# **SECTION 01**

# Project Summary & Prioritization





### PROJECT SUMMARY & PRIORITIZATION

#### Overview:

South Kingstown Public Schools and the Town of South Kingstown respectfully submit this Necessity of School Construction application summarized as follows:

SOUTH KINGSTOWN PUBLIC SCHOOLS RIDE REIMBURSEMENT REQUEST SCOPE OF WORK OUTLINE		
Construction of a New SK High School & Stadium Complex	\$111,649,670	
Renovations to SK High School Hazard Building	\$4,622,126	
Renovations to Broad Rock Middle School	\$8,048,420	
Renovations to Peace Dale Elementary School	\$6,775,150	
Renovations to Matunuck Elementary School	\$2,818,602	
Renovations to West Kingston Elementary School	\$2,735,702	
TOTAL ESTIMATE	\$136,649,670	

It is important to note at this point that the total project amount available for RIDE reimbursement and the total amount necessary to complete the project as designed may be different due to a number of factors including such items as escalation of construction costs, labor/construction/lead time market variables at the time of bidding, components of the design not approved for RIDE reimbursement, including such items as overall size or size of individual areas/components, types of spaces, number of students predicted to be served, among others. If this potential cost differential is not factored in at the bonding level, the building as designed and advertised may not be able to be built without significant design changes to "value engineer" the design/construction to fit the available funding.

In addition, the building as currently designed has a total size under the amount allowed by RIDE. This was done <u>without compromising</u> the types and sizes of spaces needed to support teaching and learning in order to lower the total cost in anticipation of the inflated construction costs that will likely be encountered on bid day.

The South Kingstown Town Council has voted to allocate up to \$125 million in bond funding for the replacement of South Kingstown High School and the construction of a new Physical Education and Athletic Complex. This was done to take into account any contingencies as delineated above prior to bid day. In addition to the construction at South Kingstown High School, this Stage II proposal also includes several other "warm, safe, and dry" projects at the other schools in the District. These have been included as part of the District's 5-Year Plan to receive RIDE approval so that if additional funding becomes available in the future, a State reimbursement will be available.





RIDE Project Budget Format sheets follow outlining hard costs (construction costs), soft costs (design, construction management, commissioning, owner, and contingency costs), and other project costs (including furniture, fixtures, and equipment, instructional technology, and building demolition).

Further information including development of the number of students programmed, RIDE square footage allocation, along with additional rationale for replacement of the High School, is provided in detail later in this Section of this RIDE Stage II submission.

RIDE PROJECT BUDGET FORMAT - NEW SKHS				
Number of Students Programmed	725	Based upon NESDEC predictions + anticipated retentions		
RIDE Square Footage Allocation	154,425	Based upon 40% CTE & 60% non- CTE allowances		
RIDE Budget/Square Foot Allocation	\$589		Rate does not include demolition, FF&E, or IT allowances	
RIDE Hard & Soft Costs Total	\$90,956,325	See Breakdown Below		
Hard Co	sts			
Total Construction Cost	\$75,796,938	80%		
Soft Costs				
Architectural, Engineering & Consulting Fees	\$5,684,770	7.5%		
Construction, Project Management & Commissioning Fees	\$4,547,816	6.0%		
Owner Costs	\$1,136,954	1.5%		
Project Contingency & Escalation	\$3,789,847	5.0%		
Sub Total Soft Cost	\$15,159,388	20.0%		
Total Hard & Soft Costs	\$90,956,325	100%		
Other Project Costs				
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Student	
Technology Systems	\$2,175,000	\$3,000	Per Student	
Land & Building Purchase	\$0			
Building Demolition	\$5,900,000			
Site Remediation Costs	\$0			
Sub Total Other Project Costs	\$9,597,500	╛		
Total Amount Eligible for Reimbursement	\$100,553,825			





RIDE PROJECT BUDGET FORMAT - NEW PE & ATHLETIC FIELDS				
Number of Students Programmed	N/A			
RIDE Square Footage Allocation	N/A			
RIDE Budget/Square Foot Allocation	N/A			
RIDE Hard & Soft Costs Total	N/A			
Hard Co	sts			
Total Construction Cost	\$7,163,204	80%		
Soft Co	sts			
Architectural, Engineering & Consulting Fees	\$537,240	7.5%		
Construction, Project Management & Commissioning Fees	\$429,792	6.0%		
Owner Costs	\$107,448	1.5%		
Project Contingency & Escalation	\$358,160	5.0%		
Sub Total Soft Cost	\$1,432,641	20.0%		
Total Hard & Soft Costs	\$8,595,845	100%		
Other Project Costs				
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student	
Technology Systems	N/A	\$3,000	Per Student	
Land & Building Purchase	\$0			
Building Demolition	\$2,500,000	7		
Site Remediation Costs	\$0			
Sub Total Other Project Costs	\$2,500,000			
Total Amount Eligible for Reimbursement	\$11,095,845			





RIDE PROJECT BUDGET FORMAT - SK HAZARD, ES, & MS PROJECTS				
Number of Students Programmed	N/A			
RIDE Square Footage Allocation	N/A			
RIDE Budget/Square Foot Allocation	N/A			
RIDE Hard & Soft Costs Total	N/A			
Hard Costs				
Total Construction Cost	\$20,833,333	80%		
Soft Costs				
Architectural, Engineering & Consulting Fees	\$1,562,500	7.5%		
Construction, Project Management & Commissioning Fees	\$1,250,000	6.0%		
Owner Costs	\$312,500	1.5%		
Project Contingency & Escalation	\$1,041,667	5.0%		
Sub Total Soft Cost	\$4,166,667	20.0%		
Total Hard & Soft Costs	\$25,000,000	100%		
Other Project Costs				
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student	
Technology Systems	N/A	\$3,000	Per Student	
Land & Building Purchase	\$0			
Building Demolition	\$0			
Site Remediation Costs	\$0			
Sub Total Other Project Costs	\$0			
Total Amount Eligible for Reimbursement	\$25,000,000			





The intent of this section is to summarize and clearly justify why the proposed project is necessary. Projects must also be prioritized per the district's perceived needs with justification that clearly aligns any proposed capital improvements with the priorities established by statute (RIGL 16-105.3) and recommended by the SBA Advisory Board.

#### DISTRICT/BUILDING OVERVIEW

### South Kingstown Public Schools (Grades PK-12):

Located in South Kingstown, Rhode Island, South Kingstown Public Schools currently serves 2,509 students in grades PK – 12 in 7 schools including South Kingstown High School (Grades 9-12), Broad Rock Middle School (Grades 5-6), Curtis Corner Middle School (Grades 7-8), Matunuck Elementary School (K-4), Peace Dale Elementary School (Grades K-4), Wakefield Elementary School (PK), and West Kingston Elementary School (K-4). Curtis Corner Middle School will be closing effective at the start of the 2023-24 school year. Broad Rock Middle School will then house students in Grades 6-8 and the elementary schools would then house students in Grades K-5. Wakefield Elementary School will be closing effective at the start of the 2024-25 school year with the status of PK (currently at this site) yet to be determined. District-wide, the current 2022-23 school year has 343 students (13.7%) with IEPs, 453 students (18.1%) receiving Free or Reduced Lunch, and 47 students (1.9%) with Limited English Proficiency. Demographic forecasts (NESDEC) project a district-wide decrease in enrollment of 9.3% by the 2027-28 school year.

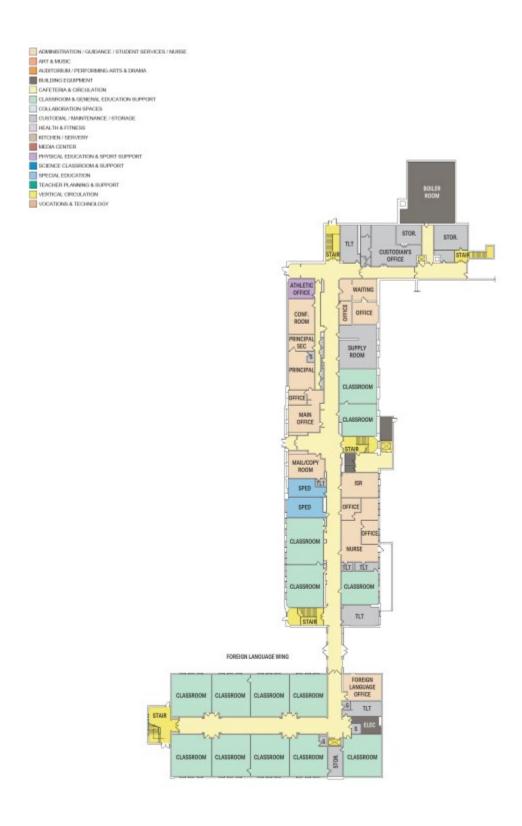
### South Kingstown High School (Grades 9-12):

South Kingstown High School, located at 215 Columbia Street, Wakefield, Rhode Island, is a 3-story building, 234,900 SF in size, built in 1954 with several subsequent additions. It has a 2022-23 enrollment of 789 students with a Model Capacity rated at 1,270 students, yielding a utilization factor of 62.1%, and an LEA Capacity rated at 1,703 students, yielding a utilization factor of 46.3%. There are currently 78 students (9.9%) with IEPs, 123 students (15.6%) receiving Free or Reduced Lunch, and less than 1% with Limited English Proficiency. Demographic forecasts (NESDEC) project a decrease in enrollment of 16.0% by the 2027-28 school year.



### RIDE STAGE II South Kingstown Public Schools





SOUTH KINGSTOWN HIGH SCHOOL FIRST FLOOR PLAN











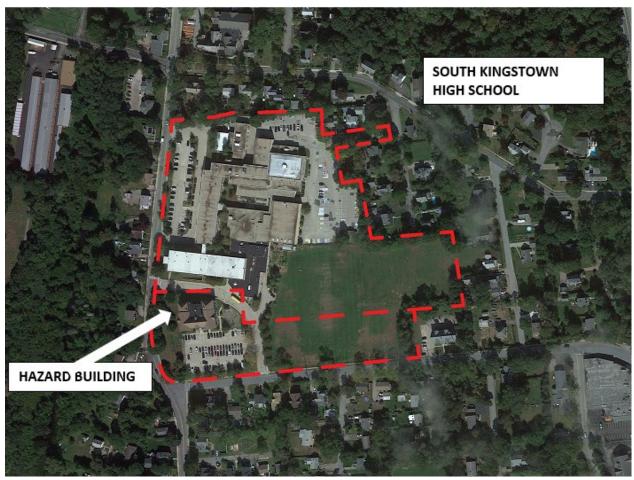




SOUTH KINGSTOWN HIGH SCHOOL THIRD FLOOR PLAN











### **Broad Rock Middle School (Grades 5-6):**

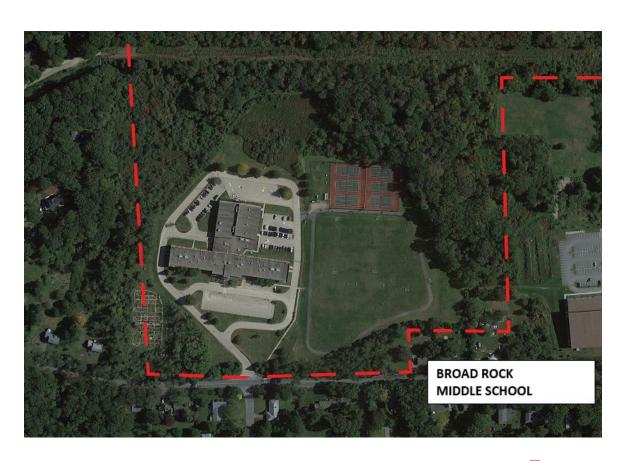
Broad Rock Middle School, located at 351 Broad Rock Road, Wakefield, Rhode Island, is a 2-story building, 77,781 SF in size, built in 2001. It has a 2022-23 enrollment of 362 students with a Model Capacity rated at 409 students, yielding a utilization factor of 88.5%, and an LEA Capacity rated at 672 students, yielding a utilization factor of 53.9%. There are currently 42 students (11.6%) with IEPs, 67 students (18.5%) receiving Free or Reduced Lunch, and less than 1% with Limited English Proficiency. Demographic forecasts (NESDEC) project a decrease in enrollment of 8.7% by the 2027-28 school year.









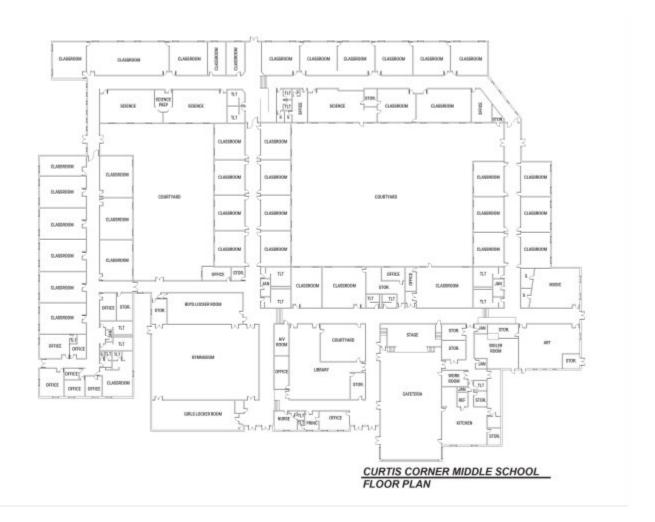






### **Curtis Corner Middle School (Grades 7-8):**

Curtis Corner Middle School, located at 301 Curtis Corner Road, Wakefield, Rhode Island, is a 1-story building, 99,697 SF in size, built in 1964. It has a 2022-23 enrollment of 412 students with a Model Capacity rated at 570 students, yielding a utilization factor of 72.3%, and an LEA Capacity rated at 729 students, yielding a utilization factor of 56.5%. There are currently 55 students (13.3%) with IEPs, 83 students (20.1%) receiving Free or Reduced Lunch, and less than 1% with Limited English Proficiency. Demographic forecasts (NESDEC) project a decrease in enrollment of 18.4% by the 2027-28 school year. This building will be closed effective at the start of the 2023-24 school year.







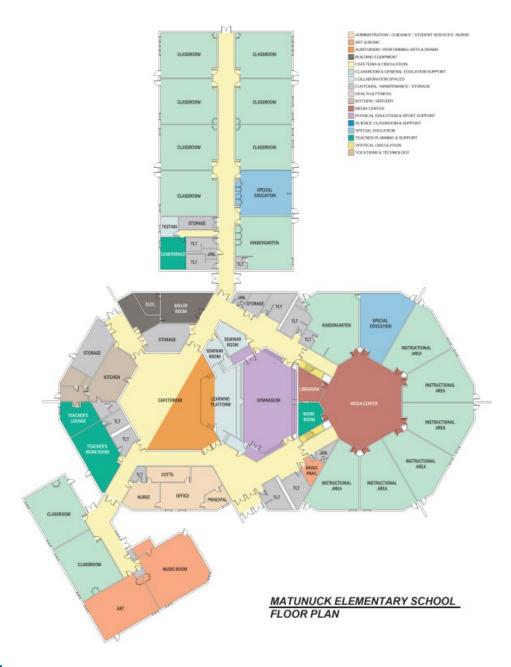






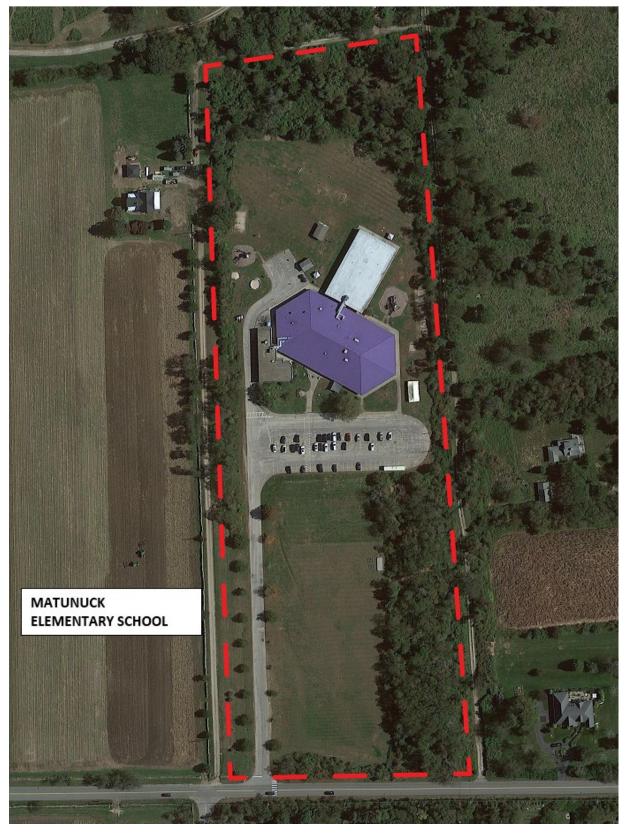
### **Matunuck Elementary School (Grades K-4):**

Matunuck Elementary School, located at 380 Matunuck Beach Road, Wakefield, Rhode Island, is a 1-story building, 44,332 SF in size, built in 1975. It has a 2022-23 enrollment of 205 students with a Model Capacity rated at 246 students, yielding a utilization factor of 83.3%, and an LEA Capacity rated at 400 students, yielding a utilization factor of 51.3%. There are currently 15 students (7.3%) with IEPs, 30 students (14.6%) receiving Free or Reduced Lunch, and less than 1% with Limited English Proficiency. Demographic forecasts (NESDEC) project a slight decrease in K-4 enrollment of 0.2% by the 2027-28 school year.







