRAE baseline.

| SPACE | LIGHTING CONCEPT | FIXTURE | CONTROLS CONCEPT |
|---|---|---|---|
| Breakout/ enrichment | Wall washers<br>Recessed circular troffer | E/ M | Occupancy sensor, dimming |
| Back of house | Industrial strips or troffers | C/ F | Vacancy sensor |
| Cafeteria | Linear recessed troffers,<br>Decorative pendants<br>track lighting for platform | J/ P | Occupancy sensor<br>Dimming for platform |
| Classrooms | 1x4 LED direct lay-in panels | D | Vacancy sensor with override,<br>Dimming |
| Corridor | 2x2 direct/ indirect troffer<br>Decorative pendants | D/ A/ N | Occupancy sensor. When no motion lights reduce to 20% consumption. Timeclock override to off. |
| Gymnasium | High Bay fixtures | B | Vacancy sensor |
| Learning commons | Linear recessed | J | Vacancy sensor. When no motion lights reduce to 20% consumption. Timeclock override to off. Dimming |
| Library | Linear recessed with decorative over the desk | J | Vacancy sensor<br>Dimming |
| Offices | 2x2 direct/ indirect troffers | A | Vacancy sensor |
| Restrooms | Linear wall slot<br>Downlights | G | Occupancy sensor |

Notes:

- Occupancy sensor: auto on/off
- Vacancy sensor: manual on/ auto off

Data/IT Systems:

1. Definitions:
    a. Furnish – To supply, deliver, unload, and inspect for damage

   b. Install – To unpack, assemble, erect, apply, place, finish, cure, protect, clean, start up, and make ready for use.
   c. Supply – Same as Furnish
   d. Provide – Turn furnish and install to include, without limitation, all labor, materials, equipment, transportation, services and other items required to complete the work.
   e. ID – Intrusion Detection
2. All new horizontal data and voice cabling and terminations shall be provided throughout the building. Category 6 cabling for data and voice; Terminations shall be based on ANSI/TIA/EIA-568-B and terminated on RJ45. WAP infrastructure shall be CAT6A.
3. For Wireless, place one WAP in each classroom. Contractor shall provide WAPs and associated infrastructure. WAPs in hallways shall be spaced at 50 feet on center. At each Wireless location, run (1) Category 6A Data drop to the middle of the ceiling and terminate on biscuit jacks with a minimum of a 6-foot service loop. WAPs shall be Cisco M/N CW9176I-RTG or latest iteration.
4. For Classroom drops, at the Teacher location, need 2 Category 6 ports
5. For the SmartBoard/IFP location, (1) Category 6 ports
6. For each IP Video Surveillance camera, need (1) Category 6 drop terminated on RJ45
7. All new vertical data cabling shall be 12 strand multimode fiber with LC connectors capable of 10 GB of bandwidth. Fiber shall be run from the MDF to all IDFs.
8. All new vertical voice cabling shall be multimode fiber and part of data as phones are VOIP.
9. All new data patch panels, cabling, infrastructure, etc. shall be Panduit or approved equal.
10. All classrooms shall have the following either existing or new.
    a. Teacher outlet
        i. 2 data ports connected to the LAN
    b. WIFI access points ceiling mounted.
    c. One PA speakers in ceiling for each classroom.
    d. New large-format touchscreen interactive flat panel(IFP) will be mounted in each classroom. IFPs will be Smart SPNL 6075 latest iteration. They will be mounted utilizing vertically adjustable wall mounts.
    e. One Desk Mounted VOIP Phone per classroom. Owner provided.
11. All offices shall have a data outlet with 2 data ports per workstation.
12. WAPs will be Contractor provided. Wireless controller shall be Cisco C9800-L-F-K9 or latest iteration. Wireless controller shall be Contractor provided.
13. WAPs will be provided in the following locations:
    a. One in each classroom
    b. One every 1,500 SF or larger spaces and office suites
    c. Other areas as directed by Owner
    d. In corridors spaced at 50 feet on senter
14. UPSes – UPSes shall be Owner provided.
15. All CAT6A and CAT6 cabling shall be color coded as follows
    a. Data: blue
    b. WAP: yellow
    c. Video surveillance: green
    d. PA speakers: gray
    e. Card Access: gray
16. Applicable patch cables shall match colors noted above.

17. Patch panels shall be open port able to accept CAT6 or CAT6A keystones as applica le. Keystones provided shall be system specific based on function:
    a. Standard Data CAT6
    b. WAP CAT6A
    c. Video Surveillance CAT6
    d. IP/PA speakers CAT6, Analog PA speakers 18 gauge 2 conductor shielded
    e. VOIP CAT6
    f. Any others to be confirmed by Owner
18. Patch panels shall have 1U space adjacent to them for 1U switches.
19. Switches for data, WAPs, and VOIP, etc. to be 10 Gigabit Cisco Catalyst 9300 PoE+ 48 ports or latest iteration. Switches shall be Contractor provided. They shall include licensing and warranty for three years.
20. The nominal IDF size should be 8'x6'6" minimum.
21. The nominal MDF size should be 8'x10' minimum.

Video Surveillance System:

1. Video surveillance system equipment (server(s), workstation(s), cameras, etc.) to be an Avigilon system. Cameras shall be placed in appropriate places on the exterior to cover all building points of entry as well as parking lot(s). Interior cameras shall be provided to cover all corridors, stairwells, vestibules, the cafeteria, gymnasium space(s), and the library.

Clock System:

1. A Sapling wireless clock system shall be the basis of design.
2. The master clock shall be programmable via a dedicated, web based application, and it shall synchronize time utilizing internet based NTP server(s).
3. The area clocks shall be battery powered.
4. Classroom clocks shall be analog, 12" round clocks.
5. Large areas will utilize 16" nominal analog, round clocks.
6. Clocks in gymnasium areas shall be provided with wire guards.

Intercom/PA System:

1. PA system shall be a hybrid IP/analog based system. The system will be two way to select locations such as classrooms, the library, and gymnasium spaces. The basis of design for the PA system will be Valcom.
2. System shall be interconnected with the phone system to allow for authorized announcements from the phone system as desired by Owner.

Intrusion Detection Systems:

1. Vendor and basic design parameters to be confirmed by Owner.
2. System will consist of motion detectors in select areas as well as door contacts on exterior doors.

Access Control:

1. The access control system shall be Avigilon.
2. Select exterior entry doors are to be hardwired for access control.

Phone System:

1. Phones will be VOIP type phone.
2. Phones shall be Mitel with Revolution software

## Plumbing Systems:

Domestic Water Piping and Fixtures: The existing domestic water service will be re-used.

Domestic Water Heating: The existing domestic water heating system will be reused.

Fixture Valves and Controls: Flush valves and faucets are to be provided with motion sensors and self-generating power supplies or 10 year warranted batteries for power. Urinals shall be pint-flush rated or waterless.
Existing restroom fixtures will be replaced as required to meet reconfigured spaces.

Sanitary: The existing sanitary lines throughout the building will be cleaned, verified clear with a camera, and re-used

Domestic Water Distribution and Sanitary Piping: Existing piping throughout the building will largely remain and will be modified as required reconfigured spaces and toilet facilities throughout the school.

## Life Safety and Fire Protection:

Life Safety Systems: Install a new emergency voice and communications system (EVACS). Emergency forces notification is provided directly to the Providence Fire Department via the existing local energy master box. The new fire alarm system shall be in accordance with the Rhode Island Life Safety Code (RILSC), 2021 Edition with Rhode Island Amendments.

- Audible and visible notification will be provided by speakers, strobes, and combination speaker-strobe appliances throughout the building.
- Smoke detectors will be provided in all corridors, lobbies, at the top of stairwells and on each stairwell landing, elevator machine rooms and machine spaces, and all elevator landings. A smoke detector will also be provided in the immediate vicinity of each piece of fire alarm control equipment (i.e., remote power supply, amplifier, fire alarm control unit).
- Carbon monoxide detectors will be located on the ceilings of rooms containing permanently installed fuel burning appliances. Additionally, carbon monoxide detectors will be provided in spaces served by the first supply air register from a permanently installed, fuel-burning HVAC system. When a carbon monoxide detector senses an unsafe level of carbon monoxide, a temporal 4 tone will sound locally from the detector's sounder base
- The building is fully sprinklered, therefore heat detection will be limited as it is not required in most areas.
- Manual pull stations will be provided within 5-feet of all exits, with additional manual pull stations located throughout the building such that a manual pull station can be reached within 200 feet of travel on any floor.

- The fire alarm system will be interfaced with the newly installed or existing HVAC fans so that any fan with a capacity of 2,000 cfm or greater is automatically shut down upon fire alarm activation. Each duct smoke detector will be provided with a remote test switch and indicator light. Provide addressable control relay module and interposing relay (if interfacing to line voltage) to shut down HVAC units.
- Other interfaces (i.e., kitchen hood suppression system, elevator, magnetic door hold open devices, security system, smoke dampers, fire sprinkler equipment theater A/V equipment, etc.) may be identified as the design progresses.
- New fire alarm wiring is to be provided for new fire alarm system. All fire alarm wiring will be Class A, with the exception of magnetic door hold circuits. All wiring shall follow the color code requirements outlined in RILSC 9.6.9.8. All wiring shall be installed in metal raceway of 3/4 inch minimum or approved MC Cable. MC Cable shall only be installed above accessible ceilings. Isolation modules shall be provided between floor levels, on either side of the control module used to actuate remote power supplies, and to limit the number of devices that can be affected by a single short circuit to 25.
- Since this is an existing building, a building-wide radio survey should be performed to verify if a radio communication system (Emergency Responder Radio Communications Enhancement System (ERCES)) is required. If required, the ERCES will need to be supervised by the building fire alarm system and a dedicated annunciator will need to be provided at the Fire Alarm Control Panel.

Fire Protection: The school contains an existing fire sprinkler system. All new sprinkler installations and modifications must comply with the provisions of the Rhode Island Life Safety Code (RILSC), 2021 Edition with Rhode Island Amendments.

- Alter the existing fire sprinkler protection, as necessary, for space reconfigurations and modifications.
- Areas of the building that are not maintained above 40oF or exterior areas identified as requiring automatic sprinkler protection will be protected by a dry sprinkler system in one of the following arrangements:
- A dry pipe valve assembly located in the main sprinkler valve room.
- A dry pipe valve assembly located remotely in the building.
- Dry sidewall or dry pendent sprinklers connected to a wet pipe system.
- A fire pump will be provided if required, pending results of flow testing, however one is not anticipated.

III. Key Schedule Milestones – September 2026

# Roger Williams and Young & Woods PK-8 School

## Key Schedule Milestones

9/30/2026

| Activity | |
|---|---|
| | |
| **Design Phase** | |
| Schematic Design Set | October 2026 |
| 100% DD Set | February 2027 |
| Demo/Abatement Early Release Package | May 2027 |
| Existing Building Window Early Release Package | May 2027 |
| Site, Concrete, Steel, Elevator Early Release Package | July 2027 |
| MEP Equipment Early Release Package | July 2027 |
| 100% CD Set | October 2027 |
| | |
| **Construction Phase** | |
| Commence Roger Williams Demo/Abatement | 7/1/27 |
| Commence Young & Woods Renovations | 7/1/28 |
| Complete Young & Woods Renovations | 12/31/28 |
| Substantial Completion - Roger Williams | 6/30/29 |
| FF&E Installation Start | 8/1/29 |
| Temporary Certificate of Occupancy | 8/17/29 |
| Staff Move In/Occupancy | 8/20/29 - 8/31/29 |
| Final Certificate of Occupancy | 12/21/29 |

IV. Budget Planning Sheet – September 2026

**Providence Schools**
**ROGER WILLIAMS AND YOUNG AND WOODS SCHOOLS**
Providence, RI
**BUDGET PLANNING SHEET**
September 10, 2026
R0