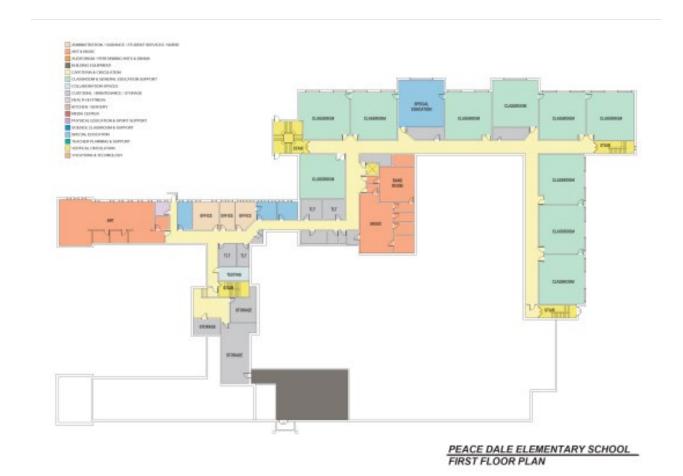






### Peace Dale Elementary School (Grades K-4):

Peace Dale Elementary School, located at 109 Kersey Road, Peace Dale, Rhode Island, is a 2-story building, 85,500 SF in size, built in 1924. It has a 2022-23 enrollment of 354 students with a Model Capacity rated at 574 students, yielding a utilization factor of 61.7%, and an LEA Capacity rated at 560 students, yielding a utilization factor of 63.2%. There are currently 68 students (19.2%) with IEPs, 89 students (25.1%) receiving Free or Reduced Lunch, and less than 1% with Limited English Proficiency. Demographic forecasts (NESDEC) project a slight decrease in K-4 enrollment of 0.2% by the 2027-28 school year.

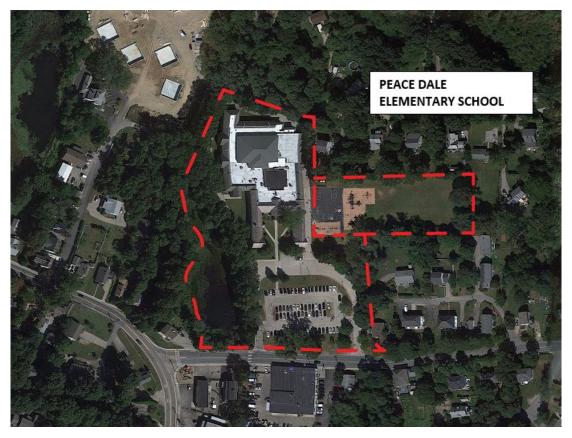








PEACE DALE ELEMENTARY SCHOOL SECOND FLOOR PLAN







### Wakefield Elementary School – South Kingstown Preschool (Grade PK):

Wakefield Elementary School – South Kingstown Preschool, located at 101 High Street, Wakefield, Rhode Island, is a 1-story building, 34,004 SF in size, built in 1964. It has a 2022-23 enrollment of 61 students with a Model Capacity rated at 189 students, yielding a utilization factor of 32.3%, and an LEA Capacity of 326, yielding a utilization factor of 18.7%. There are currently 28 students (45.9%) with IEPs. Demographic forecasts (NESDEC) project an increased PK enrollment of 8.3% by the 2027-28 school year. This building will close beginning with the 2024-25 school year.







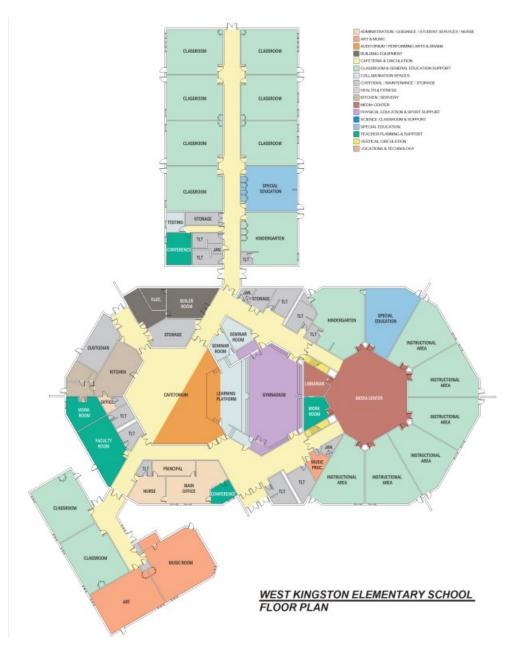






### West Kingston Elementary School (Grades K-4):

West Kingston Elementary School, located at 3119 Ministerial Road, West Kingston, Rhode Island, is a 1-story building, 43,552 SF in size, built in 1975. It has a 2022-23 enrollment of 306 students with a Model Capacity rated at 242 students, yielding a utilization factor of 151.5%, and an LEA Capacity of 376, yielding a utilization factor of 81.4%. There are currently 29 students (9.5%) with IEPs, 44 students (14.4%) receiving Free or Reduced Lunch, and 11 students (3.6%) with Limited English Proficiency. Demographic forecasts (NESDEC) project a slight decrease in K-4 enrollment of 0.2% by the 2027-28 school year.













#### PROJECT JUSTIFICATION

After significant community and staff input, a determination was made that the following scope of work will be included in this Capital Program:

- South Kingstown High School will be replaced with a new building constructed on the same site.
  - The existing SKHS building will be demolished once the new building is completed and occupied.
  - The SKHS Hazard Building will be renovated to house the SKHS 18–22-Year-old ALP program and possibly to house central administration now housed at Curtis Corner, and to house professional development space.
  - A new SKHS Physical Education and Athletic Complex to be erected at the Curtis Corner Middle School site after the demolition of the Middle School.
- Renovations to Broad Rock Middle School (warm, safe, and dry).
- Renovations to Matunuck Elementary School (warm, safe, and dry).
- Renovations to Peace Dale Elementary School (warm, safe, and dry).
- Renovations to West Kingston Elementary School (warm, safe, and dry).

Numerous presentations have been made over the last year to all relative constituencies. A sample compendium of recent various presentations made to the South Kingstown Building Committee, South Kingstown School Committee, South Kingstown Town Council, and South Kingstown Community Meetings and Workshops are included in the Exhibits at the end on this Section. In addition, a website encompassing all School Building Committee meetings and presentations provides a comprehensive outline of all deliberations that were part of the Stage I and Stage II analysis. This can be accessed at:

### https://www.southkingstownri.com/972/School-Building-Committee

Deferred maintenance and educational adequacy issues identified by the 2022 Assessment at the Hazard Building, Broad Rock Middle School and at Matunuck, Peace Dale, and West Kingston Elementary Schools not addressed by the current scope of work in this Capital Improvement Program, will be addressed during future phases of South Kingstown Public Schools' Capital Program.

Due to the fact that Curtis Corner Middle School will be closed beginning in the 2023-24 school year and Wakefield Elementary School will be closed beginning in the 2024-25 school year, only necessary ongoing maintenance will be performed at those buildings in the interim.

South Kingston Public Schools has elected to utilize a current assessment provided by StudioJAED Architects & Engineers. The facility condition assessment was conducted in 2022 with a 10-year forecast and will inform the 5-year capital plan. Additionally,





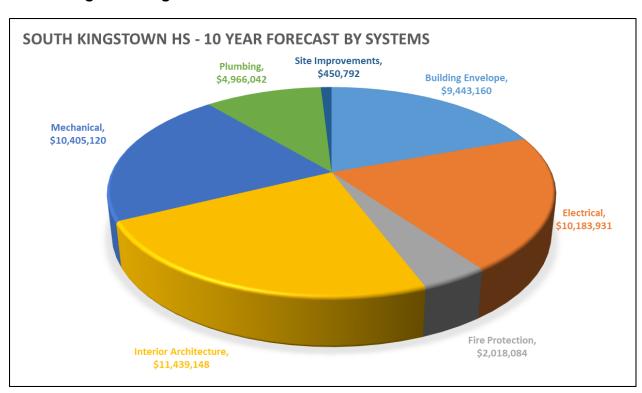
capital improvements and educational adequacy/programmatic enhancements have been preliminarily identified.

The summary of the assessment for each school is included below. A detailed assessment report follows this Section in the Exhibits.

### **South Kingstown Public Schools Summary:**

SOUTH KINGSTOWN 2022 ASSESSMENT RESULTS SUMMARY					
SCHOOL	BUILDING ENVELOPE	INTERIOR ARCHITECTURE	M/E/P	SITE	TOTAL
South Kingstown HS	\$9,443,160	\$11,439,148	\$27,573,177	\$450,792	\$48,906,277
Broad Rock MS	\$2,763,417	\$1,459,530	\$10,037,177	\$165,465	\$14,425,589
Curtis Corner MS	\$6,682,456	\$6,931,054	\$26,082,084	\$258,589	\$39,954,183
Matunuck ES	\$1,003,693	\$3,264,291	\$3,750,411	\$229,652	\$8,248,048
Peace Dale ES	\$1,822,667	\$4,336,151	\$9,058,027	\$121,737	\$15,338,582
Wakefield ES	\$2,634,243	\$2,974,918	\$5,866,701	\$737,106	\$12,212,968
West Kingston ES	\$1,159,399	\$3,324,972	\$4,792,671	\$240,503	\$9,517,545
TOTAL	\$25,509,035	\$33,730,064	\$87,160,248	\$2,203,844	\$148,603,192

### **South Kingstown High School:**



As discussed previously, South Kingstown High School is programmed to be replaced by a new high school on the same site. During construction students will continue to be housed at the current South Kingstown High School. The Hazard Building which now





houses the HS Alternative Learning program for 18-22 year old students will be renovated to serve that program and potentially to serve as the District Administrative Offices. Curtis Corner Middle School will be demolished so as to provide space for a new High School Physical Education and Athletic Complex (the current stadium is unusable and certain teams are forced to participate in all away interscholastic contests). The South Kingstown Town Council has voted to proceed with the arrangements for issuance of bonds in the amount of up to \$125 M to cover the costs of a new high school and physical education and athletic complex. Please see the following documentation summarizing the program, including:

- South Kingstown High School current site plan (Google Earth image)
- New South Kingstown High School anticipated site plan.
- New South Kingstown High School anticipated floor plan.
- New South Kingstown HS renderings.
- Hazard Building renovated floor plan.
- Current Administrative Office/Curtis Corner Middle School site plan.
- New High School Physical Education and Athletic Complex site plan.

More detailed information and drawings may be found in Section 03 of this document.

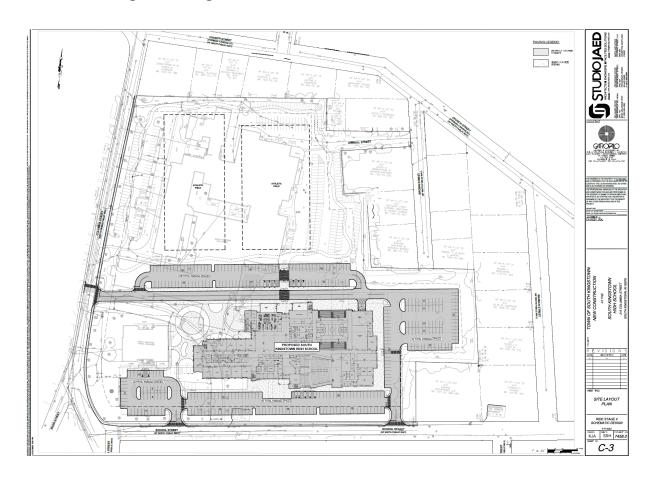
### Existing South Kingstown High School & Hazard Building Site Plan (Google Earth Image):







### **New South Kingstown High School Site Plan:**



Please note that chevron parking for busses is not contemplated. A waiver from 200-RICR-20-05-4.6.9-A-7 will be requested as part of the Stage III design process.





### **New South Kingstown High Floor Plans:**

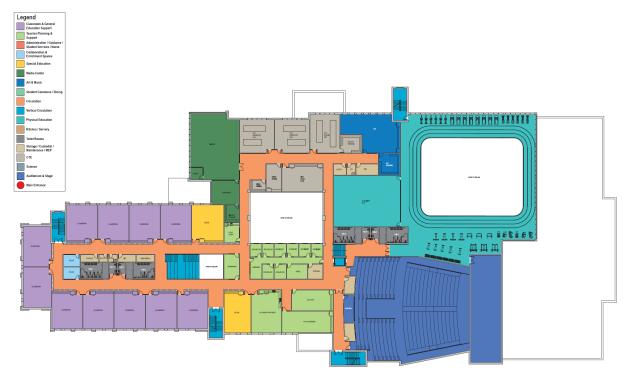


NEW SOUTH KINGSTOWN HIGH SCHOOL SOUTH KINGSTOWN, RHODE ISLAND PROGRAM - 9-12

FIRST FLOOR PLAN





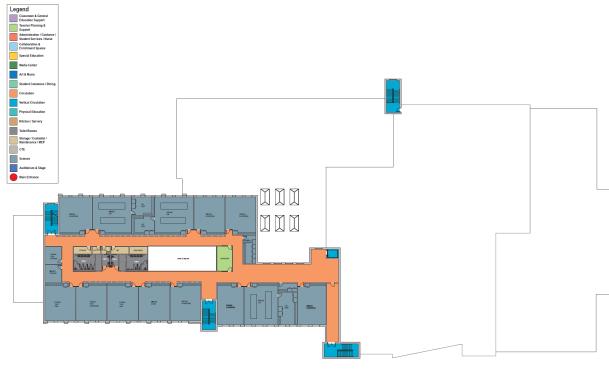


NEW SOUTH KINGSTOWN HIGH SCHOOL SOUTH KINGSTOWN, RHODE ISLAND PROGRAM - 9-12

SECOND FLOOR PLAN







# NEW SOUTH KINGSTOWN HIGH SCHOOL SOUTH KINGSTOWN, RHODE ISLAND PROGRAM - 9-12

THIRD FLOOR PLAN





### New South Kingstown High School Building & Site Renderings:











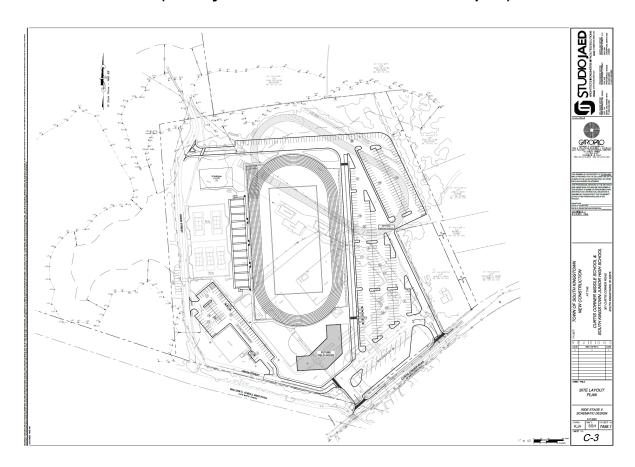
# Existing Curtis Corner Middle School & Physical Education and Athletic Complex Site Plan (Google Earth Image):







### New Curtis Corner (HS Physical Education and Athletic Complex) Site Plan:



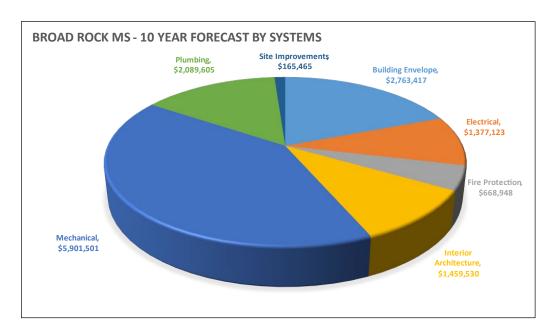
### **New High School Physical Education and Athletic Complex Rendering:**





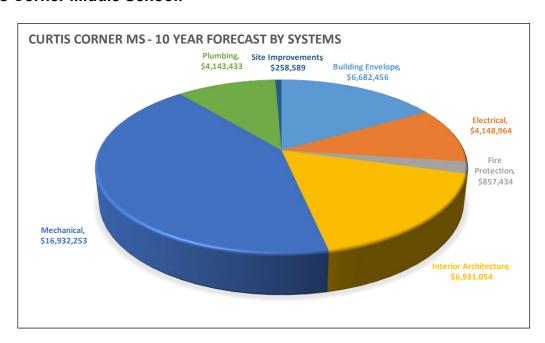


### **Broad Rock Middle School:**



The 2022 Deferred Maintenance Assessment outlines the total need which will need to be addressed in future capital programs.