## Estimate Summary - by Location

| Description | 01 Roger Williams Base Estimate | | 02 Young & Woods Base Estimate | | 03 Sitework Base Estimate | | Base Estimate Total All Areas | |
|---|---|---|---|---|---|---|---|---|
| *SORT BY - Bid Package* | 173,695 | $ per SF | 79,776 | $ per SF | 267,742 | $ per SF | 267,742 | $ per SF |
| 01A - Site Services | $ 4,808,145 | $ 27.68 | $ 491,118 | $ 6.16 | $ 115,801 | $ 0.43 | $ 5,415,063 | $ 20.22 |
| 02A - Demolition & Abatement | $ 3,132,903 | $ 18.04 | $ 285,626 | $ 3.58 | $ - | $ - | $ 3,418,530 | $ 12.77 |
| 03A - Cast-in-Place Concrete | $ 673,902 | $ 3.88 | $ 22,064 | $ 0.28 | $ - | $ - | $ 695,966 | $ 2.60 |
| 04A - Masonry | $ 938,794 | $ 5.40 | $ 25,000 | $ 0.31 | $ - | $ - | $ 963,794 | $ 3.60 |
| 05A - Structural Steel & Misc. Metals | $ 1,585,538 | $ 9.13 | $ 13,376 | $ 0.17 | $ - | $ - | $ 1,598,914 | $ 5.97 |
| 06A - Millwork & Casework | $ 1,819,654 | $ 10.48 | $ 69,192 | $ 0.87 | $ - | $ - | $ 1,888,846 | $ 7.05 |
| 07A - Roofing | $ 259,620 | $ 1.49 | $ 2,817,160 | $ 35.31 | $ - | $ - | $ 3,076,780 | $ 11.49 |
| 07B - Fireproofing | $ 125,098 | $ 0.72 | $ - | $ - | $ - | $ - | $ 125,098 | $ 0.47 |
| 08A - DFH | $ 895,050 | $ 5.15 | $ 144,000 | $ 1.81 | $ - | $ - | $ 1,039,050 | $ 3.88 |
| 08B - Glass & Glazing | $ 12,518,912 | $ 72.07 | $ 49,491 | $ 0.62 | $ - | $ - | $ 12,568,403 | $ 46.94 |
| 08C - OHD | $ 80,000 | $ 0.46 | $ - | $ - | $ - | $ - | $ 80,000 | $ 0.30 |
| 09A - Drywall & General Trades | $ 5,269,082 | $ 30.34 | $ 358,600 | $ 4.50 | $ - | $ - | $ 5,627,682 | $ 21.02 |
| 09B - Tile | $ 299,938 | $ 1.73 | $ 22,008 | $ 0.28 | $ - | $ - | $ 321,946 | $ 1.20 |
| 09C - Acoustical Ceiling | $ 1,269,202 | $ 7.31 | $ 133,760 | $ 1.68 | $ - | $ - | $ 1,402,962 | $ 5.24 |
| 09D - Flooring | $ 1,320,655 | $ 7.60 | $ 162,136 | $ 2.03 | $ - | $ - | $ 1,482,791 | $ 5.54 |
| 09E - Painting | $ 827,325 | $ 4.76 | $ 49,823 | $ 0.62 | $ - | $ - | $ 877,148 | $ 3.28 |
| 10A - Specialties | $ 1,488,564 | $ 8.57 | $ 54,346 | $ 0.68 | $ - | $ - | $ 1,542,910 | $ 5.76 |
| 10B - Signage | $ 43,424 | $ 0.25 | $ 3,344 | $ 0.04 | $ - | $ - | $ 46,768 | $ 0.17 |
| 11A - Food Service Equipment | $ 955,323 | $ 5.50 | $ - | $ - | $ - | $ - | $ 955,323 | $ 3.57 |
| 11B - Gym Equipment & Bleachers | $ 249,250 | $ 1.43 | $ - | $ - | $ - | $ - | $ 249,250 | $ 0.93 |
| 12A - Window Treatments | $ 37,019 | $ 0.21 | $ - | $ - | $ - | $ - | $ 37,019 | $ 0.14 |
| 14A - Elevator | $ 255,000 | $ 1.47 | $ - | $ - | $ - | $ - | $ 255,000 | $ 0.95 |
| 21A - Fire Protection | $ 1,450,760 | $ 8.35 | $ 107,008 | $ 1.34 | $ - | $ - | $ 1,557,768 | $ 5.82 |
| 22A - Plumbing | $ 4,533,625 | $ 26.10 | $ 334,400 | $ 4.19 | $ - | $ - | $ 4,868,025 | $ 18.18 |
| 23A - HVAC | $ 13,600,875 | $ 78.30 | $ 1,003,200 | $ 12.58 | $ - | $ - | $ 14,604,075 | $ 54.55 |
| 26A - Electrical | $ 11,787,425 | $ 67.86 | $ 1,027,340 | $ 12.88 | $ - | $ - | $ 12,814,765 | $ 47.86 |
| 31A - Sitework & Utilities | $ - | $ - | $ - | $ - | $ 1,482,151 | $ 5.54 | $ 1,482,151 | $ 5.54 |
| 32A - Landscaping | $ - | $ - | $ - | $ - | $ 93,368 | $ 0.35 | $ 93,368 | $ 0.35 |
| 99B - Contaminated Soils Management | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| DEDUCT - No Interior Historic Renovations | $ (150,000) | $ (0.86) | $ - | $ - | $ - | $ - | $ (150,000) | $ (0.56) |
| DEDUCT - No New Stairs, Existing to Remain | $ (475,000) | $ (2.73) | $ - | $ - | $ - | $ - | $ (475,000) | $ (1.77) |
| DEDUCT - No Auditorium Work (no Seating, Curtain, Acoustics) | $ (400,000) | $ (2.30) | $ - | $ - | $ - | $ - | $ (400,000) | $ (1.49) |
| DEDUCT - No Bleachers at Gyms | $ (152,000) | $ (0.88) | $ - | $ - | $ - | $ - | $ (152,000) | $ (0.57) |
| DEDUCT - No New Kitchen, Existing to Remain | $ (1,000,000) | $ (5.76) | $ - | $ - | $ - | $ - | $ (1,000,000) | $ (3.73) |
| DEDUCT - Reduce addition SF by 25% | $ (1,000,000) | $ (5.76) | $ - | $ - | $ - | $ - | $ (1,000,000) | $ (3.73) |
| DEDUCT - No New YW Roof | $ - | $ - | $ (2,500,000) | $ (31.34) | $ - | $ - | $ (2,500,000) | $ (9.34) |
| DEDUCT - Reduce YW HVAC Renovations by 20% | $ - | $ - | $ (200,000) | $ (2.51) | $ - | $ - | $ (200,000) | $ (0.75) |
| DEDUCT - Reduce YW Electrical Renovations by 20% | $ - | $ - | $ (200,000) | $ (2.51) | $ - | $ - | $ (200,000) | $ (0.75) |
| DEDUCT - No Sitework or Landscape | $ - | $ - | $ - | $ - | $ (200,000) | $ (0.75) | $ (200,000) | $ (0.75) |
| DEDUCT - No New Lockers | $ (700,000) | $ (4.03) | $ - | $ - | $ - | $ - | $ (700,000) | $ (2.61) |
| DEDUCT - VM RW Light Fixture Package | $ (250,000) | $ (1.44) | $ - | $ - | $ - | $ - | $ (250,000) | $ (0.93) |
| DEDUCT - Site Services Reduction | $ (643,851) | $ (3.71) | $ (41,623) | $ (0.52) | $ (14,527) | $ (0.05) | $ (700,000) | $ (2.61) |
| **Subtotal Direct Costs** | **$ 65,454,230** | **$ 377** | **$ 4,231,370** | **$ 53** | **$ 1,476,793** | **$ 6** | **$ 71,162,393** | **$ 266** |
| **Indirect Costs** | **Amount** | | | | | | | |
| Design and Estimating Contingency | 10.00% | $ 6,545,423 | | $ 423,137 | | $ 147,679 | | $ 7,116,239 |
| **Subtotal** | | **$ 71,999,653** | | **$ 4,654,507** | | **$ 1,624,472** | | **$ 78,278,632** |
| Escalation | 5.00% | $ 3,599,983 | | $ 232,725 | | $ 81,224 | | $ 3,913,932 |
| **Projected Cost of Work** | | **$ 75,599,636** | | **$ 4,887,232** | | **$ 1,705,695** | | **$ 82,192,564** |
| Subcontractor Default Insurance | 1.30% | $ 982,795 | | $ 63,534 | | $ 22,174 | | $ 1,068,503 |
| Builders Risk | 0.20% | $ 130,908 | | $ 8,463 | | $ 2,954 | | $ 142,325 |
| CCIP | 2.69% | $ 2,587,399 | | $ 167,266 | | $ 58,377 | | $ 2,813,042 |
| Payment and Performance Bond | 0.60% | $ 577,115 | | $ 37,308 | | $ 13,021 | | $ 627,444 |
| **Subtotal Insurances** | | **$ 79,877,853** | | **$ 5,163,803** | | **$ 1,802,222** | | **$ 86,843,878** |
| Building Permits | 0.30% | $ 196,363 | | $ 12,694 | | $ 4,430 | | $ 213,487 |
| DB General Conditions | 7.00% | $ 4,581,796 | | $ 296,196 | | $ 103,375 | | $ 4,981,367 |
| PreConstruction Services | 1.00% | $ 654,542 | | $ 42,314 | | $ 14,768 | | $ 711,624 |
| **Subtotal 1** | | **$ 85,310,554** | | **$ 5,515,007** | | **$ 1,924,795** | | **$ 92,750,356** |
| DB Contingency | 5.00% | $ 3,779,982 | | $ 244,362 | | $ 85,285 | | $ 4,109,628 |
| DB Fee | 3.00% | $ 2,559,317 | | $ 165,450 | | $ 57,744 | | $ 2,782,511 |
| Design Services | 6.00% | $ 4,535,978 | | $ 293,234 | | $ 102,342 | | $ 4,931,554 |
| **Total Construction Cost** | | **$ 96,185,831** | **$ 554** | **$ 6,218,053** | **$ 78** | **$ 2,170,166** | **$ 8** | **$ 104,574,049** | **$ 391** |