### **Curtis Corner Middle School:**

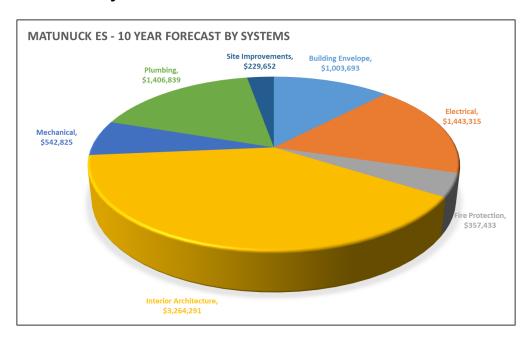


The 2022 Deferred Maintenance Assessment was one of the factors that entered into the decision to close this building beginning in the 2023-24 school year. This building will be demolished to provide room for the new High School Physical Education and Athletic Complex.



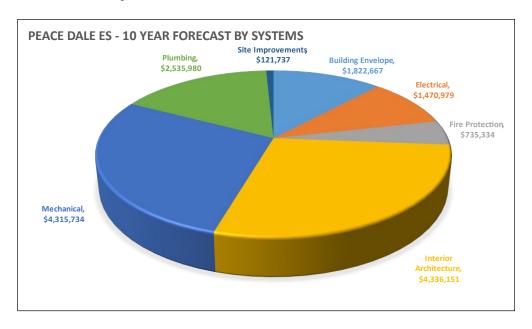


### **Matunuck Elementary School:**



The 2022 Deferred Maintenance Assessment outlines the total need which will need to be addressed in future capital programs.

### **Peace Dale Elementary School:**

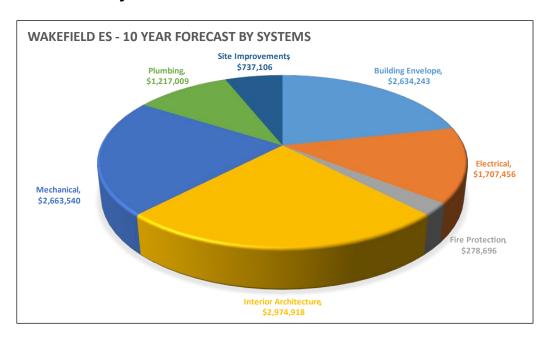


The 2022 Deferred Maintenance Assessment outlines the total need which will need to be addressed in future capital programs.



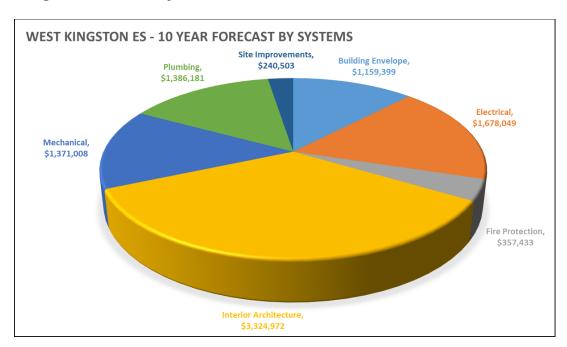


### **Wakefield Elementary School:**



The 2022 Deferred Maintenance Assessment was one of the factors that entered into the decision to close this building beginning in the 2024-25 school year. There is no scope of work contemplated here for this Capital Improvement Program phase. Any maintenance needs at the building required prior to closing will be funded locally.

### **West Kingston Elementary School:**



The 2022 Deferred Maintenance Assessment outlines the total need which will need to be addressed in future capital programs.





### RATIONALE FOR NEW CONSTRUCTION AND RENOVATIONS

Through extensive community and administrative engagement, design investigation, educational planning, and public meetings, the following rationale is presented.

If new construction is proposed, this section should indicate why new construction is required as opposed to renovating existing facilities.

The current South Kingstown High School is proposed for replacement. The 2022 Assessment highlighted the need to rectify significant deferred maintenance issues. In addition, discussion with both faculty and administrative staff at that building indicated a need to modernize the building in line with 21<sup>st</sup> Century teaching and learning, provide significantly more efficient ingress, egress, and internal paths of travel, and modernize and expand the capacity of the current CTE programs. An outline of the current deferred maintenance needs is outlined below.

SOUTH KINGSTOWN HIGH SCHOOL			
2022 ASSESSMENT RESULTS			
BUILDING SYSTEM		AMOUNT	
A10 Foundations	\$	3,546	
B20 Exterior Enclosure	\$	4,984,026	
B30 Roofing	\$	4,455,588	
D50 Electrical	\$	10,183,931	
D40 Fire Protection	\$	2,018,084	
C10 Interior Construction	\$	1,389,670	
C30 Interior Finishes	\$	6,204,170	
D10 Conveying	\$	203,188	
E10 Equipment	\$	83,999	
E20 Furnishings	\$	3,558,121	
D30 HVAC	\$	10,405,120	
D20 Plumbing	\$	4,966,042	
G20 Site Improvements	\$	287,525	
G40 Site Electrical Utilities	\$	163,267	
TOTAL	\$	48,906,277	

A natural analysis would include the calculation of a Facility Condition Index (FCI). An FCI is the ratio of the cost to renovate divided by the cost to replace. The current size of the building is significantly larger than needed to support the projected future 2027-28 enrollment. This engenders the question of enrollment at that time which is considered in the following narrative.





#### **Future Enrollment:**

According to NESDEC, the enrollment projection for South Kingston High School for the 2027-28 school year (5 years out) is 683. There is general consensus within both the community at large and with the staff/administration at South Kingstown that the current conditions of the South Kingstown High School building and the less than standard and outdated CTE laboratory conditions are contributing to a significant loss of student population who are choosing nearby comprehensive/CTE high schools rather than matriculating to South Kingstown High School from 8th to 9th grade. (Narragansett HS is located only 2.3 miles distant from South Kingstown HS.) This is further substantiated by discussions with students who chose other high schools for grade 9. In looking at historic cohort survival, the Table below illustrates this very real problem.

SOUTH	SOUTH KINGSTOWN COHORT SURVIVAL GRADE 8 TO GRADE 9									
School	Grade 8	Grade 9	Gain/Loss	%						
Year	Enrollment	Enrollment	Gaill/LOSS	Gain/Loss						
2022-23		171	-28	-14%						
2021-22	199	191	-27	-12%						
2020-21	218	248	9	4%						
2019-20	239	228	-22	-9%						
2018-19	250	237	-29	-11%						
2017-18	266	230	-16	-7%						
2016-17	246									
Average -	Not Counting CO	VID Year 2020-21	-24.4	-11%						

This reveals an average loss of 25 students or 11% of incoming 9<sup>th</sup> grade students each year. That equates to an additional high school enrollment over 4 years of 100 students if this phenomenon did not occur.

The Table that follows represents looking at cohort survival in the future utilizing the NESDEC enrollment projections.

SOUTH KING	SOUTH KINGSTOWN FUTURE COHORT SURVIVAL GRADE 8 TO GRADE 9									
School	Grade 8	Grade 9	Gain/Loss	%						
Year	Enrollment	Enrollment		Gain/Loss						
2022-23	219									
2023-24	193	204	-15	-7%						
2024-25	173	179	-14	-7%						
2025-26	183	161	-12	-7%						
2026-27	198	170	-13	-7%						
2027-28		184	-14	-7%						
		Average	-13.6	-7%						





The Table above clearly shows an average 14 student/year decrease in enrollment from grade 8 to grade 9 predicted by NESDEC. Although the decrease is less than historical predictions would indicate, the decrease is still significant resulting in an overall decrease in enrollment of 56 students over 4 grades.

A new South Kingstown High School building with upgraded 21st Century teaching and learning spaces and with modern and upgraded CTE facilities will likely increase cohort survival significantly. Assuming a 75% retention rate from grade 8 to grade 9 of students currently choosing other high schools, the 683-student enrollment predicted by NESDEC would be increased by 42 students (75% of 56) over 4 years or a total enrollment of 725. This does not include new students with families moving into the area because of a new high school (which is quite possible and has been predicted) or greater cohort survivability between grades 8 and 9 and/or between grades 9 through 12, or students choosing to choice into South Kingstown High School from other schools. All these factors would likely push enrollment even higher.

In looking at the historic cohort survival rate average over the last 6 years excluding the 2020-21 school year due to COVID, the result would indicate and even more significant increase in enrollment. Again, assuming a 75% retention rate, the 683 student enrollment predicted by NESDEC would be increased by 75 students (75% of 100) over 4 years or a total enrollment of 758. For purposes of this analysis, the more conservative 725 figure for future enrollment is being used rather than 758.

Thus, also using the enrollment figure of 725 for FCI purposes, and knowing that approximately 40% of students attending South Kingstown High School attend CTE classes, the size of a new South Kingstown High School utilizing RIDE guidelines is calculated as shown in the following Table.

SOUTH KINGSTOWN HS SIZE ANALYSIS									
	RIDE SF	Total							
		Standard	SF						
Total Enrollment	725								
60% Non-CTE Enrollment	435	205	89,175						
40% CTE Enrollment	290	225	65,250						
		TOTAL	154,425						

Given that size and utilizing the RIDE \$589/SF number for determining the replacement value, the FCI is given in the following Table.

SOUTH KINGSTOWN HIGH SCHOOL								
FACILITIES CONDITIION INDEX (FCI) ANALYSIS								
PROJECTED	ASSESSMENT	REPLACEMENT	FCI					
SF	TOTAL	VALUE	FOI					
154,425	\$48,906,277	\$90,956,325	0.54					





There are various "rules of thumb" regarding the meaning of a Facility Condition Index (FCI). As an Industry Standard Metric, a FCI greater than 0.30 is considered CRITICAL by the *Facility Management Association*. StudioJAED has found this level to be too low for use in the K-12 market in that the resources available to deal with deferred maintenance in the K-12 marketplace do not readily correlate with the resources and funding available in the private/commercial marketplace. Thus, a more likely scenario in the K-12 marketplace is to begin to look seriously at the possibility of replacement when the FCI exceeds 0.50. South Kingstown High School is slated for replacement as part of this current Capital Improvement Program and has an FCI above 0.50.

It is also important to note that the current configuration of South Kingstown High School is the result of several additions to the building since initial construction. Because of this, there is a general lack of adjacency organization throughout the building making it difficult to manage. In addition, structural constraints limit the ability to manipulate/recreate space internally to provide true 21st Century teaching and learning spaces desired through renovations.

With renovation projects, the application should clearly indicate that the condition of the affected facilities is poor. The application should note whether the renovations are necessary for building code compliance, health and safety concerns, security issues, etc.

The Stage I application previously submitted clearly indicated the need for the work presented in this Stage II application. A summary of those needs is included here.

A deferred maintenance assessment was conducted in 2022 by StudioJAED. This assessment included architectural, HVAC, plumbing, site, electrical, and code compliance deferred maintenance. As determined by these assessments, the combined deferred maintenance needs of South Kingstown Public Schools total \$148,603,192. This is an update and extension of the 2017 Jacobs Statewide Assessment where the combined total of deferred maintenance needs was estimated at \$89,974,323 for a total 5-year need (Year 1-5 + current deficiencies).

It should be noted that the 2022 Assessment Report includes a category that recognizes deferred maintenance issues that will likely need to be addressed in the 5 to 10 year time frame. This time frame is not included in the Jacobs Report. Since phasing of projects over 10 or more years is a very real possibility, the information provided by this assessment for that period is critical. The priorities outlined in the 2022 Assessment Report include:

- **Priority 1 –** Work should be performed immediately. Potential life safety issue.
- **Priority 2** Work to be performed with next 1-3 years. Asset has reached useful life.
- **Priority 3** Work to be performed with next 4-5 years. Asset will reach useful life soon.





**Priority 4** – Work to be performed within next 6-10 years or is an architecture or engineering "good practice.".

Some of these deferred maintenance issues in the 2022 assessment include such items as:

- Exterior shell renovations including doors, windows, and roofing
- Interior finish upgrades including acoustical ceilings, flooring, and wall finishes
- Grounds upgrades including parking lots, walkways, playgrounds, and athletic fields
- ADA code compliance renovations including signage, access, restrooms, and walkways/entrances
- HVAC renovations to replace aging equipment and systems, including pneumatic controls
- Plumbing upgrades
- Site and grounds upgrades including repaving and patching
- Electrical upgrades to replace aging equipment such as motor starters, lighting, panel boards, exit signage, and branch wiring

Although there have been capital programs in the last 20 years, there remains a significant amount of work still needed due to aging facilities. South Kingstown Public Schools has utilized their limited capital resources thus far maintaining aging infrastructure and systems in working order in existing schools. Several key systems, especially HVAC, are nearing or at the end of their useful lives and should be upgraded/replaced in the next 5 to 10 years.

It is important to note that the South Kingstown Public Schools and the Town of South Kingstown are committed to meet the current Fiscal Year threshold requirement for maintenance expenditures as outlined in Title 16, Chapter 16-7, Section 16-7-23 and committed to continue to do so in future years. This will assure the necessary funding to maintain a basic/minimum state of repair of South Kingstown schools in anticipation of the work pursuant to this phase and potential future phases of the capital programming process. Taking two aging schools "off line," namely Wakefield Elementary School and Curtis Corner Middle School and replacing South Kingstown High School will allow limited maintenance resources to be concentrated on Broad Rock Middle School and Matunuck, Peace Dale, and West Kingston Elementary Schools.

#### **Deferred Maintenance Assessment Utilized:**

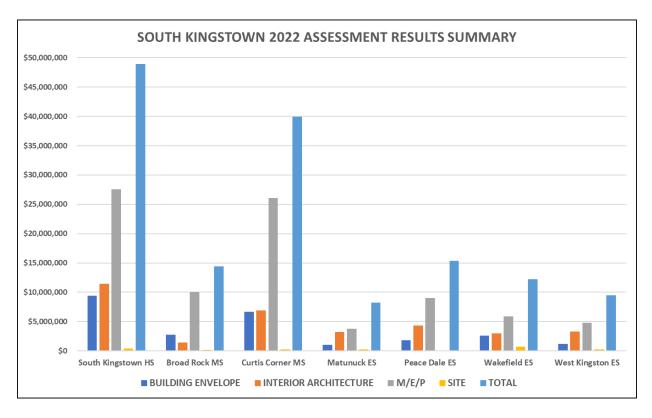
South Kingstown Public Schools has opted to utilize a current assessment provided by StudioJAED as opposed to the Jacobs analysis. The current analysis is dated 2022 while the Jacobs analysis, although dated 2017, was performed during the spring/summer of 2016. In addition, because it is very likely that addressing the capital





needs of South Kingstown Public Schools will extend beyond 5 years, with subsequent RIDE Necessity of School Construction submission(s), the StudioJAED Assessment takes that into account by providing information on deferred maintenance issues that can be deferred to year 5 and beyond. The summary of the Assessment is reiterted in the Tables that follow.

SOUTH KINGSTOWN 2022 ASSESSMENT RESULTS SUMMARY										
SCHOOL	BUILDING ENVELOPE	INTERIOR ARCHITECTURE	M/E/P	SITE	TOTAL					
South Kingstown HS	\$9,443,160	\$11,439,148	\$27,573,177	\$450,792	\$48,906,277					
Broad Rock MS	\$2,763,417	\$1,459,530	\$10,037,177	\$165,465	\$14,425,589					
Curtis Corner MS	\$6,682,456	\$6,931,054	\$26,082,084	\$258,589	\$39,954,183					
Matunuck ES	\$1,003,693	\$3,264,291	\$3,750,411	\$229,652	\$8,248,048					
Peace Dale ES	\$1,822,667	\$4,336,151	\$9,058,027	\$121,737	\$15,338,582					
Wakefield ES	\$2,634,243	\$2,974,918	\$5,866,701	\$737,106	\$12,212,968					
West Kingston ES	\$1,159,399	\$3,324,972	\$4,792,671	\$240,503	\$9,517,545					
TOTAL	\$25,509,035	\$33,730,064	\$87,160,248	\$2,203,844	\$148,603,192					



Because of the need for additional deferred maintenance and educational adequacy upgrades to Broad Rock Middle School, Matunuck Elementary School, Peace Dale Elementary School, and West Kingston Elementary School, it is expected that work will necessarily need to be phased over one or more additional capital improvement projects, likely over a minimum of a 5 to 10 year period. This is primarily due to the financial tax impact to the community and the logistical difficulties of addressing all building issues at the same time.