V. Roger Williams – Preliminary Proposed Program

# ROGER WILLIAMS – PROPOSED PROGRAM - DETAIL

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Faculty + Administration** | | | | | | | | | | |
| ***Private Offices*** | | | | | | | | | | |
| 1-001 | PRINCIPAL OFFICE | 1 | 200.00 | 200 | 1 | 200 | 300 | **300** | | |
| 1-002 | ASSISTANT PRINCIPAL OFFICE | 1 | 180.00 | 180 | 1 | 180 | 300 | **300** | | |
| 1-003 | OFFICE (TBD) | 1 | 150.00 | 150 | 1 | 150 | 300 | **300** | | |
| 1-004 | SECURITY RESOURCE OFFICER | 1 | 150.00 | 120 | 1 | 120 | | | | |
| ***Open Offices*** | | | | | | | | | | |
| 1-005 | RECEPTION | 2 | 200.00 | 400 | 1 | 400 | 1,953 | **1,953** | 1,920 | **1,920** |
| 1-006 | WAITING AREA | 8 | 30.00 | 240 | 1 | 240 | | | | |
| ***Office Support*** | | | | | | | | | | |
| 1-007 | COPY/ MAIL ROOM | | 200.00 | 200 | 1 | 200 | | | | |
| 1-008 | CONFERENCE ROOM | 12 | 25.00 | 300 | 2 | 600 | 450 | **450** | | |
| 1-009 | FILE/ STORAGE | | | 200 | 1 | 200 | | | | |
| | *Administration Subtotal* | | | | | 2,290 | | 3,303 | | **1,920** |
| **Faculty Support** | | | | | | | | | | |
| ***Faculty Support*** | | | | | | | | | | |
| 1-010 | TEACHER PLANNING/ WORK | 10 | 40.00 | 400 | 4 | 1,600 | 400 | **1,600** | 300 | **1,200** |
| 1-011 | TEACHER BREAK ROOM | 12 | 50.00 | 600 | 1 | 600 | 400 | **400** | 300 | **300** |
| 1-012 | STAFF/ PHONE SUPPORT | | | 65 | 2 | 130 | | | | |
| 1-013 | FACULTY SUPPORT - LACTATION | 1 | 80.00 | 80 | 1 | 80 | 200 | **200** | | |
| 1-014 | STAFF RESTROOM | | | 70 | 4 | 280 | 70 | **140** | | |
| 1-015 | CLOTHING/ FOOD PANTRY - use of kitchen | 1 | | 120 | 1 | 120 | | | | |
| | *Support Subtotal* | | | | | 2,810 | | 2,340 | | **1,500** |
| **Health Suite** | | | | | | | | | | |
| 1-101 | NURSE OBSERVATION/ EXAM | 1 | 120.00 | 120 | 1 | **120** | 1,500 | **1,500** | 510 | **510** |
| 1-102 | NURSE COT AREA - RESTING | 4 | 70.00 | 280 | 1 | **280** | | | | |
| 1-103 | NURSE WORK | 1 | | 80 | 1 | **80** | | | | |
| 1-104 | NURSE WAITING | 4 | 25.00 | 100 | 1 | **100** | | | | |
| 1-105 | NURSE TOILET ADA | | | 80 | 1 | **80** | | | | |
| 1-106 | NURSE - STORAGE | | | 80 | 1 | **80** | | | | |
| | *Health Subtotal* | | | | | 740 | | 1,500 | | **510** |

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Student Services and Support** | | | | | | | | | | |
| ***Private Offices + Support*** | | | | | | | | | | |
| 1-201 | PSYCHOLOGIST OFFICE | 1 | | 180 | 2 | **360** | 450 | **450** | | |
| 1-202 | SOCIAL WORKER OFFICE | 1 | | 180 | 3 | **540** | 450 | **450** | | |
| 1-203 | GUIDANCE COUNSELOR OFFICES | 1 | | 150 | 3 | **450** | 250 | **750** | 450 | **450** |
| 1-204 | GUIDANCE ADMIN WRKSTN | | | 80 | 1 | **80** | | | | |
| 1-205 | GUIDANCE WAITING | 3 | 25.00 | 75 | 1 | **75** | | | | |
| 1-206 | LEAD DEPARTMENT TEACHER OFFICE | | | 120 | 1 | **120** | | | | |
| 1-207 | SPECIAL EDUCATION DIRECTOR OFFICE | | | 120 | 1 | **120** | | | | |
| 1-208 | BEHAVIOR COACH OFFICE | | | 150 | 1 | **150** | | | | |
| 1-209 | SPEECH OFFICE | | | 150 | 1 | **150** | | | | |
| ***Student Services*** | | | | | | | | | | |
| 1-210 | SHARED STUDENT SERVICES WORKSTATIONS | 3 | 66.67 | 200 | 2 | **400** | | | | |
| 1-211 | SPECIAL ED. CONFERENCE ROOM | 12 | 25.00 | 300 | 1 | **300** | 450 | **450** | | |
| 1-212 | SENSORY ROOMS | | | 120 | 2 | **240** | | | | |
| 1-213 | OT/PT | 8 | 75.00 | 600 | 1 | **600** | 450 | **450** | 500 | **500** |
| 1-214 | OT/PT STORAGE | | | 60 | 1 | **60** | 270 | **270** | | |
| | *Student Services and Support Subtotal* | | | | | 3,645 | | 2,820 | | **950** |
| **Special Education** | | | | | | | | | | |
| 2-001 | SPECIAL EDUCATION CLASSROOMS - BEHAVIOR | 13 | 38.46 | 500 | 3 | **1,500** | 850 | **3,400** | 950 | **2,850** |
| 2-002 | SPECIAL EDUCATION CLASSROOMS - ALTERNATIVE | 10 | 50.00 | 500 | 3 | **1,500** | 850 | **850** | 950 | **2,850** |
| 2-003 | RESOURCE ROOM (SPEECH, INTERVENTIONIST) | 6 | 50.00 | 300 | 6 | **1,800** | 450 | **2,700** | 500 | **3,000** |
| 2-004 | SPECIAL EDUCATION STORAGE | | | 100 | 1 | **100** | | | | |
| | *Special Education Subtotal* | | | | | 4,900 | | 6,950 | | **8,700** |

Providence Schools LeftField Gilbane SLAM

# ROGER WILLIAMS – PROPOSED PROGRAM - DETAIL

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Academics** | | | | | | | | | | |
| ***Academic Classrooms*** | | | | | | | | | | |
| 3-001 | THIRD GRADE CLASSROOMS | 26 | 32.69 | 850 | 4 | **3,400** | 850 | **3,400** | 950 | **3,800** |
| 3-002 | FOURTH GRADE CLASSROOMS | 26 | 32.69 | 850 | 4 | **3,400** | 850 | **3,400** | 950 | **3,800** |
| 3-003 | FIFTH GRADE CLASSROOMS | 26 | 32.69 | 850 | 4 | **3,400** | 850 | **3,400** | 950 | **3,800** |
| 3-004 | SIXTH GRADE CLASSROOMS | 26 | 32.69 | 850 | 3 | **2,550** | 850 | **2,550** | 950 | **2,850** |
| 3-005 | SEVENTH GRADE CLASSROOMS | 26 | 32.69 | 850 | 3 | **2,550** | 850 | **2,550** | 950 | **2,850** |
| 3-006 | EIGHTH GRADE CLASSROOMS | 26 | 32.69 | 850 | 3 | **2,550** | 850 | **2,550** | 950 | **2,850** |
| 3-007 | WORLD LANGUAGE CLASSROOM | 26 | 32.69 | 850 | 1 | **850** | | | 950 | **950** |
| ***Academic Specialty*** | | | | | | | | | | |
| 3-008 | SCIENCE CLASSROOM | 26 | 53.85 | 1,400 | 3 | **4,200** | 1,400 | **4,200** | 1,200 | **3,600** |
| ***Academic Support*** | | | | | | | | | | |
| 3-009 | EXPANDED LEARNING | 8 | 30.00 | 240 | 3 | **720** | 450 | **900** | | |
| 3-010 | MLL CLASSROOM | 26 | 32.69 | 850 | 3 | **2,550** | 850 | **1,700** | | |
| 3-011 | ACADEMIC STORAGE | | | 270 | 1 | **270** | 270 | **270** | | |
| | *Academics Subtotal* | | | | | 26,440 | | 24,920 | | **24,500** |
| **Specialized Labs/ Classrooms** | | | | | | | | | | |
| 4-001 | STEAM | 26 | 32.69 | 850 | 1 | **850** | 850 | **850** | 1,200 | **1,200** |
| 4-002 | STORAGE | | | 80 | 1 | **80** | | | | |
| 4-003 | CTE LABS | 26 | 45.00 | 1,080 | 2 | **2,160** | 1,080 | **2,160** | 2,000 | **4,000** |
| | *Specialized Labs/ Classroom Subtotal* | | | | | 3,090 | | 3,010 | | **5,200** |
| **Library/ Media** | | | | | | | | | | |
| 5-001 | LIBRARY/ MEDIA | 50 | 40.00 | 2,000 | 1 | **2,000** | 4,230 | **4,230** | 2,680 | **2,680** |
| 5-002 | LIBRARY READING ROOM (3-5) | 15 | 30.00 | 450 | 1 | **450** | | | | |
| 5-003 | LIBRARY WORKROOM/ STORAGE | | | 250 | 1 | **250** | | | | |
| 5-004 | MAKER LAB | 26 | 32.69 | 850 | 1 | **850** | 850 | **850** | | |
| | *Library/ Media Subtotal* | | | | | 3,550 | | 5,080 | | **2,680** |
| **Visual Arts** | | | | | | | | | | |
| 6-001 | ART CLASSROOMS | 26 | 50.00 | 1,300 | 2 | **2,600** | 2,290 | **4,580** | 1,350 | **2,700** |
| 6-002 | ART STORAGE | | | 80 | 2 | **160** | | | | |
| 6-003 | KILN ROOM | | | 120 | 1 | **120** | | | | |
| | *Visual Arts Subtotal* | | | | | 2,880 | | 4,580 | | **2,700** |