# **Anticipated Scope of Work for Renovations:**

The Tables that follow summarize the anticipated scope of work at each of the schools receiving renovations and the cost of the renovations. Detailed cost estimates are provided in the Exhibits following Section 04 of this document.

Broad Rock Middle School								
Projected Scope of Work		Estimate						
Emergency repair/replacement contingency	\$	275,000						
Upgrade/Replace fire alarm system	\$	748,153						
Caulk concrete block walls	\$	5,510						
Repoint concrete block walls	\$	6,048						
Install GFCI receptacles	\$	6,783						
Repair bituminous parking lot	\$	79,575						
Repair sidewalks	\$	102,436						
Upgrade lavatory countertops	\$	124,077						
Clean exterior brick masonry	\$	136,236						
Clean ductwork	\$	190,732						
Remove graffiti and install graffiti resistant treatment	\$	365,922						
Install wet pipe sprinkler	\$	743,543						
Replace packaged HVAC Units (20 ton)	\$	1,491,298						
Replace bituminous roofing	\$	2,511,458						
Replace select plaster ceilings	\$	3,394						
Upgrade hollow metal doors and frames	\$	8,515						
Refinish hardwood flooring	\$	9,097						
Replace carpeting	\$	57,032						
Replace acoustical tile ceiling and grid	\$	239,677						
Replace resilient tile flooring	\$	421,344						
Paint building interior	\$	522,592						
TOTAL	\$	8,048,420						





Peace Dale Elementary School							
Projected Scope of Work		Estimate					
Emergency repair/replacement contingency	\$	275,000					
Install fire alarm initiating devices	\$	12,821					
Upgrade/Replace fire alarm system	\$	73,262					
Repair sidewalks	\$	5,122					
Refinish handrails	\$	7,333					
Replace damaged exterior wall trim	\$	9,801					
Caulk exterior wall Joints	\$	11,970					
Replace induction fans (1/8 hp)	\$	38,427					
Replace exhaust/induction fans (5 hp)	\$	39,031					
Clean exterior brick masonry	\$	45,958					
Repoint exterior brick masonry	\$	46,622					
Replace fire alarm initiating devices	\$	49,720					
Repair bituminous parking lot	\$	63,660					
Replace/Repair chain link fencing	\$	64,029					
Upgrade/Repair/Replace soffit	\$	76,007					
Upgrade lavatory countertops	\$	94,299					
Replace 30 ton HVAC unit	\$	97,121					
Replace 25 ton air handling unit	\$	109,739					
Replace heating-only fan coil units (5 ton)	\$	124,170					
Replace exhaust/induction fans (3 hp)	\$	143,046					
Replace ceramic tile flooring	\$	228,523					
Replace slate roofing	\$	271,062					
Replace 10 ton HVAC units	\$	341,244					
Replace hot water boilers	\$	525,082					
Install wet pipe sprinkler	\$	812,167					
Replace siding	\$	5,735					
Replace select hollow metal door frames	\$	5,828					
Replace wood doors	\$	21,695					
Replace gutters	\$	23,841					
Replace interior signage	\$	29,836					
Recaulk windows	\$	39,345					
Replace carpeting	\$	39,922					
Upgrade hollow metal doors and frames	\$	94,820					
Replace gym wall padding	\$	178,345					
Replace resilient tile flooring	\$	294,941					
Paint building interior	\$	580,281					
Replace EPDM roofing	\$	696,958					
Replace acoustical tile ceiling and grid	\$	1,198,385					
TOTAL	\$	6,775,150					





Matunuck Elementary School								
Projected Scope of Work		Estimate						
Emergency repair/replacement contingency	\$	275,000						
Install emergency lighting	\$	26,805						
Install exit signage	\$	41,251						
Upgrade/Replace fire alarm system	\$	426,416						
Caulk concrete block walls	\$	5,510						
Abate pipe fittings	\$	15,500						
Repoint concrete block walls	\$	24,189						
Replace countertop lavatories	\$	37,223						
Replace gravity vents	\$	40,784						
Clean exterior masonry	\$	45,412						
Repair bituminous parking lot	\$	47,746						
Replace packaged HVAC units (36,000 btu)	\$	64,320						
Replace lavatory fixtures	\$	94,380						
Replace exhaust/induction fans (3 hp)	\$	117,038						
Repair sidewalks	\$	204,872						
Replace hollow metal door frames	\$	9,128						
Replace select plaster ceilings	\$	13,574						
Replace interior signage	\$	23,870						
Replace wood doors	\$	32,542						
Replace toilet compartments	\$	53,401						
Replace stage curtain	\$	57,192						
Upgrade hollow metal doors and frames	\$	63,214						
Replace marker boards/tack boards/chalkboards	\$	84,346						
Replace acoustical tile ceiling and grid	\$	116,515						
Replace aluminum storefront	\$	175,533						
Replace aluminum frame windows	\$	187,532						
Repair bituminous roofing	\$	229,899						
Paint building interior	\$	305,411						
TOTAL	\$	2,818,602						





West Kingston Elementary School								
Projected Scope of Work		Estimate						
Emergency repair/replacement contingency	\$	275,000						
Install emergency lighting	\$	22,338						
Install exit signage	\$	41,251						
Upgrade/Replace fire alarm system	\$	418,914						
Caulk concrete block walls	\$	5,510						
Abate pipe fittings	\$	15,500						
Repoint concrete block walls	\$	24,189						
Replace countertop lavatories	\$	37,223						
Replace gravity vents	\$	12,235						
Clean exterior masonry	\$	45,412						
Repair bituminous parking lot	\$	59,682						
Replace packaged HVAC units (36,000 btu)	\$	77,184						
Replace lavatory fixtures	\$	99,007						
Replace exhaust/induction fans (3 hp)	\$	52,017						
Repair sidewalks	\$	204,872						
Replace hollow metal door frames	\$	9,128						
Replace select plaster ceilings	\$	13,574						
Replace interior signage	\$	23,870						
Replace wood doors	\$	32,542						
Replace toilet compartments	\$	53,401						
Replace stage curtain	\$	57,192						
Upgrade hollow metal doors and frames	\$	63,214						
Replace marker boards/tack boards/chalkboards	\$	84,346						
Replace acoustical tile ceiling and grid	\$	116,515						
Replace aluminum storefront	\$	175,533						
Replace aluminum frame windows	\$	187,532						
Repair bituminous roofing	\$	229,899						
Paint building interior	\$	298,624						
TOTAL	\$	2,735,702						





Hazard Building							
Projected Scope of Work		Estimate					
Emergency repair/replacement contingency	\$	275,000					
Install emergency lighting	\$	38,784					
Install exit signage	\$	41,251					
Upgrade/Replace fire alarm system	\$	191,708					
Interior wall rearrangement and finishes	\$	588,770					
New casework for reconfiguration	\$	191,425					
MEP distribution modifications to support reconfiguration	\$	940,892					
Abatement	\$	49,237					
Repoint stone veneer	\$	358,307					
Replace and paint exterior trim	\$	301,560					
Replace countertop lavatories	\$	26,085					
Replace exhaust/induction fans (3 hp)	\$	14,900					
Replace gravity vents	\$	5,399					
Repair bituminous parking lot	\$	35,391					
Replace select HVAC units	\$	77,184					
Replace lavatory fixtures	\$	71,701					
Replace select split system	\$	57,897					
Repair waterproofing	\$	197,042					
Replace hollow metal door frames	\$	8,018					
Replace select plaster ceilings	\$	16,985					
Replace interior signage	\$	8,275					
Replace wood doors	\$	22,783					
Replace toilet compartments	\$	31,217					
Upgrade hollow metal doors and frames	\$	38,757					
Replace marker boards/tack boards/chalkboards	\$	20,156					
Replace acoustical tile ceiling and grid	\$	136,804					
Replace select windows	\$	330,416					
Repair roofing	\$	264,842					
Paint building interior	\$	281,340					
TOTAL	\$	4,622,126					

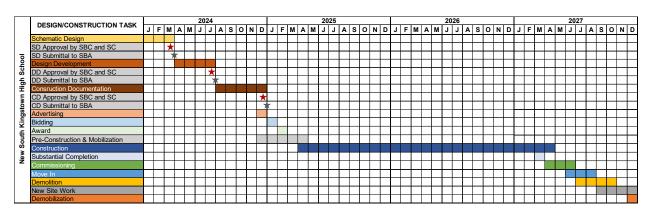
#### 5-Year Plan:

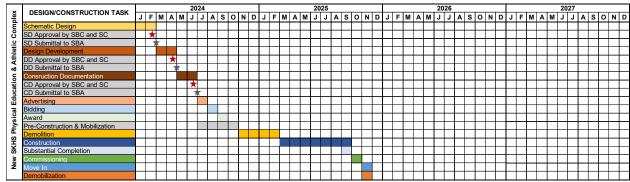
These Tables plus the construction of the new South Kingstown High School and the construction of the new Physical Education and Athletic Complex at the Curtis Corner Middle School site and the associated demolition and site work associated with both form the basis of South Kingstown's 5-Year Plan.

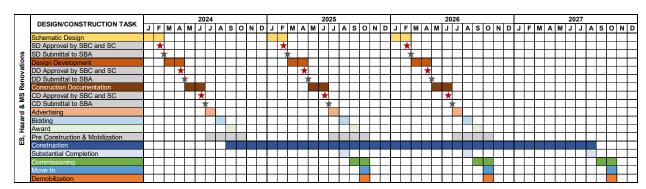




#### **Tentative Design/Construction Schedules:**











Summarize enrollment projections for the next five years by grade with a brief analysis (increases/decreases from year to year shown in actual numbers or percentages) of how the data supports the need for the project. Local enrollment projections should be supported by those from an outside source. Include summary of community data, e.g. population, housing stats, birth rates, or immigration estimates, and an analysis of how the data supports the need for the project. The enrollment projections must also be compared to and reconciled with those provided by Jacobs in the Statewide Assessment.

#### **NESDEC DEMOGRAPHIC ANALYSIS**

South Kingstown Public Schools has opted to utilize the NESDEC Enrollment Projections dated 12/13/2021 as set forth in the tables that follow. The full report may be found in the Exhibits at the end of this Section. Predictions indicate a reduction in enrollment during the next 5 years. PK-12 enrollment during the 2027-28 school year is predicted to be 2,230 students as compared with a current enrollment of 2,509, a decrease of 279 students or 11.1%. In looking further out, the PK-12 enrollment predictions for school year 2030-31 show student enrollment at 2,182, again as compared with a current enrollment of 2,509, a decrease of 327 students or 13.0%.



School District: South Kingstown, RI 12/13/2021

	Historical Enrollment By Grade																		
Birth Year	Births*	School Year	PK	К	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2006	229	2011-12	99	224	238	246	244	236	253	267	282	312	241	267	270	279	0	3359	3458
2007	228	2012-13	88	211	227	244	247	242	244	249	270	274	292	249	259	295	0	3303	3391
2008	222	2013-14	106	200	227	235	243	260	251	259	257	263	260	285	255	273	0	3268	3374
2009	195	2014-15	110	202	195	233	237	240	273	247	265	258	237	250	295	260	0	3192	3302
2010	186	2015-16	110	197	210	196	235	241	244	277	249	262	237	220	241	306	0	3115	3225
2011	190	2016-17	92	185	197	220	201	234	237	264	270	246	245	232	215	258	0	3004	3096
2012	194	2017-18	78	204	197	199	230	209	232	247	255	266	240	237	229	230	0	2975	3053
2013	182	2018-19	50	201	200	200	205	225	215	235	239	249	237	239	230	234	0	2909	2959
2014	145	2019-20	59	184	208	189	201	193	224	213	228	239	228	237	232	225	0	2801	2860
2015	162	2020-21	48	149	175	198	192	194	193	228	205	220	253	224	230	243	0	2704	2752
2016	170	2021-22	45	160	160	181	205	188	176	201	222	197	194	224	214	241	0	2563	2608

\*Birth data provided by Public Health Vital Records Departments in each state

	Historical Enrollment in Grade Combinations											
Year	K-4	PK-4	5-6	K-6	PK-6	5-8	7-8	7-12	9-12			
2011-12	1188	1287	520	1708	1807	1114	594	1651	1057			
2012-13	1171	1259	493	1664	1752	1037	544	1639	1095			
2013-14	1165	1271	510	1675	1781	1030	520	1593	1073			
2014-15	1107	1217	520	1627	1737	1043	523	1565	1042			
2015-16	1079	1189	521	1600	1710	1032	511	1515	1004			
2016-17	1037	1129	501	1538	1630	1017	516	1466	950			
2017-18	1039	1117	479	1518	1596	1000	521	1457	936			
2018-19	1031	1081	450	1481	1531	938	488	1428	940			
2019-20	975	1034	437	1412	1471	904	467	1389	922			
2020-21	908	956	421	1329	1377	846	425	1375	950			
2021-22	894	939	377	1271	1316	796	419	1292	873			

Histori	Historical Percentage Changes								
Year	K-12	Diff.	%						
2011-12	3359	0	0.0%						
2012-13	3303	-56	-1.7%						
2013-14	3268	-35	-1.1%						
2014-15	3192	-76	-2.3%						
2015-16	3115	-77	-2.4%						
2016-17	3004	-111	-3.6%						
2017-18	2975	-29	-1.0%						
2018-19	2909	-66	-2.2%						
2019-20	2801	-108	-3.7%						
2020-21	2704	-97	-3.5%						
2021-22	2563	-141	-5.2%						
Change	Change -796 -23.7%								

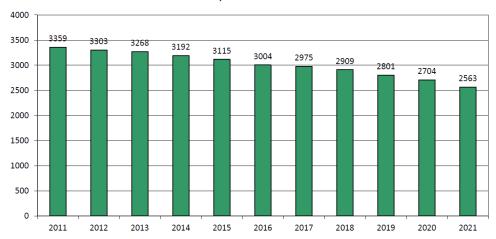






# **Historical Enrollment**

K-12, 2011-2021



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## **Projected Enrollment**

School District: South Kingstown, RI 12/13/2021

	Enrollment Projections By Grade*																			
Birth Year	Births*		School Year	PK	к	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2016	170		2021-22	45	160	160	181	205	188	176	201	222	197	194	224	214	241	0	2563	2608
2017	156		2022-23	60	165	163	160	186	202	186	181	195	219	183	191	219	220	0	2470	2530
2018	157		2023-24	61	166	168	163	164	184	200	191	175	193	204	180	187	226	0	2401	2462
2019	173		2024-25	62	183	169	168	167	162	182	206	185	173	179	201	176	193	0	2344	2406
2020	155	0	2025-26	63	164	187	169	172	165	160	187	200	183	161	176	196	181	0	2301	2364
2021	162	(est.)	2026-27	64	171	167	187	173	170	163	164	181	198	170	159	172	202	0	2277	2341
2022	161	(est.)	2027-28	65	170	174	167	192	171	168	167	159	179	184	167	155	177	0	2230	2295
2023	162	(est.)	2028-29	66	171	173	174	171	190	169	173	162	157	166	181	163	160	0	2210	2276
2024	162	(est.)	2029-30	67	172	174	173	179	169	188	174	168	160	146	164	177	168	0	2212	2279
2025	160	(est.)	2030-31	68	170	175	174	178	177	167	193	169	166	149	144	160	182	0	2204	2272
2026	161	(est.)	2031-32	69	171	173	175	179	176	175	172	187	167	154	147	141	165	0	2182	2251
Note: Ungra	ded studer	nts (UNGR	) often are h	igh school	students v	vhose anti	cipated ye	ars of gra	duation ar	e unknow	n, or stude	nts with sp	ecial need:	s - UNGR n	ot included	l in Grade (	Combinatio	ons for 7-12	, 9-12, etc.	

Birth data provided by Public Health Vital Records Departments in each state.

	Projected Enrollment in Grade Combinations*											
Year	K-4	PK-4	5-6	K-6	PK-6	5-8	7-8	7-12	9-12			
2021-22	894	939	377	1271	1316	796	419	1292	873			
2022-23	876	936	367	1243	1303	781	414	1227	813			
2023-24	845	906	391	1236	1297	759	368	1165	797			
2024-25	849	911	388	1237	1299	746	358	1107	749			
2025-26	857	920	347	1204	1267	730	383	1097	714			
2026-27	868	932	327	1195	1259	706	379	1082	703			
2027-28	874	939	335	1209	1274	673	338	1021	683			
2028-29	879	945	342	1221	1287	661	319	989	670			
2029-30	867	934	362	1229	1296	690	328	983	655			
2030-31	874	942	360	1234	1302	695	335	970	635			
2031-32	874	943	347	1221	1290	701	354	961	607			

Projec	Projected Percentage Changes								
Year	K-12	Diff.	%						
2021-22	2563	0	0.0%						
2022-23	2470	-93	-3.6%						
2023-24	2401	-69	-2.8%						
2024-25	2344	-57	-2.4%						
2025-26	2301	-43	-1.8%						
2026-27	2277	-24	-1.0%						
2027-28	2230	-47	-2.1%						
2028-29	2210	-20	-0.9%						
2029-30	2212	2	0.1%						
2030-31	2204	-8	-0.4%						
2031-32	2182	-22	-1.0%						
Change -381 -14.9%									

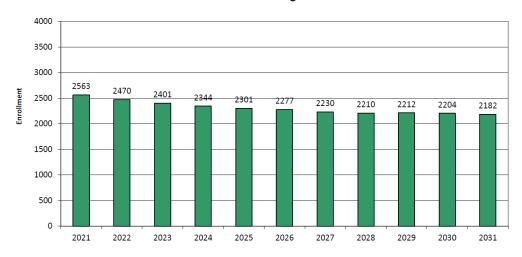
<sup>\*</sup>Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.





# NESDEC Projected Enrollment

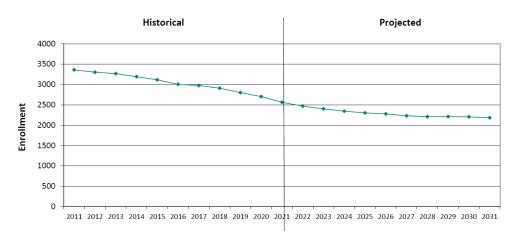
K-12 To 2031 Based On Data Through School Year 2021-22



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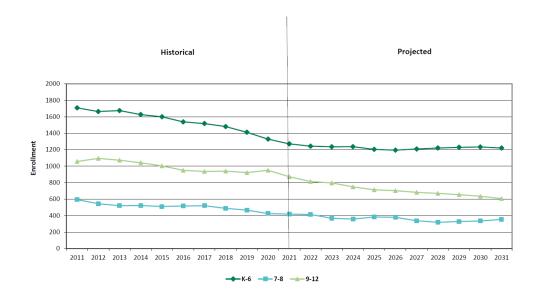
K-12, 2011-2031







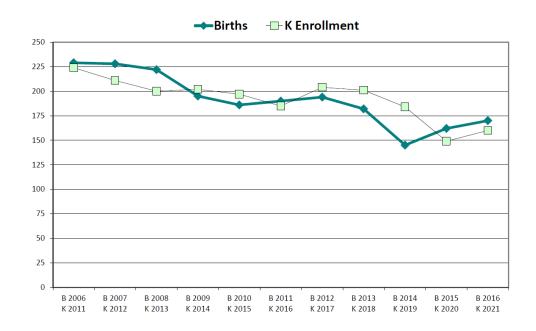
# Historical & Projected Enrollments in Grade Combinations



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# Rirth-to-K

# Birth-to-Kindergarten Relationship









## **Additional Data**

Building Permits Issued (Source: HUD)									
	Year Single-Family Multi-Units								
2011	2011 46 0								
2017	73	0							
2018	78	0							
2019	97	32							
2020	2020 96 6								
2021	75 to date	11 to date							

Enrollment History*									
Career-Tech Non-Public Year 9-12 Total K-12 Total									
2011-12	23	469							
2017-18	38	319							
2018-19	65	188							
2019-20	82	n/a							
2020-21	101	238							
2021-22	237	252							

	Residents in Non-Public Independent and Parochial Schools (General Education)*													
Enrollments	К	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
as of Oct. 1	12	13	6	14	13	19	19	20	22	22	26	26	40	252

	me-Schooled udents*				
2021 63					

	Charter or Magnet Choiced-out*						
2021 224							

	pecial Education aced Students*						
2021 24							

K-12 Tuitioned-I & Other Non-								
2021 16								

\*The above data were provided by the district, with the exception of building permit data (provided by HUD).

"n/a" signifies that information was not provided by District.

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# New England's PK-12 Enrollments The "Big Picture"

From 2018 to 2029, the U.S. Department of Education anticipates changes in PK-12 enrollment of +3.3% in the South; +0.9% in the West, -1.8% in the Midwest; and -2.6% in the Northeast.

State	Fall 2018 PK - 12			% Change, 2018-2029
CT	526,634	478,000	-48,634	-9.2%
ME	180,461	174,500	-5,961	-3.3%
MA	962,297	945,400	-16,897	-1.8%
NH	178,515	166,100	-12,415	-6.9%
RI	143,436	139,900	-3,536	-2.5%
VT	87,074	82,000	-5,074	-5.8%

SOURCE: U.S. Department of Education, National Center for Education Statistics

Table 203.20, August 2020

Note: Data collected prior to 2020 Coronavirus pandemic.

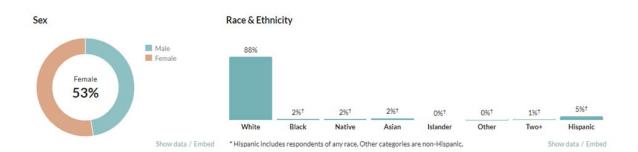
Although most New England districts are seeing a decline in the number of births, NESDEC's experience indicates that the impact on enrollment varies from one district to the next. Almost half of New England Districts have been growing in PK-12 enrollment, and a similar number are declining (often in rural areas), with the other districts remaining stable.





#### SOUTH KINGSTOWN COMMUNITY DEMOGRAPHICS

#### Age Population by age category Population by age range 39.2 Under 18 Median age 18 to 64 65 and over 12%† 13%† 13% 18 to 64 about 90 percent of the figure in 9%† 8%<sup>†</sup> 64% Washington County: 45 596T about the same as the figure in Rhode Island: 40 0-9 10-19 20-29 60-69 Show data / Embed Show data / Embed



#### Income

# \$40,342

Per capita income

**about 90 percent** of the amount in Washington County: \$44,325

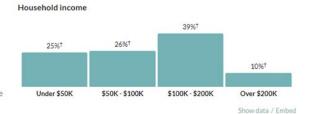
**about 10 percent higher** than the amount in Rhode Island: \$37,504

# \$96,526

#### Median household income

about 10 percent higher than the amount in Washington County: \$86.970

**about 1.4 times** the amount in Rhode Island: \$70,305



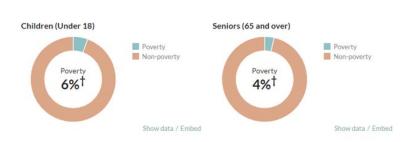
#### Poverty

# 5.5%

#### Persons below poverty line

about two-thirds of the rate in Washington County: 8.2%  $^\dagger$ 

about half the rate in Rhode Island: 11.6%



#### Transportation to work

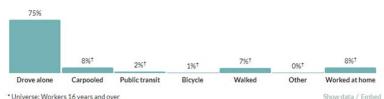
#### 26.5 minutes

#### Mean travel time to work

a little less than the figure in Washington County: 27.3

a little higher than the figure in Rhode Island: 25.3

#### Means of transportation to work







#### Households

10,627

Number of households

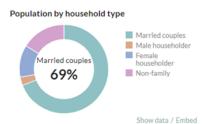
Washington County: 50,220 Rhode Island: 414,730

2.4

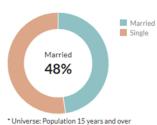
#### Persons per household

about the same as the figure in Washington County: 2.4

about the same as the figure in Rhode Island: 2.5





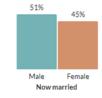


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Never married

Marital status, by sex







Show data / Embed

#### Fertility

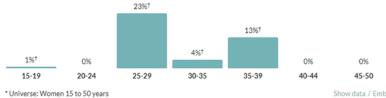
# 2.9%

Women 15-50 who gave birth during past year

about two-thirds of the rate in Washington County: 4.6% †

about three-fifths of the rate in Rhode Island: 4.8%

#### Women who gave birth during past year, by age group



Show data / Embed



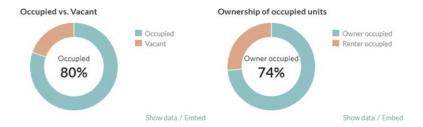


#### Units & Occupancy

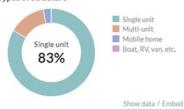
13,231

Number of housing units

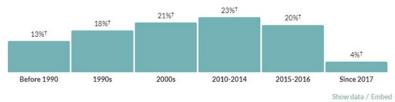
Washington County: 64,361 Rhode Island: 469,289











#### Value

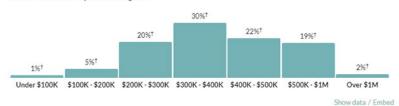
# \$379,800

Median value of owner-occupied housing units

a little higher than the amount in Washington County: \$359,300

**about 1.4 times** the amount in Rhode Island: \$276,600

#### Value of owner-occupied housing units



#### Geographical mobility

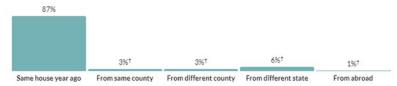
### 13.1%

#### Moved since previous year

**about 1.4 times** the rate in Washington County: 9.7%

**about 10 percent higher** than the rate in Rhode Island: 11.9%

#### Population migration since previous year



Show data / Embed





#### **Educational attainment**

## 94.6%

#### High school grad or higher

**about the same as** the rate in Washington County: 94.7%

a little higher than the rate in Rhode Island: 89.2%

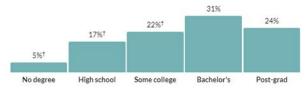
# 55.5%

#### Bachelor's degree or higher

**about 20 percent higher** than the rate in Washington County: 46%

**about 1.5 times** the rate in Rhode Island: 35%

#### Population by highest level of education



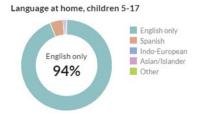
\* Universe: Population 25 years and over

Show data / Embed

#### Language

# N/A

Persons with language other than English spoken at home



Language at home, adults 18+

English only
Spanish
Indo-European
Asian/Islander
Other
Other

Show data / Embed

Show data / Embed

#### Place of birth

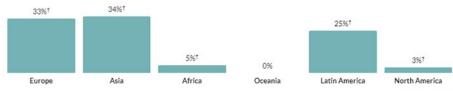
## 5.5%

#### Foreign-born population

about 10 percent higher than the rate in Washington County: 4.9%  $^{\dagger}$ 

**about two-fifths** of the rate in Rhode Island: 14%

#### Place of birth for foreign-born population



Show data / Embed

#### Veteran status

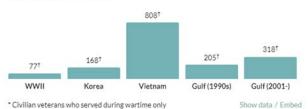
# 6.8%

# Population with veteran status

**about 90 percent** of the rate in Washington County: 7.4%

**about 10 percent higher** than the rate in Rhode Island: 6.2%

#### Veterans by wartime service



1,760 Total veterans 1,653 Male 107 Female





Summarize any other information deemed necessary to support the need for this project. Applicants must include a list of building deficiencies that this project will remediate, capacity issues, indoor air quality issues, ability to offer ancillary services, providing appropriate learning environments, etc.

#### OTHER INFORMATION

The main focus of this Stage II submission is the design and construction of a new South Kingstown High School to replace the existing school. The replacement of the high school was a recurrent theme throughout both community and staff interactions. Update of the High School to have 21<sup>st</sup> Century learning environments was paramount. As mentioned earlier, the deferred maintenance work still needed at the other South Kingstown schools after the renovations described as part of this Capital Program will be deferred to subsequent phases of the South Kingstown Capital Plan.

Although the architectural and engineering deferred maintenance assessment has pointed out numerous deficiencies at South Kingstown High School, the pictures that follow illustrate some of the typical conditions at that school, both in terms of deferred maintenance and educational adequacy.

#### **South Kingstown High School Pictures**













































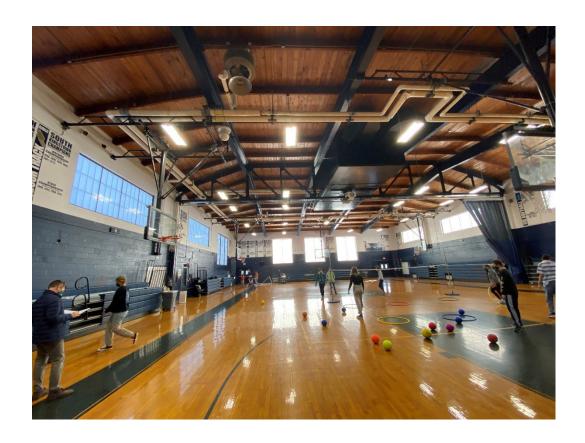


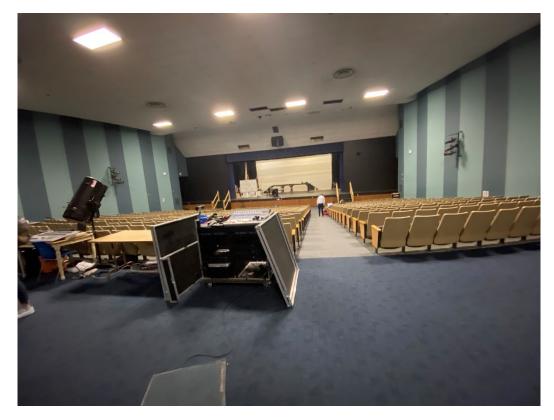








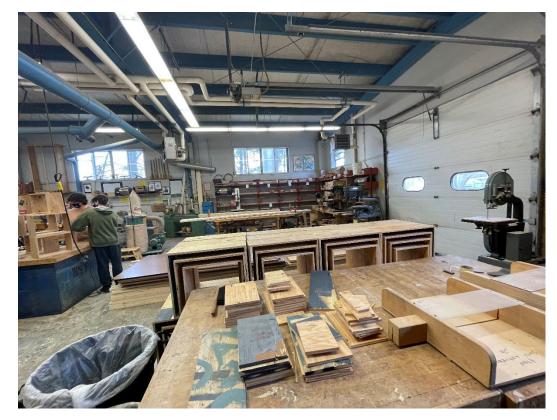
















#### **NEASC Concerns:**

It is important to note here some of the building and space concerns brought out by the New England Association of Schools and Colleges, Inc. (NEASC) Commission on Public Schools (South Kingstown High School's accrediting agency) during their accreditation visit of March 1-2, 2021. An entire copy of the NEASC report is included in the Exhibits at the end of this Section. Presented below are some excerpts from that report. These observations from NEASC certainly entered into the decision-making process that resulted in the decision to replace the existing high school building.

Foundational Element 1.1a – Learning Culture (Rating – Does Not Meet the Standard)

"However, although minor improvements have been made, school staff still report that the building has several unresolved issues such as a leaking roof, broken windows, and interior doors that do not lock which preclude actual physical safety for the school community."

Foundational Element 5.1a – Learning Resources (Rating – Does Not Meet the Standard)

"The school site and plant limit the delivery of curriculum, programs, and services. While in many cases instruction and programs are effectively delivered in the current SKHS building, the ability to do so in all areas is limited by the physical facility. Concerns in the current building include limited science lab space, limited arts facilities, the small size of the auditorium and gym, the construction tech CTE programming being in a separate building and the space for other CTE programs such as Allied Health being too small. Parents, students, and faculty all report that teachers cannot overcome the shortcomings of the building. In addition, there are maintenance concerns such as interior doors that will not lock, broken windows, leaks in the roof, and floor tiles coming up. Appropriate inspections have been done and systems meet the industry standards in most areas for safety with regard to asbestos, elevator service, board of health compliance, and Compass Safety Food Assessment. The Union Fire District has identified areas of concern which include doors needing repairs and several cases in which the emergency lighting systems are inoperable. The current SKHS building does not support the school committee's stated goal of having "high quality facilities" and limits the educational and programming opportunities that the school and district can provide for its students."





Summarize the cost comparison between this project and other alternatives reviewed. If the project involves a new facility, the cost analysis must show clearly and fully that the proposed new construction is the best available alternative to meet the projected need based upon educational programs to be housed, total cost effectiveness, and the public interest. Include a consideration of indirect costs associated with the project, such as new sewers, roads, transportation, or utilities. If there are surplus buildings, include benefits or costs to the public, such as re-sale value or demolition costs. If the project is a renovation of an existing building, include documentation that the building is structurally sound or can reasonably be made so.