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Performing Arts** | | | | | | | | | | |
| 7-001 | MUSIC CLASSROOMS | 26 | 50.00 | 1,300 | 2 | **2,600** | 2,430 | **4,860** | 1,700 | **3,400** |
| 7-002 | MUSIC STORAGE | | | 200 | 1 | **200** | | | | |
| 7-003 | THEATER STORAGE | | | 200 | 1 | **200** | | | | |
| 7-004 | PRACTICE ROOM | | | 100 | 0 | 0 | | | | |
| 7-005 | EX AUDITORIUM STAGE | | | 1,740 | 1 | **1,740** | 1,400 | **1,400** | 1,600 | **1,600** |
| 7-006 | EX AUDITORIUM SEATING | | | 4,300 | 1 | **4,300** | | | | |
| | *Performing Arts Subtotal* | | | | | 9,040 | | 6,260 | | **5,000** |
| **Physical Education** | | | | | | | | | | |
| 8-001 | EAST GYMNASIUM | | | 3,431 | 1 | **3,431** | 5,500 | **5,500** | 6,150 | **6,150** |
| 8-002 | WEST GYMNASIUM | | | 3,437 | 1 | **3,437** | | | | |
| 8-003 | GYM STORAGE | | | 200 | 2 | **400** | | | | |
| 8-004 | HEALTH CLASSROOMS | 26 | 32.69 | 850 | 1 | **850** | 850 | **850** | | |
| 8-005 | PE OFFICE(S) | | | 150 | 2 | **300** | | | | |
| | *Physical Education Subtotal* | | | | | 8,418 | | 6,350 | | **6,150** |
| **Food Service** | | | | | | | | | | |
| 9-001 | CAFETERIA - 3 LUNCH WAVES | | 16.00 | 3,900 | 1 | **3,900** | 4,680 | **4,680** | 2,815 | **2,815** |
| 9-002 | SERVERY | | | 250 | 1 | **250** | | | | |
| 9-003 | KITCHEN | | | 1,000 | 1 | **1,000** | 1,840 | **1,840** | 1,700 | **1,700** |
| 9-004 | FREEZER/ COOLER | | | 200 | 1 | **200** | | | | |
| 9-005 | PANTRY | | | 150 | 1 | **150** | | | | |
| 9-006 | PAPER GOODS | | | 80 | 1 | **80** | | | | |
| 9-007 | OFFICE | | | 80 | 1 | **80** | | | | |
| 9-008 | STAFF TOILET/ LOCKER | | | 100 | 1 | **100** | | | | |
| 9-009 | CHAIR/ TABLE STORAGE | | | 150 | 1 | **150** | | | 200 | **200** |
| 9-010 | TEACHER DINING | | | 400 | 1 | **400** | 400 | **400** | 200 | **200** |
| | *Food Service Subtotal* | | | | | 6,310 | | 6,920 | | **4,915** |
| **Building Support** | | | | | | | | | | |
| 10-001 | CUSTODIAL SPACES | | | 300 | 1 | **300** | 1,260 | **1,260** | 1,375 | **1,375** |
| 10-002 | CUSTODIAL STORAGE | | | 200 | 1 | **200** | | | | |
| 10-003 | BOOK STORAGE | | | 300 | 1 | **300** | | | 400 | **400** |
| 10-004 | OFFICE/ LOCKER | | | 180 | 1 | **180** | | | | |
| 10-005 | GENDER NEUTRAL RESTROOM | | | 65 | 1 | **65** | | | | |
| | *Building Support Subtotal* | | | | | 1,045 | | 1,260 | | **1,775** |
| | **TOTAL NSF** | | | | | **75,158** | TOTAL NSF | **75,293** | TOTAL NSF | **66,500** |
| | Building Infastructure | | | | | 63.5% | | | | |
| | **TOTAL GSF** | | | *(GSF):* | | **118,359** | | | | |

Providence Schools LeftField Gilbane SLAM

VI. Young Woods – Preliminary Proposed Program

# YOUNG WOODS – PROPOSED PROGRAM - DETAIL

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Faculty + Administration** | | | | | | | | | | |
| ***Private Offices*** | | | | | | | | | | |
| EX | PRINCIPAL OFFICE | 1 | 275.00 | 275 | 1 | **275** | 300 | **300** | | |
| EX | RESTROOM | | | 65 | 1 | **65** | | | | |
| EX | ASSISTANT PRINCIPAL OFFICE | 1 | 240.00 | 240 | 1 | **240** | 300 | **300** | | |
| EX | ASSISTANT PRINCIPAL OFFICE | 1 | 200.00 | 200 | 1 | **200** | 300 | **300** | | |
| EX | SECURITY | 1 | 203.00 | 203 | 1 | **203** | 300 | **300** | | |
| ***Open Offices*** | | | | | | | | | | |
| EX | MAIN OFFICE/ WAITING | 2 | 100.00 | 200 | 1 | **200** | 1,953 | **1,953** | 1,500 | **1,500** |
| EX | RECEPTION | | | 336 | 1 | **336** | | | | |
| ***Office Support*** | | | | | | | | | | |
| EX | COPY/ MAIL ROOM | | 150.00 | 150 | 1 | **150** | | | | |
| EX | CONFERENCE ROOM | 10 | 19.50 | 195 | 1 | **195** | 450 | **450** | 500 | **500** |
| EX | FILE/ STORAGE | | | 111 | 1 | **111** | | | | |
| EX | LOBBY/ WAITING | | | 210 | 1 | **210** | | | | |
| | *Administration Subtotal* | | | | | 2,185 | | 3,603 | | **2,000** |
| **Faculty Support** | | | | | | | | | | |
| ***Faculty Support*** | | | | | | | | | | |
| | TEACHER PLANNING/ WORK | 10 | 64.00 | 640 | 1 | **640** | 400 | **1,200** | 300 | **300** |
| EX | TEACHER BREAK ROOM- 2ND FLOOR | 15 | 59.00 | 885 | 1 | **885** | | | 200 | **200** |
| | FACULTY SUPPORT - LACTATION | 1 | 100.00 | 100 | 0 | 0 | 200 | **200** | | |
| | STAFF RESTROOM | | | 65 | 0 | 0 | 70 | **140** | | |
| | *Administration Subtotal* | | | | | 1,525 | | 1,540 | | **500** |
| **Health Suite** | | | | | | | | | | |
| EX | NURSE'S SUITE - OBSERVATION/ EXAM | 1 | 100.00 | 100 | 1 | **100** | 1,500 | **1,500** | 510 | **510** |
| | NURSE COT AREA - RESTING | 3 | 60.00 | 180 | 1 | **180** | | | | |
| | NURSE WORK | 1 | | 80 | 1 | **80** | | | | |
| | NURSE WAITING | 3 | 25.00 | 75 | 1 | **75** | | | | |
| | NURSE TOILET ADA | | | 80 | 1 | **80** | | | | |
| | NURSE - STORAGE | | | 40 | 1 | **40** | | | | |
| | *Nurse Subtotal* | | | | | 555 | | 1,500 | | **510** |

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Student Services and Support** | | | | | | | | | | |
| ***Private Offices*** | | | | | | | | | | |
| **EX** | PSYCHOLOGIST | 1 | | 435 | 1 | **435** | 450 | **450** | | |
| **EX** | SOCIAL WORKER | 1 | | 69 | 1 | **69** | 450 | **450** | | |
| **EX** | PRE-K SOCIAL WORKER | 1 | | 62 | 1 | **62** | 450 | **450** | | |
| **EX** | PRE-K COORDINATOR | 1 | | 65 | 1 | **65** | | | | |
| **EX** | SPEECH OFFICE | | | 127 | 1 | **127** | | | | |
| **EX** | INTERVENTIONIST OFFICE | 1 | | 129 | 1 | **129** | | | | |
| **EX** | ADMIN OFFICE | | | 434 | 1 | **434** | | | | |
| ***Student Services*** | | | | | | | | | | |
| **EX** | PK WORKSTATIONS/ OFFICES | 10 | 88.80 | 888 | 1 | **888** | | | | |
| **EX** | SPECIAL ED. CONFERENCE ROOM | 12 | 31.67 | 380 | 1 | **380** | | | | |
| **EX** | SENSORY ROOM | | | 437 | 1 | **437** | | | | |
| **EX** | OT/PT | 6 | 72.33 | 434 | 1 | **434** | 450 | **450** | 500 | **500** |
| **EX** | CHANGING ROOM | | | 65 | 1 | **65** | | | | |
| | *Student Services and Support Subtotal* | | | | | 3,525 | | 1,800 | | **500** |
| **Special Education** | | | | | | | | | | |
| | SPECIAL EDUCATION CLASSROOMS (ECS K-2) W/ TLT | 10 | 45.00 | 800 | 1 | **800** | 850 | **1,700** | 950 | **950** |
| | INTENSIVE RESOURCE ROOM | 6 | 96.67 | 580 | 1 | **580** | | | 500 | **500** |
| **EX** | INTENSIVE RESOURCE ROOM | 6 | 72.50 | 435 | 1 | **435** | | | 500 | **500** |
| **EX** | INTERVENTION | 8 | 54.50 | 436 | 1 | **436** | | | 500 | **500** |
| **EX** | SHARED RESOURCE | 8 | 54.50 | 436 | 2 | **872** | | | 500 | **1,000** |
| **EX** | PK VIRTUAL SPEECH ROOM | | | 80 | 1 | **80** | | | | |
| | *Special Education Subtotal* | | | | | 3,203 | | 1,700 | | **3,450** |

Providence Schools LeftField Gilbane SLAM

# YOUNG WOODS – PROPOSED PROGRAM - DETAIL

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Academics** | | | | | | | | | | |
| ***Academic Classrooms*** | | | | | | | | | | |
| EX | PRE-KINDERGARTEN CLASSROOMS | 15 | 74.67 | 1,120 | 5 | **5,600** | 1,100 | **4,400** | 1,200 | **6,000** |
| EX | TOILET IN CLASSROOM | | | 70 | 5 | **350** | | | | |
| | PRE-KINDERGARTEN CLASSROOMS | 15 | | 1,100 | 5 | **5,500** | | | 1,200 | **6,000** |
| | TOILET IN CLASSROOM | | | 70 | 5 | **350** | | | | |
| | KINDERGARTEN CLASSROOMS | 26 | 46.15 | 1,200 | 4 | **4,800** | 1,100 | **4,400** | 1,200 | **4,800** |
| | TOILET IN CLASSROOM | | | 70 | 4 | **280** | | | | |
| EX | FIRST GRADE CLASSROOMS | 26 | 33.85 | 880 | 4 | **3,520** | 850 | **3,400** | 950 | **3,800** |
| EX | SECOND GRADE CLASSROOMS | 26 | 33.85 | 880 | 4 | **3,520** | 850 | **3,400** | 950 | **3,800** |
| ***Academic Support*** | | | | | | | | | | |
| | EXPANDED LEARNING | 5 | 32.00 | 160 | 2 | **320** | 450 | **1,350** | | |
| EX | MLL CLASSROOM | 26 | 33.85 | 880 | 1 | **880** | 850 | **850** | 950 | **950** |
| | ACADEMIC STORAGE | | | 60 | 2 | **120** | | | 400 | **400** |
| | *Academics Subtotal* | | | | | 25,240 | | 17,800 | | **25,750** |
| **Library/ Media** | | | | | | | | | | |
| EX | LIBRARY/ MEDIA (EXISTING) | 48 | 31.25 | 1,500 | 1 | **1,500** | 3,310 | **3,310** | 2,020 | **2,020** |
| | LIBRARY READING NOOK | 8 | 25.00 | 200 | 1 | **200** | | | | |
| EX | LIBRARY WORKROOM/ STORAGE | | | 120 | 1 | **120** | | | | |
| | *Library/ Media Subtotal* | | | | | 1,820 | | 3,310 | | **2,020** |
| **Visual Arts** | | | | | | | | | | |
| EX | ART CLASSROOM/ STEAM | 26 | 33.65 | 875 | 1 | **875** | 2,290 | **2,290** | 1,150 | **1,150** |
| EX | ART STORAGE | | 60.00 | 60 | 1 | **60** | | | | |
| EX | KILN ROOM | | 76.00 | 76 | 1 | **76** | | | | |
| | *Visual Arts Subtotal* | | | | | 1,011 | | 2,290 | | **1,150** |

| | TITLE | # seats | AREA @ NSF/sta | PROGRAM NSF | total No. Rooms | total TOTAL Area | PPSD Recommended NSF | PPSD Recommended TOTAL | RIDE Recommended Space Allowance | RIDE Recommended Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Performing Arts** | | | | | | | | | | |
| EX | MUSIC CLASSROOM | 26 | 33.46 | 870 | 1 | **870** | 2,430 | **2,430** | 1,350 | **1,350** |
| EX | MUSIC OFFICE | | | 160 | 1 | **160** | | | | |
| EX | MUSIC STORAGE | | | 65 | 1 | **65** | | | | |
| | *Performing Arts Subtotal* | | | | | 1,095 | | 2,430 | | **1,350** |
| **Physical Education** | | | | | | | | | | |
| EX | GYMNASIUM | 48 | 164.17 | 7,880 | 0 | *Use Rec Cntr* | 5,500 | **5,500** | 6,300 | **6,300** |
| EX | GYM STORAGE | | | 129 | 1 | **129** | | | | |
| EX | PE OFFICE(S) | 2 | 75.00 | 262 | 1 | **262** | | | | |
| | *Physical Education Subtotal* | | | | | 391 | | 5,500 | | **6,300** |
| **Food Service** | | | | | | | | | | |
| EX | CAFETERIA - 3 LUNCH WAVES | 130 | 16.00 | 3,480 | 1 | **3,480** | 4,680 | **4,680** | 2,888 | **2,888** |
| EX | KITCHEN- WARMING | | | 703 | 1 | **703** | 1,840 | **1,840** | 1,600 | **1,600** |
| | *Food Service Subtotal* | | | | | 4,183 | | 6,520 | | **4,488** |
| **Building Support** | | | | | | | | | | |
| | CUSTODIAL STORAGE | | | 1,140 | 1 | **1,140** | 1,260 | **1,260** | 1,500 | **1,500** |
| | GENERAL STORAGE - BOOKS | | | 100 | 0 | 0 | | | | |
| | OFFICE/ LOCKER | | | 150 | 0 | 0 | | | | |
| | GENDER NEUTRAL RESTROOM | | | 65 | 0 | 0 | | | | |
| | *Building Support Subtotal* | | | | | 1,140 | | 1,260 | | **1,500** |
| | **TOTAL NSF** | | | | | **45,873** | TOTAL NSF | **49,253** | TOTAL NSF | **49,518** |
| | Building Infastructure | | | | | 63.5% | | | | |
| | **TOTAL GSF** | | | *(GSF):* | | **72,241** | | | | |