#### **COST COMPARISON**

Not all buildings within South Kingstown will be significantly "touched" by this project. The main emphasis of this program is the construction of a new high school, demolition of the existing high school, and demolition of Curtis Corner Middle School to provide space for the construction of a new High School Physical Education and Athletic Complex (the existing Physical Education and Athletic Complex is unusable). Additional renovations to the Hazard Building, Broad Rock Middle School, Matunuck Elementary School, Peace Dale Elementary School, and West Kingston Elementary School are designed to address some of the more prominent "warm, safe, and dry" renovation needs.

However, it is the current intent that this particular project will be followed with additional phases of a multi-phase Capital Improvement Plan that will address both the remaining deferred maintenance and educational adequacy issues at the Hazard Building, Broad Rock Middle School, and at Matunuck, Peace Dale, and West Kingston Elementary Schools.

As already discussed, the FCI of South Kingstown High School is certainly in the range that requires consideration of replacement versus renovation. It is important to note that the assessment totals denoted above are representative of deferred maintenance costs and not costs to fully address 21<sup>st</sup> Century educational adequacy space needs.

Upgrading the existing building's learning environment to support 21<sup>st</sup> Century space needs would likely result in renovation costs that would push the South Kingstown High School FCI significantly higher. Thus, the decision to replace this school is a fiscally responsible as well as an educationally responsible conclusion (see NEASC concerns and ratings). Please note that having the replacement building for South Kingstown High School on the same site will utilize the existing infrastructure already present.

SOUTH KINGSTOWN HIGH SCHOOL				
FACILITIES CONDITIION INDEX (FCI) ANALYSIS				
PROJECTED	ASSESSMENT	REPLACEMENT	FCI	
SF	TOTAL	VALUE	FCI	
154,425	\$48,906,277	\$90,956,325	0.54	





It is important to again stress the significance that the community places on South Kingstown High School. As mentioned earlier in this Section, community and staff workshops held at all schools and community-wide repeatedly indicated that South Kingstown High School was the most critical issue facing South Kingstown Public Schools and the community. In addition, it was also apparent from those interactions that there was extremely strong support for South Kingstown High School to remain on the same site. This was also made clear at a previous referendum vote where voters overwhelmingly defeated a bond referendum for a new high school that moved the building away from its present location.

More detailed scope of work information will be found in Section 03 of this document. More detailed financial information will be found in Sections 04 and 05 of this document.

#### **Project Summary and Prioritization Exhibits:**

- 1. Presentation Examples
- 2. 2022 Assessment Reports
- 3. NESDEC Complete Demographics Report (Dated 12/13/2021)
- 4. NEASC Report of the Visiting Team





## **CERTIFICATION**

South Kingstown Public Schools and the Town of South Kingstown submit this Stage II Application to the School Building Authority (SBA) and the Rhode Island Department of Education (RIDE) in accordance with FY 2022-23 Necessity of School Construction guidelines.

Janla Tella ( )	Date: _	7/14/23
On Behalf of South Kingstown Public Schools		
Chair of School Committee		
Position		
		<u>/</u>
1 MM	Date:	7 20/23
On Behalf of the Town of South Kingstown		
Town Mansacan		
Position		



# Exhibit 01

# **Presentation Examples**





# South Kingstown School District

School Building Committee June 22, 2023



# **Agenda**

Update RIDE Stage II – Questions on Part 1

Cost Estimate / Budget Update

Schedule & Next Steps

#### **Update RIDE Stage II – Table of Contents**

- 1. Project Summary & Prioritization
- 2. Architectural Feasibility Study
- 3. Schematic Design Documents
- 4. Design & Construction Cost Projection
- 5. Financing Plan
- 6. Site Purchase Plan
- 7. Local Support
- 8. Project Timeline
- 9. Commissioning Agent & OPM Services
- 10. Response to Comments from Stage I

#### 1. Project Summary & Prioritization\*

- Existing Conditions
- Summary of the Project(s)
- Scope of Work
- Costs
- Schedule
- Justification
- \* For SBC, SC, & TC Review & Approval

# 2. Architectural Feasibility Study

- Structural Reports
- Soil Investigation
- Radon Reports
- Demographic Report
- Traffic Studies

#### 3. Schematic Design Documents

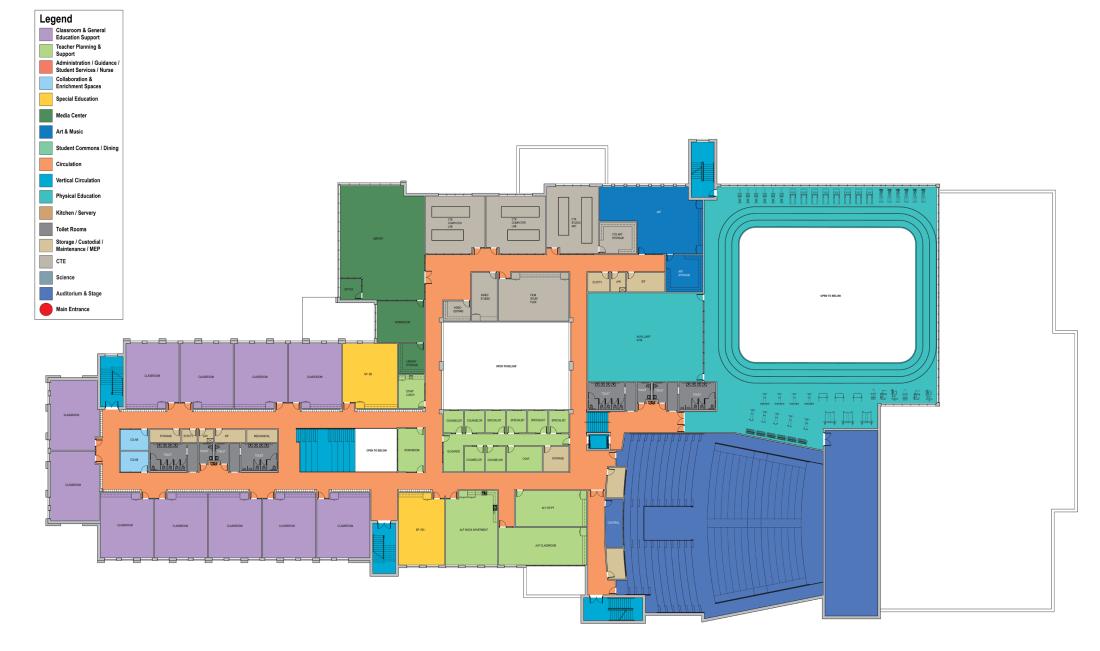
- Architectural Program
- Educational Specifications
- Drawings Arch, Site/Civil, etc.
- Renderings
- Narratives
- Used for Cost Estimating



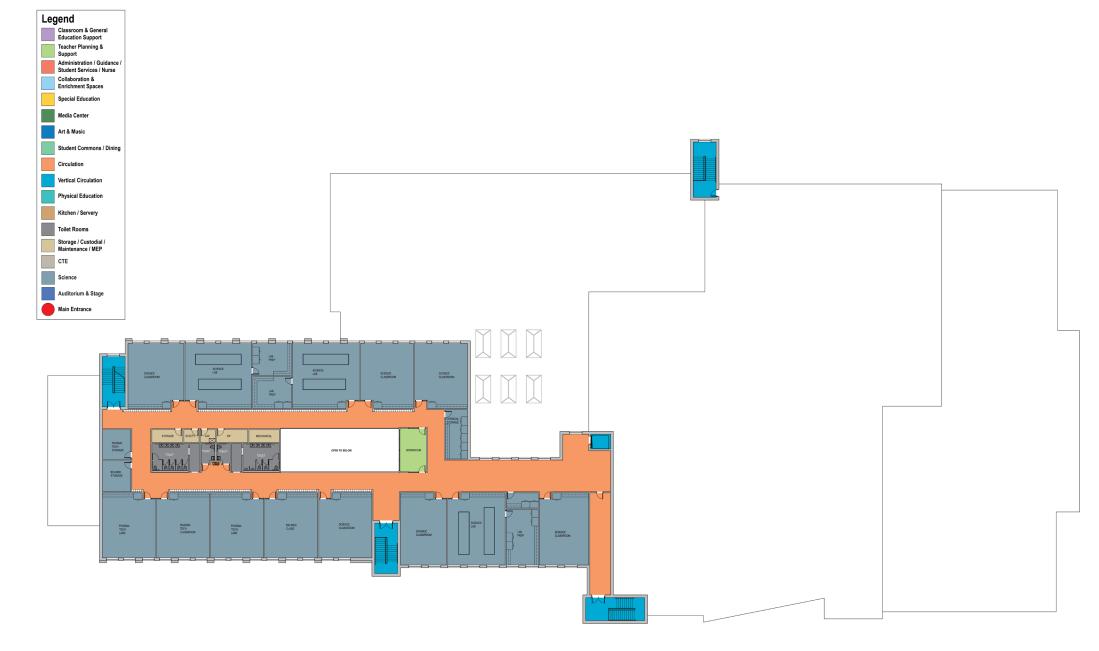




#### NEW SOUTH KINGSTOWN HIGH SCHOOL



#### NEW SOUTH KINGSTOWN HIGH SCHOOL



#### NEW SOUTH KINGSTOWN HIGH SCHOOL







# 4. Design & Construction Cost Projection

- PM&C, MA (Third Party Cost Estimator)
- RIDE SBA Formula Calculations
- Identify Incentives
- Total Project Budget



#### RIDE Stage II Application Amounts

OCC III KIII COTO WILL OBLIO COLLOCE			
RIDE REIMBURSEMENT REQUEST			
SCOPE OF WORK OUTLINE			
Construction of a New SK High School	\$100,553,825	FORMULA DRIV	
Construction of a New HS PE and Athletic Complex	\$8,000,000	TO BE REVISED	
Renovations to SK High School Hazard Building	\$4,622,126	1	
Renovations to Broad Rock Middle School	\$8,048,420	DEVELOPED	
Renovations to Peace Dale Elementary School	\$6,775,150	FROM FACILI	
Renovations to Matunuck Elementary School	\$2,818,602	CONDITION ASSESSMENT	
Renovations to West Kingston Elementary School	\$2,735,702		
TOTAL ESTIMATE	\$133,553,825		

SOUTH KINGSTOWN PUBLIC SCHOOLS

**FORMULA DRIVEN** 

**DEVELOPED** 

# ...but Town Council authorized a Bond Vote up to \$125 Million... why does it not match the RIDE Stage II?

#### **New SKHS RIDE Formula**



RIDE PROJECT BUDGET I	FORMAT - NEW	SKHS			
Number of Students Programmed	725		Based upon NESDEC predictions + anticipated retentions		
RIDE Square Footage Allocation	154.425	Based u	Based upon 40% CTE & 60% non- CTE allowances		
RIDE Budget/Square Foot Allocation	\$589	1	Rate does not include demolition, FF&E, or IT allowances		
RIDE Hard & Soft Costs Total	\$90,956,325	See Bre	eakdown Below		
Hard Co	sts				
Total Construction Cost	\$75,796,938	80%			
Soft Co.	sts				
Architectural, Engineering & Consulting Fees	\$5,684,770	7.5%			
Construction, Project Management & Commissioning Fees	\$4,547,816	6.0%			
Owner Costs	\$1,136,954	1.5%			
Project Contingency & Escalation	\$3,789,847	5.0%			
Sub Total Soft Cost	\$15,159,388	20.0%			
Total Hard & Soft Costs	\$90,956,325	100%			
Other Project	ct Costs				
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Student		
Technology Systems	\$2,175,000	\$3,000	Per Student		
Land & Building Purchase	\$0				
Building Demolition	\$5,900,000				
Site Remediation Costs	\$0				
Sub Total Other Project Costs	\$9,597,500				
Total Amount Eligible for Reimbursement	\$100,553,825				

Current Size 150,000 SF

Rogers HS 765 Students 170,000 SF

## New PE & Athletic Fields (not formulated)

RIDE PROJECT BUDGET FORMAT - NEW PE & ATHLETIC FIELDS				
Number of Students Programmed	N/A			
RIDE Square Footage Allocation	N/A			
RIDE Budget/Square Foot Allocation	N/A			
RIDE Hard & Soft Costs Total	N/A			
Hard Co	sts			
Total Construction Cost	\$4,583,333	80%		
Soft Co	sts			
Architectural, Engineering & Consulting Fees	\$343,750	7.5%		
Construction, Project Management & Commissioning Fees	\$275,000	6.0%		
Owner Costs	\$68,750	1.5%		
Project Contingency & Escalation	\$229,167	5.0%		
Sub Total Soft Cost	\$916,667	20.0%		
Total Hard & Soft Costs	\$5,500,000	100%		
Other Project Costs				
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student	
Technology Systems	N/A	\$3,000	Per Student	
Land & Building Purchase	\$0			
Building Demolition	\$2,500,000			
Site Remediation Costs	\$0			
Sub Total Other Project Costs	\$2,500,000			
Total Amount Eligible for Reimbursement	\$8,000,000			

Place Holder

# Other Projects Submitted for Eligibility

RIDE PROJECT BUDGET FORMAT - SK HAZARD, ES, & MS PROJECTS					
Number of Students Programmed	N/A				
RIDE Square Footage Allocation	N/A				
RIDE Budget/Square Foot Allocation	N/A				
RIDE Hard & Soft Costs Total	N/A				
Hard Co	sts				
Total Construction Cost	\$20,833,333	80%			
Soft Co.	sts				
Architectural, Engineering & Consulting Fees	\$1,562,500	7.5%			
Construction, Project Management & Commissioning Fees	\$1,250,000	6.0%			
Owner Costs	\$312,500	1.5%			
Project Contingency & Escalation	\$1,041,667	5.0%			
Sub Total Soft Cost	\$4,166,667	20.0%			
Total Hard & Soft Costs	\$25,000,000	100%			
Other Project	Other Project Costs				
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student		
Technology Systems	N/A	\$3,000	Per Student		
Land & Building Purchase	\$0				
Building Demolition	\$0				
Site Remediation Costs	\$0				
Sub Total Other Project Costs	\$0				
Total Amount Eligible for Reimbursement	\$25,000,000				

Place Holder

#### **Cost Estimate**

#### MAIN CONSTRUCTION COST SUMMARY

		Gross Floor Area	\$/sf	Estimated Construction Cost
SOUTH KINGSTOWN HIGH SCHOOL				
NEW CONSTRUCTION		150,081	\$471.83	\$70,812,581
CURTIS FIELD				\$11,095,845
DEMOLITION OF EXISTING BUILDING		156,000	\$8.00	\$1,240,000
HAZARDOUS MATERIAL ABATEMENT				NIC -
GENERAL REQUIREMENTS				\$4,692,993
CCIP DEDUCT FROM TRADE COSTS				(\$1,416,252)
SITEWORK				\$10,703,433
SUB-TOTAL		150,081	\$647.23	\$97,136,600
DESIGN CONTINGENCY	10.0%			\$9,713,660
ESCALATION- Not Included				BYOWNER
SUB-TOTAL				\$106,850,260
NON TRADES SUB BONDS				Included In Rates
GENERAL CONDITIONS	6.3%			\$6,731,566
BONDS CCIP	0.70% 3.4 <b>-</b> 5%			\$747,952 \$3,659,621
BUILDERS RISK	3.4-50			Excluded
PERMIT				Waived
SUB-TOTAL				\$117,989,399
CM FEE	2.25%			\$2,654,761
GMP CONTINGENCY	5.0%			\$5,899,470
MODULAR CLASSROOMS				BY OWNER
TOTAL OF ALL CONSTRUCTION		150,081	\$843.17	\$126,543,630

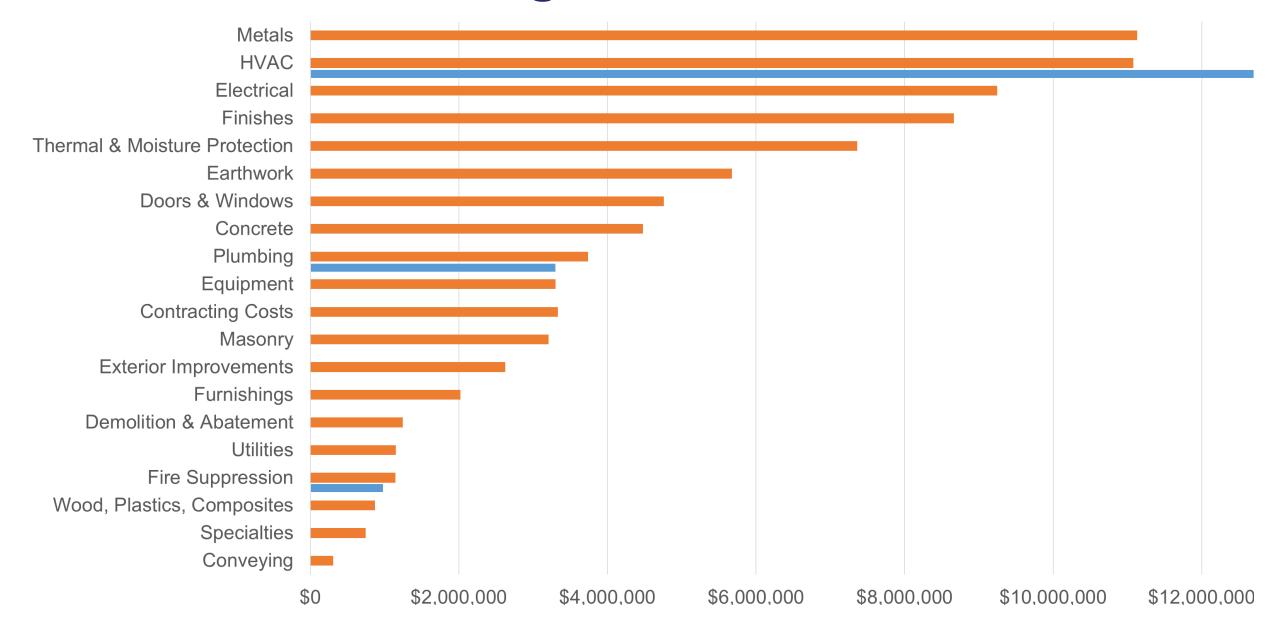
\$97,136,600 **\*** - \$1,248,000 Demo **\$95,888,600** Hard Cost

SKHS Project Budget -	New Build		
	Students	725	150,0
Hard Costs			
Total Construction Cost	\$95,888,600	80%	
Soft Costs			
Architectural, Engineering & Consulting Fees	\$7,191,645	7.5%	-
Construction, Project Management & Commissioning Fees	\$5,753,316	6.0%	
Owner Costs	\$1,438,329	1.5%	
Project Contingency & Escalation	\$4,794,430	5.0%	
Sub Total Soft Cost	\$19,177,720	20.0%	
Total Project Cost	\$115,066,320	100%	
Other Project Co	ost		
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Stud
Technology Systems	\$2,175,000	\$3,000	Per Stud
Building Demolition	\$8,400,000		
Sub Total Other Project Costs	\$12,097,500		847.30
Total Amount Requested	\$127,163,820		

SKHS Project Budget - New Build				
	Students	725	150,081	
Hard Costs				
Total Construction Cost	\$95,888,600	70%		
Soft Costs				
Architectural, Engineering & Consulting Fees	\$7,671,088	8.0%		
Construction, Project Management & Commissioning Fees	\$10,547,746	11.0%		
Owner Costs	\$2,876,658	3.0%		
Project Contingency & Escalation	\$7,671,088	8.0%		
Sub Total Soft Cost	\$28,766,580	30.0%		
Total Project Cost	\$124,655,180	100%		
Other Project Cost				
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Student	
Technology Systems	\$2,175,000	\$3,000	Per Student	
Building Demolition	\$8,400,000			
Sub Total Other Project Costs	\$12,097,500		911.19	
Total Amount Requested	\$136,752,680			

SKHS Project Budget - New Build					
	Students	725	150,081		
Hard Costs					
Total Construction Cost	\$95,888,600	75%			
Soft Costs					
Architectural, Engineering & Consulting Fees	\$7,431,367	7.8%	1		
Construction, Project Management & Commissioning Fees	\$8,150,531	8.5%			
Owner Costs	\$1,678,051	1.8%			
Project Contingency & Escalation	\$6,712,202	7.0%			
Sub Total Soft Cost	\$23,972,150	25.0%			
		_			
Total Project Cost	\$119,860,750	100%			
Other Project Cost					
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Student		
Technology Systems	\$2,175,000	\$3,000	Per Student		
Building Demolition	\$8,400,000				
Sub Total Other Project Costs	\$12,097,500		\$879.25		
Total Amount Requested	\$131,958,250		010.20		

#### **Cost Estimate Management**



#### Commentary

- We are within "striking distance" for New SKHS & Fields
- Stage III
  - A good time to transition budgeting to the OPM
  - Allows Design Team to focus on:
    - Recognizing efficiencies:
      - Space allocation as it relates to Programming
      - Steel framing and layout
      - MEP system selection

#### 5. Financing Plan

- Describe Bond & Financing Information
  - \$125 M Capital Bond (Voter Approval)

#### 6. Site Purchase Plan

Not Applicable

#### 7. Local Support

- Presentations
- Community Engagement
- Affirmation of select Resolutions and/or Policies
- School Committee & Town Council Approvals

#### 8. Project Timeline

- Project Schedule
  - Detailed with Milestones
  - Approx. 30 36 month duration

#### 9. Commissioning Agent & OPM Services

- Statement of Understanding
- Commitment to Procure and/or Procure
  - OPM (Owner Project Manager) is complete

#### 10. Response to Comments from Stage I

To be included in RIDE Stage II

#### Schedule & Next Steps

RIDE Stage II is due Sept. 15th 2023

Anticipate submitting June / July 2023

School Building Committee - June 22, 2023

School Committee Approval - TBD

Town Council Approval – July 10, 2023

Submission no later than – July 17, 2023



# South Kingstown School District

School Committee June 27, 2023



#### **Agenda**

Update RIDE Stage II – Questions on Part 1

Cost Estimate / Budget Update

Schedule & Next Steps

#### **Update RIDE Stage II – Table of Contents**

- 1. Project Summary & Prioritization
- 2. Architectural Feasibility Study
- 3. Schematic Design Documents
- 4. Design & Construction Cost Projection
- 5. Financing Plan
- 6. Site Purchase Plan
- 7. Local Support
- 8. Project Timeline
- 9. Commissioning Agent & OPM Services
- 10. Response to Comments from Stage I

#### 1. Project Summary & Prioritization\*

- Existing Conditions
- Summary of the Project(s)
- Scope of Work
- Costs
- Schedule
- Justification
- \* For SBC, SC, & TC Review & Approval

# 2. Architectural Feasibility Study

- Structural Reports
- Soil Investigation
- Radon Reports
- Demographic Report
- Traffic Studies

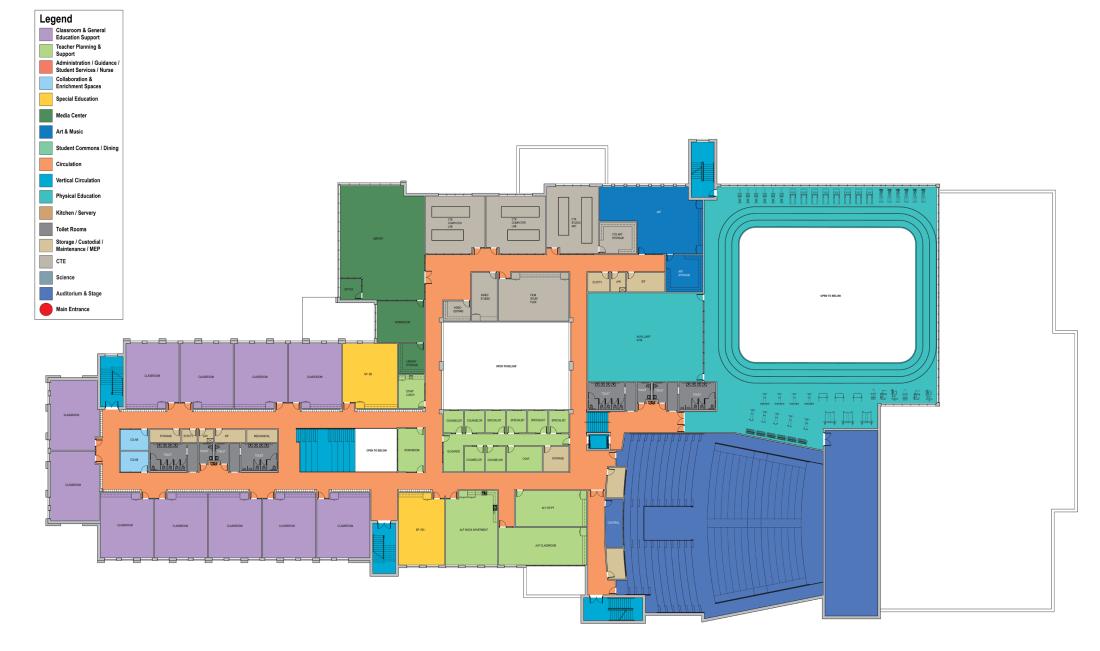
### 3. Schematic Design Documents

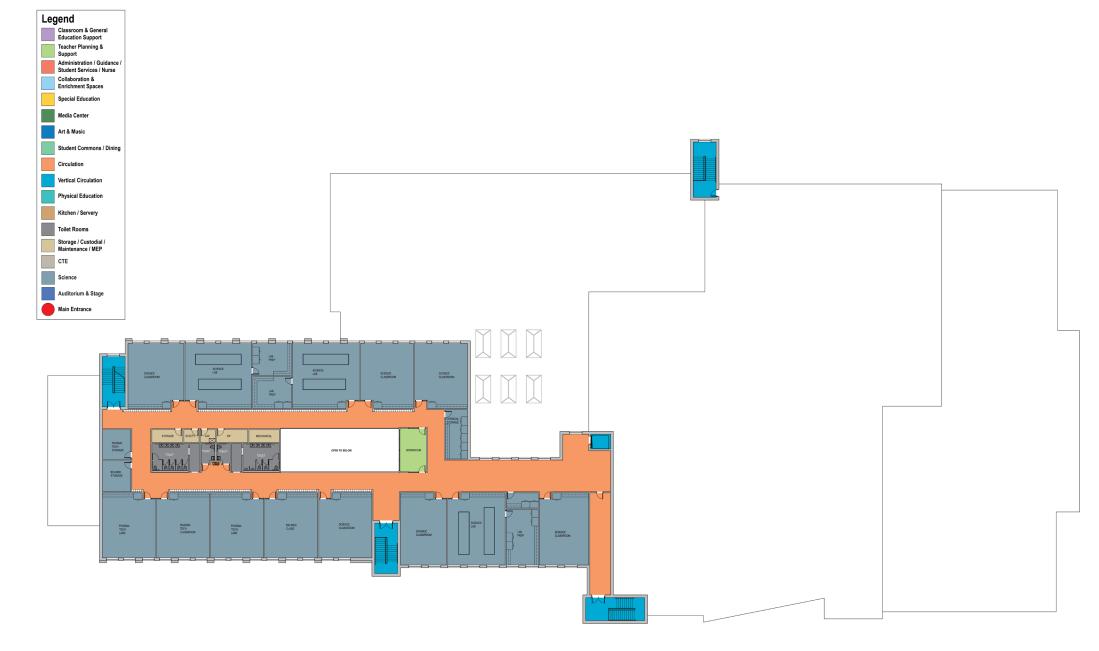
- Architectural Program
- Educational Specifications
- Drawings Arch, Site/Civil, etc.
- Renderings
- Narratives
- Used for Cost Estimating

















# 4. Design & Construction Cost Projection

- PM&C, MA (Third Party Cost Estimator)
- RIDE SBA Formula Calculations
- Identify Incentives
- Total Project Budget



#### RIDE Stage II Application Amounts

# SOUTH KINGSTOWN PUBLIC SCHOOLS RIDE REIMBURSEMENT REQUEST SCOPE OF WORK OUTLINE

Construction of a New SK High School & Stadium Complex	\$111,649,670
Renovations to SK High School Hazard Building	\$4,622,126
Renovations to Broad Rock Middle School	\$8,048,420
Renovations to Peace Dale Elementary School	\$6,775,150
Renovations to Matunuck Elementary School	\$2,818,602
Renovations to West Kingston Elementary School	\$2,735,702
TOTAL ESTIMATE	\$136,649,670

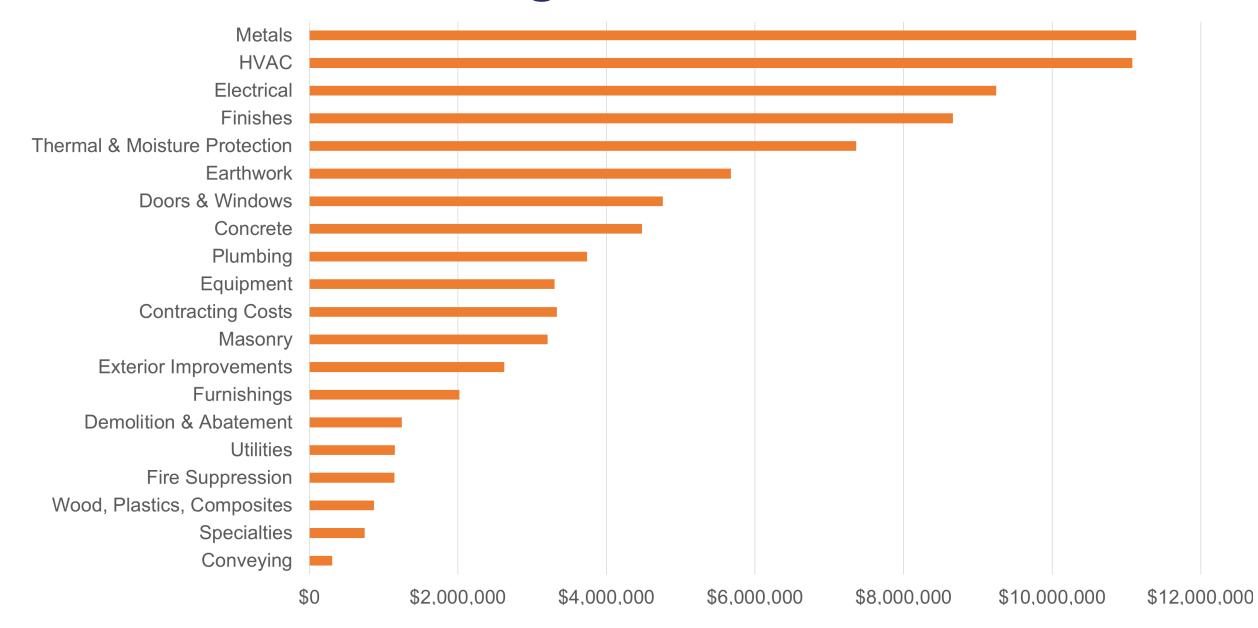
**FORMULA DRIVEN** 

DEVELOPED FROM FACILITY CONDITION ASSESSMENT

#### **Estimate Commentary**

- We are within "striking distance" for New SKHS & Fields
- Estimates Range
  - \$127 Million to \$136 Million
  - Stage III involves Estimate Management

#### **Cost Estimate Management**



# 5. Financing Plan

- Describe Bond & Financing Information
  - \$125 M Capital Bond (Voter Approval)

#### 6. Site Purchase Plan

Not Applicable

### 7. Local Support

- Presentations
- Community Engagement
- Affirmation of select Resolutions and/or Policies
- School Committee & Town Council Approvals

# 8. Project Timeline

- Project Schedule
  - Detailed with Milestones
  - Approx. 30 36 month duration

#### 9. Commissioning Agent & OPM Services

- Statement of Understanding
- Commitment to Procure and/or Procure
  - OPM (Owner Project Manager) is complete

#### 10. Response to Comments from Stage I

To be included in RIDE Stage II (none)

### Schedule & Next Steps

RIDE Stage II is due Sept. 15th 2023

Submission Timeline

School Building Committee - June 22, 2023 (recommendation received)

School Committee Approval – June 27, 2023

Town Council Approval – July 10, 2023

Submission no later than – July 17, 2023

#### **Next Steps**

Action Item – Motion to Submit

"Motion to submit the RIDE Stage II as presented to the RIDE School Building Authority for Capital Improvements in South Kingstown School District"



# South Kingstown School District

Town Council July 10, 2023





# **Agenda**

Update RIDE Stage II – Questions on Part 1

Cost Estimate / Budget Update

Schedule & Next Steps



#### **Update RIDE Stage II – Table of Contents**

- 1. Project Summary & Prioritization
- 2. Architectural Feasibility Study
- 3. Schematic Design Documents
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- 6. Site Purchase Plan
- 7. Local Support
- 8. Project Timeline
- 9. Commissioning Agent & OPM Services
- 10. Response to Comments from Stage I



### 1. Project Summary & Prioritization\*

- Existing Conditions
- Summary of the Project(s)
- Scope of Work
- Costs
- Schedule
- Justification



<sup>\*</sup> For SBC, SC, & TC Review & Approval

### 2. Architectural Feasibility Study

- Structural Reports
- Soil Investigation
- Radon Reports
- Demographic Report
- Traffic Studies



#### 3. Schematic Design Documents

- Architectural Program
- Educational Specifications
- Drawings Arch, Site/Civil, etc.
- Renderings
- Narratives
- Used for Cost Estimating