Providence Schools LeftField Gilbane SLAM

VII. Student Enrollment Trends

| Woods & Young Elem | SY24-25 | SY25-26 | SY26-27 | SY27-28 | SY28-29 | SY29-30 | SY30-31 | SY31-32 | SY32-33 | SY33-34 | SY34-35 | SY35-36 | SY36-37 | SY37-38 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PK | 109 | 139 | 111 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 |
| 0 | 68 | 93 | 90 | 91 | 91 | 90 | 90 | 89 | 89 | 89 | 88 | 88 | 87 | 87 |
| 1 | 72 | 67 | 90 | 90 | 91 | 90 | 90 | 89 | 89 | 89 | 88 | 88 | 87 | 87 |
| 2 | 75 | 67 | 63 | 91 | 90 | 90 | 90 | 89 | 89 | 89 | 88 | 88 | 87 | 87 |
| 3 | 116 | 77 | 67 | 61 | 92 | 90 | 90 | 89 | 89 | 89 | 88 | 88 | 87 | 87 |
| 4 | 88 | 114 | 74 | 69 | 60 | 93 | 90 | 89 | 89 | 89 | 88 | 88 | 87 | 87 |
| 5 | 108 | 87 | 106 | 68 | 70 | 58 | 93 | 90 | 89 | 88 | 88 | 88 | 87 | 87 |
| **Total Enrollment** | **636** | **644** | **601** | **595** | **618** | **637** | **667** | **662** | **659** | **656** | **654** | **651** | **649** | **646** |
| | | | | | | | | | | | | | | |
| **Roger Williams Middle** | **SY24-25** | **SY25-26** | **SY26-27** | **SY27-28** | **SY28-29** | **SY29-30** | **SY30-31** | **SY31-32** | **SY32-33** | **SY33-34** | **SY34-35** | **SY35-36** | **SY36-37** | **SY37-38** |
| 6 | 260 | 200 | 90 | 153 | 140 | 144 | 140 | 141 | 141 | 141 | 140 | 139 | 139 | 138 |
| 7 | 284 | 231 | 180 | 83 | 161 | 128 | 140 | 135 | 143 | 141 | 140 | 140 | 139 | 138 |
| 8 | 247 | 289 | 287 | 169 | 76 | 170 | 132 | 143 | 131 | 145 | 142 | 139 | 140 | 139 |
| **Total Enrollment** | **791** | **720** | **557** | **405** | **378** | **442** | **411** | **420** | **415** | **427** | **421** | **419** | **418** | **416** |

## VIII. Financial Comparison of Closing vs. Remaining Open

| Scenario 1: Costs to Remain as Standalone Schools | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Young Woods** | **SqFt** | **Cost / SqFt** | **FY28** | **FY29** | **FY30** | **FY31** | **FY32** | **FY33** | **FY34** | **FY35** | **FY36** | **FY37** | **5-Yr Total** | **10-Yr Total** |
| Custodial / Maint / Grounds | 103,000 | $8.35 | $859,535 | $893,916 | $929,673 | $966,860 | $1,005,534 | $1,045,756 | $1,087,586 | $1,131,089 | $1,176,333 | $1,223,386 | $4,655,519 | $10,319,669 |
| Maintenance / Repairs | | | $75,328 | $78,341 | $81,475 | $84,734 | $88,123 | $91,648 | $95,314 | $99,127 | $103,092 | $107,215 | $408,001 | $904,396 |
| Utilities | | | $175,830 | $182,863 | $190,178 | $197,785 | $205,696 | $213,924 | $222,481 | $231,380 | $240,635 | $250,261 | $952,352 | $2,111,034 |
| **Total Facility Operating Costs** | | | **$1,110,693** | **$1,155,121** | **$1,201,326** | **$1,249,379** | **$1,299,354** | **$1,351,328** | **$1,405,381** | **$1,461,596** | **$1,520,060** | **$1,580,862** | **$6,015,872** | **$13,335,099** |
| **Roger Williams** | **SqFt** | **ost / SqF** | **FY28** | **FY29** | **FY30** | **FY31** | **FY32** | **FY33** | **FY34** | **FY35** | **FY36** | **FY37** | **5-Yr Total** | **10-Yr Total** |
| Custodial / Maint / Grounds | 135,228 | $8.35 | $1,128,478 | $1,173,617 | $1,220,561 | $1,269,384 | $1,320,159 | $1,372,966 | $1,427,884 | $1,485,000 | $1,544,400 | $1,606,176 | $6,112,199 | $13,548,624 |
| Maintenance / Repairs | | | $98,900 | $102,856 | $106,970 | $111,249 | $115,699 | $120,327 | $125,140 | $130,146 | $135,351 | $140,766 | $535,674 | $1,187,404 |
| Utilities | | | $192,500 | $200,200 | $208,208 | $216,536 | $225,198 | $234,206 | $243,574 | $253,317 | $263,450 | $273,988 | $1,042,642 | $2,311,176 |
| **Total Facility Operating Costs** | | | **$1,419,878** | **$1,476,673** | **$1,535,740** | **$1,597,169** | **$1,661,056** | **$1,727,498** | **$1,796,598** | **$1,868,462** | **$1,943,201** | **$2,020,929** | **$7,690,515** | **$17,047,203** |
| **Total Costs (Young Woods + Roger Williams)** | | | **$2,530,571** | **$2,631,793** | **$2,737,065** | **$2,846,548** | **$2,960,410** | **$3,078,826** | **$3,201,979** | **$3,330,058** | **$3,463,261** | **$3,601,791** | **$13,706,387** | **$30,382,302** |
| **Scenario 2: Merge Schools in FY30** | | | | | | | | | | | | | | |
| **Young Woods** | **SqFt** | **Cost / SqFt** | **FY28** | **FY29** | **FY30** | **FY31** | **FY32** | **FY33** | **FY34** | **FY35** | **FY36** | **FY37** | **5-Yr Total** | **10-Yr Total** |
| Custodial / Maint / Grounds | 103,000 | $8.35 | $859,535 | $893,916 | $929,673 | $966,860 | $1,005,534 | $1,045,756 | $1,087,586 | $1,131,089 | $1,176,333 | $1,223,386 | $4,655,519 | $10,319,669 |
| Maintenance / Repairs | | | $75,328 | $78,341 | $81,475 | $84,734 | $88,123 | $91,648 | $95,314 | $99,127 | $103,092 | $107,215 | $408,001 | $904,396 |
| Utilities | | | $175,830 | $182,863 | $190,178 | $197,785 | $205,696 | $213,924 | $222,481 | $231,380 | $240,635 | $250,261 | $952,352 | $2,111,034 |
| **Total Facility Operating Costs** | | | **$1,110,693** | **$1,155,121** | **$1,201,326** | **$1,249,379** | **$1,299,354** | **$1,351,328** | **$1,405,381** | **$1,461,596** | **$1,520,060** | **$1,580,862** | **$6,015,872** | **$13,335,099** |
| **Roger Williams** | **SqFt** | **ost / SqF** | **FY28** | **FY29** | **FY30** | **FY31** | **FY32** | **FY33** | **FY34** | **FY35** | **FY36** | **FY37** | **5-Yr Total** | **10-Yr Total** |
| Custodial / Maint / Grounds | 135,228 | $8.35 | $190,671 | $198,298 | $1,247,639 | $1,297,545 | $1,349,447 | $1,403,425 | $1,459,562 | $1,517,944 | $1,578,662 | $1,641,808 | $4,283,601 | $11,885,001 |
| Maintenance / Repairs | | | $0 | $0 | $106,970 | $111,249 | $115,699 | $120,327 | $125,140 | $130,146 | $135,351 | $140,766 | $333,918 | $985,648 |
| Utilities | | | $192,500 | $200,200 | $212,827 | $221,340 | $230,194 | $239,401 | $248,978 | $258,937 | $269,294 | $280,066 | $1,057,061 | $2,353,737 |
| **Total Facility Operating Costs** | | | **$383,171** | **$398,498** | **$1,567,437** | **$1,630,134** | **$1,695,339** | **$1,763,153** | **$1,833,679** | **$1,907,026** | **$1,983,307** | **$2,062,640** | **$5,674,580** | **$15,224,385** |
| **Total Costs (Young Woods + Roger Williams)** | | | **$1,493,864** | **$1,553,619** | **$2,768,762** | **$2,879,513** | **$2,994,693** | **$3,114,481** | **$3,239,060** | **$3,368,622** | **$3,503,367** | **$3,643,502** | **$11,690,451** | **$28,559,484** |
| **Annual Cost Savings from Merging** | | | **$1,036,706** | **$1,078,174** | **-$31,697** | **-$32,965** | **-$34,283** | **-$35,655** | **-$37,081** | **-$38,564** | **-$40,107** | **-$41,711** | **$2,015,936** | **$1,822,818** |
| **Cumulative Cost Savings** | | | **$1,036,706** | **$2,114,881** | **$2,083,184** | **$2,050,219** | **$2,015,936** | **$1,980,281** | **$1,943,200** | **$1,904,636** | **$1,864,529** | **$1,822,818** | | |

## IX. Student and Family Transition Plan

The Young Woods and Roger Williams schools will merge into a fully-renovated PK-8 school spanning across two building campuses, officially opening in the fall of 2029.

During the scheduled construction period, the Young Woods students will continue to attend school at the current Young Woods building, although sections of the building will be partitioned off on a sequential basis in order to accommodate the construction. Roger Williams students will swing out to a temporary swing space location for the duration of the two-year construction period.

Following completion of construction in the fall of 2029, Roger Williams students will return from their swing space to the fully-renovated, merged PK-8 campus. Following construction, the Young Woods building will host grades PK-2, including an expanded PK Hub for specialized PK instruction. The fully renovated Roger Williams building will host grades 3-8.

**Transportation Impact**: During the two-year construction period, Roger Williams students will be eligible for free busing in accordance with PPSD's transportation policy. Any middle school student who lives at least 1.5 miles from the temporary swing space location will be fully eligible for transportation services.

**School Choice Options**: After the merger, any rising 6th-grade students at the combined Young Woods / Roger Williams school who wish to attend 6th - 8th grade at a school other than the combined PK-8, are welcome to apply through the standard PPSD School Choice lottery process.

IX. Staff Transition Plan

Unlike in traditional school closures, the school mergers proposed in Phase 4a of the Capital Plan represent full consolidations of two existing schools. As such, we do not expect to see staff displacements in these mergers that would be commensurate those we'd expect for a true school closure. Nonetheless, for any teachers or staff who could be displaced, the following document describes PPSD's anticipated transition and support plan.

# STAFF MEMBER
# FREQUENTLY ASKED QUESTIONS

The Office of Human Resources has compiled this document of frequently asked questions to support staff members through potential school closures, mergers, and consolidations.

Please note that the questions below are broadly applicable. The Office of Human Resources and the administrative team are available to support staff members with specific questions or concerns that may not be addressed below and will work to ensure a smooth transition.

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## Q: If my school fully closes, what happens to my position?

**A:** If a school fully closes, positions at that school will be eliminated, and impacted staff members will be displaced in accordance with the applicable collective bargaining agreement.

Displacement does **not** mean that you are no longer an employee of the district. Eligible employees will retain their employment with the district and will have the opportunity to apply for available positions through the applicable placement and hiring process.

The Office of Human Resources will provide additional information and support to impacted staff members regarding the displacement process, available positions, licensure and certification requirements, and the timeline for applying to positions.

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## Q: My position has been cut or consolidated. Do I still remain an employee of the district?

**A:** Yes. If you are a union member and your position has been eliminated as a result of a full school closure or other reduction in positions, you will receive a displacement letter in accordance with the applicable collective bargaining agreement. Displaced employees will remain employees of the district and will be guaranteed a position in the district for the following

school year, subject to the terms of the applicable collective bargaining agreement. Your pay and benefits are not impacted by the displacement process.

Members of the Providence Teachers Union and 1033 who receive displacement letters will need to apply for and secure positions beginning in March and in accordance with the process outlined in their collective bargaining agreement. Additional information on the hiring process will be provided in the coming months.

Clerical members of 1339 will have an opportunity to exercise bumping rights within their classification group in order to maintain their wage rate. If an opening within their employee classification area does not exist, the Office of Human Resources will follow the procedures outlined in Article 7 of the clerical contract to make a determination of placement.

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## Q: Will the district offer opportunities to connect with representatives in Human Resources to ask questions?

**A:** Yes. The district will host in-person, open Q&A sessions at impacted schools to support staff members with questions related to the transition, applying for positions, licensure, and certification. Representatives from the Office of Human Resources will be available to provide support.

Staff members may also reach out directly to their appropriate staffing representative with questions.

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## Q: Will there be opportunities to connect with school leaders who have open vacancies in my certification area before positions are posted?

**A:** Yes. The district will offer a connection event exclusively for employees in impacted schools. This will provide staff members with an opportunity to learn about staffing needs and available opportunities from school leaders with open vacancies.

The Office of Human Resources will also compile a staff member list, including name, title, certification area, if applicable, and email address, and share it with district principals to support consideration of impacted staff members once vacancies are posted.

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## Q: Can I “preference” into an open position?

**A:** No. Displaced employees must apply to and interview for open positions in accordance with the applicable collective bargaining agreement and district hiring procedures.

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## Q: When will positions be posted?

**A:** The Office of Human Resources will communicate the anticipated timeline for posting positions to impacted staff members. Positions will be posted in accordance with the applicable collective bargaining agreement and district hiring procedures.

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## Q: I haven't had to interview for a position in years. Will the school district offer support with resume writing and interview skills?

**A:** Yes. The Office of Human Resources will provide support to employees who would benefit from assistance with resume writing, interviewing, and navigating the internal hiring process.

Additional information about available supports will be shared with impacted staff members.

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## Q: What happens if I am currently working in a specialized program?

**A:** Specialized programs may be handled differently depending on the district's plan for the program.

When a specialized program is being relocated or maintained as a cohesive program, the district may determine that staff members assigned to that program will transition with the program rather than participate in the displacement process. Staff members impacted by such a transition will be notified directly regarding their specific placement.

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## Q: What happens if I am a teacher or PTU member and my school fully closes?

**A:** If your school fully closes and your position is eliminated as a result, you will receive a displacement letter in accordance with the PTU collective bargaining agreement.

The district will provide an internal hiring opportunity for impacted PTU staff members. Staff will have an opportunity to interview with school leaders who have vacancies in their area(s) of

certification before positions are made available to other applicants, consistent with the applicable hiring process.

Additional information regarding the timeline, location, and process will be communicated to impacted staff members.

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## Q: What will the internal hiring opportunity entail?

**A:** The internal hiring opportunity will provide displaced staff members with an opportunity to connect and interview with school leaders who have vacancies in their area(s) of certification.

Principals may extend offers through this process, consistent with district procedures and the applicable collective bargaining agreement. School leaders and hiring teams will be strongly encouraged to consider current Providence Teachers Union members for available positions.

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## Q: What happens if I do not receive a position through the internal hiring process?

**A:** Staff members who do not obtain a position through the initial internal hiring opportunity will continue to have opportunities to apply for available positions for the following school year.

The district will follow the applicable provisions of the collective bargaining agreement for any teacher who does not have an assignment prior to the start of the school year.

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## Q: What happens to programs that are being relocated or maintained as part of a school transition?

**A:** The district will evaluate specialized programs on a case-by-case basis. When the decision is made to maintain a program as a cohesive unit or relocate the program to another school, staff members may transition with the program rather than go through the displacement process.

Impacted staff members will receive specific information regarding how the transition will affect their assignment.

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## Q: Where will my administrator(s) be placed, and how will we find out?

**A:** Once administrative placements have been finalized for the coming school year, they will be communicated to staff at affected schools.

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## Q: How will I know whether I am impacted by displacement?

**A:** The Office of Human Resources will communicate directly with staff members whose positions are impacted by a full school closure or the elimination of positions.

The Office of Human Resources will provide specific information regarding the staffing approach for each affected school and will communicate next steps as decisions are finalized.