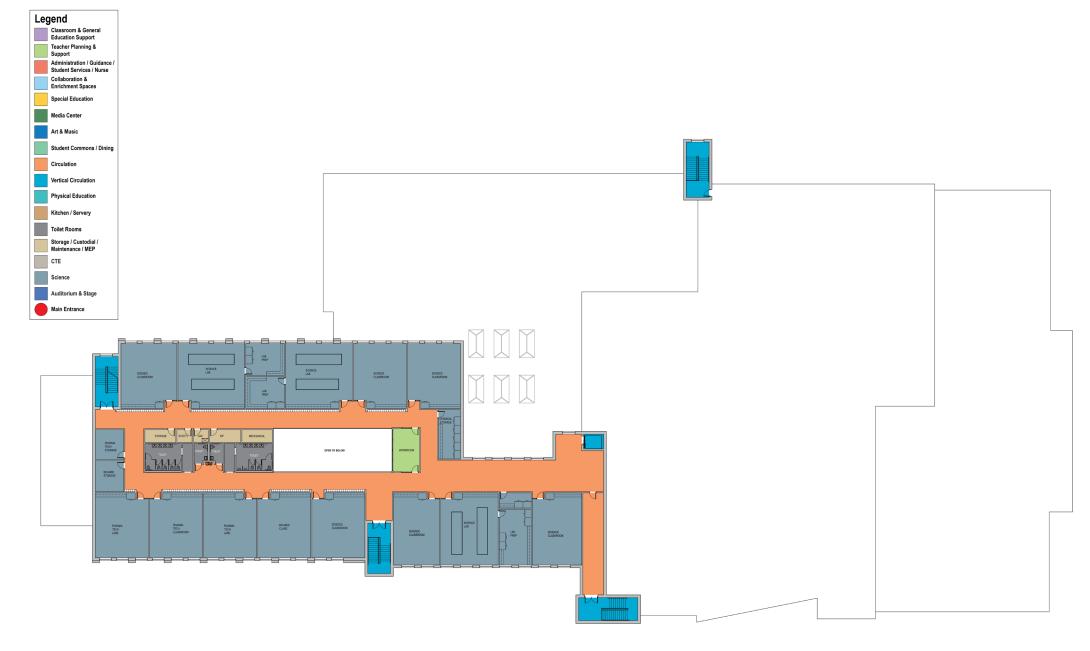
SOUTH KINGSTOWN, RHODE ISLAND PROGRAM - 9-12





SOUTH KINGSTOWN, RHODE ISLAND PROGRAM - 9-12





SOUTH KINGSTOWN, RHODE ISLAND PROGRAM - 9-12









# 4. Design & Construction Cost Projection

- PM&C, MA (Third Party Cost Estimator)
- RIDE SBA Formula Calculations
- Identify Incentives
- Total Project Budget





#### RIDE Stage II Application Amounts

# SOUTH KINGSTOWN PUBLIC SCHOOLS RIDE REIMBURSEMENT REQUEST SCOPE OF WORK OUTLINE

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Renovations to West Kingston Elementary School	\$2,735,702
TOTAL RIDE STAGE II APPLICATION	\$136,649,670

RIDE STAGE II
FORMULA DRIVEN

DEVELOPED FROM FACILITY CONDITION ASSESSMENT

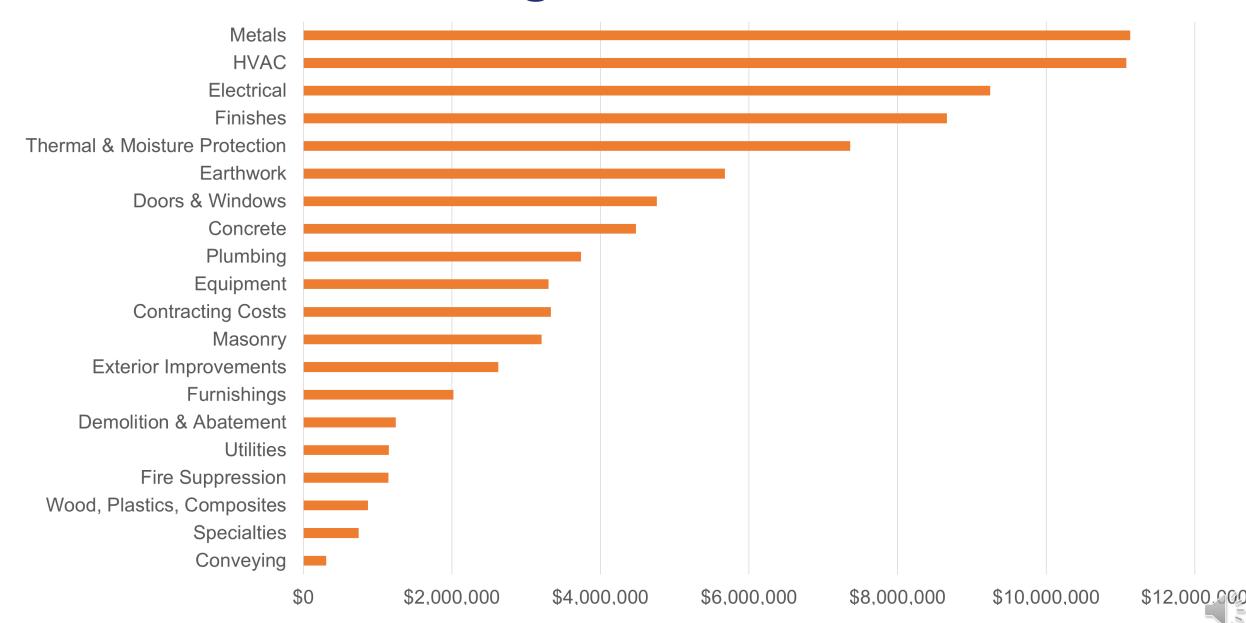


#### **Estimate Commentary**

- We are within "striking distance" for New SKHS & Fields
- Estimates Range
  - \$127 Million to \$136 Million
  - Stage III involves Estimate Management



#### **Cost Estimate Management**



#### 5. Financing Plan

- Describe Bond & Financing Information
  - \$125 M Capital Bond (Voter Approval)



#### 6. Site Purchase Plan

Not Applicable



#### 7. Local Support

- Presentations
- Community Engagement
- Affirmation of select Resolutions and/or Policies
- School Committee & Town Council Approvals



#### 8. Project Timeline

- Project Schedule
  - Detailed with Milestones
  - Approx. 30 36 month duration



#### 9. Commissioning Agent & OPM Services

- Statement of Understanding
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  - OPM (Owner Project Manager) is complete



#### 10. Response to Comments from Stage I

To be included in RIDE Stage II (none)



#### Schedule & Next Steps

RIDE Stage II is due Sept. 15th 2023

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School Building Committee - June 22, 2023 (recommendation received)

School Committee Approval – June 27, 2023 (approval received)

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Action Item – Motion to Submit

"Motion to submit the RIDE Stage II as presented to the RIDE School Building Authority for Capital Improvements in South Kingstown School District"





# South Kingstown School District

Districtwide Community Forum May 17, 2022



#### Agenda

RIDE Necessity of School Construction Process

**Activities Complete to Date** 

Next Steps

**Engagement Activities** 

### **RIDE Necessity of School Construction Process**

- Required for Housing Aid Reimbursement
- SKSD Housing Aid 35% (Incentives may be available)
- Stage I "the Need"
- Stage II "the Solutions"
- Stage I Submission is September 15, 2022

### **Activities Completed to Date**

- Facility Condition Assessment
- Principal Interviews & Surveys
- Educational Adequacy Assessment
- Data Gathering

#### Educator "Klatches"

DATE	DAY	SCHOOL	TIME
5/31/2022	Tuesday	West Kingston Elementary	8:15 AM – 3:45 PM
6/1/2022	Wednesday	Matunuck Elementary	8:15 AM – 3:45 PM
6/7/2022	Tuesday	Broad Rock Middle	7:15 AM – 3:15 PM
6/8/2022	Wednesday	PeaceDale Elementary	8:15 AM – 3:45 PM
6/9/2022	Thursday	Wakefield Elementary	8:15 AM – 3:45 PM
6/14/2022	Tuesday	Curtis Corner Middle	7:15 AM – 3:00 PM
6/15/2022	Wednesday	South Kingstown High	7:15 AM – 2:30 PM

The StudioJAED team will be at each school in accordance with the schedule above to meet with staff on an informal basis throughout the school day to hear their ideas and concerns regarding capital improvement planning and needs. It would be expected that any interested staff member can drop-by at any time during the school day to share their thoughts.

#### School Specific Forums

DATE	DAY	SCHOOL	TIME
5/31/2022	Tuesday	West Kingston Elementary	7:00 PM
6/1/2022	Wednesday	Matunuck Elementary	7:00 PM
6/7/2022	Tuesday	Broad Rock Middle	7:00 PM
6/8/2022	Wednesday	PeaceDale Elementary	7:00 PM
6/9/2022	Thursday	Wakefield Elementary	7:00 PM
6/14/2022	Tuesday	Curtis Corner Middle	7:00 PM
6/15/2022	Wednesday	South Kingstown High	7:00 PM

The StudioJAED team will be at each school in accordance with the schedule above to meet with staff on an informal basis throughout the school day to hear their ideas and concerns regarding capital improvement planning and needs. It would be expected that any interested staff member can drop-by at any time during the school day to share their thoughts.

- Develop Stage I Submission
- Generate a 5 Year Capital Plan
  - Projects eligible for RIDE reimbursement
  - Projects that protect the assets
  - Projects that improve teaching & learning

- Engage School Community & Town Council
  - Districtwide Community Forums
  - Educator Klatches
  - School Specific Forums

#### Engagement Activities – 1 of 4

 Station #1 – the "Stoplight" – Participants are given Red, Yellow, and Green stickers and asked to place the sticker that represents their opinion next to approximately 20 statements.

- Red = Disappointing
- Yellow = Neutral / No opinion
- Green = Acceptable

#### Engagement Activities – 2 of 4

 Station #2 – "Survey" – Participants are able to respond to the survey via their mobile device or available laptop set up by StudioJAED.

#### Engagement Activities – 3 of 4

- Station #3 the "Klatch" Participants have the opportunity to individually engage with a StudioJAED representative who will be tending (4) four discussion tables.
- Table 1 Facilities
- Table 2 Educational Program
- Table 3 Community Involvement
- Table 4 Athletics & Extracurricular Activities
- Participants will have up to (3) three minutes to comment and express their thoughts and/or concerns regarding the "Table Topic" one on one with a StudioJAED representative.

#### Engagement Activities – 4 of 4

• Station #4 – "Reflections" – Participants are presented with approximately 8 to 10 broad, high level, deep thought, provoking questions about SK schools at the Community Level and asked to respond. Participants may choose to answer as many questions as as they want to.

## Thank You





# South Kingstown School District

School Building Committee June 22, 2023



#### **Agenda**

Update RIDE Stage II – Questions on Part 1

Cost Estimate / Budget Update

Schedule & Next Steps

#### **Update RIDE Stage II – Table of Contents**

- 1. Project Summary & Prioritization
- 2. Architectural Feasibility Study
- 3. Schematic Design Documents
- 4. Design & Construction Cost Projection
- 5. Financing Plan
- 6. Site Purchase Plan
- 7. Local Support
- 8. Project Timeline
- 9. Commissioning Agent & OPM Services
- 10. Response to Comments from Stage I

#### 1. Project Summary & Prioritization\*

- Existing Conditions
- Summary of the Project(s)
- Scope of Work
- Costs
- Schedule
- Justification
- \* For SBC, SC, & TC Review & Approval

### 2. Architectural Feasibility Study

- Structural Reports
- Soil Investigation
- Radon Reports
- Demographic Report
- Traffic Studies

#### 3. Schematic Design Documents

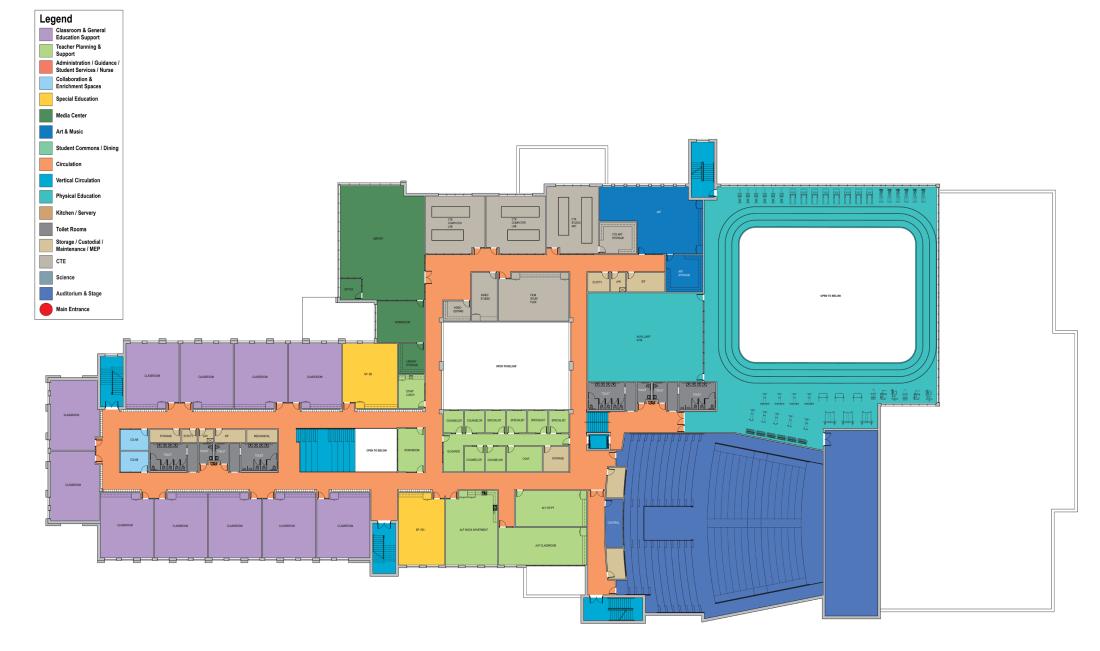
- Architectural Program
- Educational Specifications
- Drawings Arch, Site/Civil, etc.
- Renderings
- Narratives
- Used for Cost Estimating



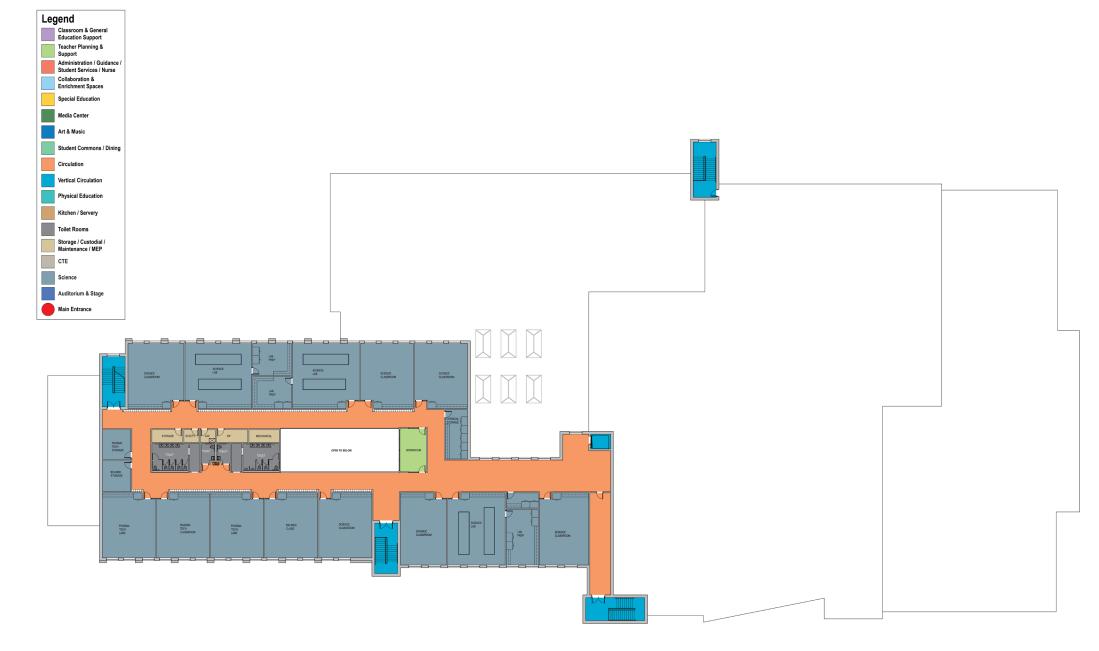




#### NEW SOUTH KINGSTOWN HIGH SCHOOL



#### NEW SOUTH KINGSTOWN HIGH SCHOOL



#### NEW SOUTH KINGSTOWN HIGH SCHOOL







# 4. Design & Construction Cost Projection

- PM&C, MA (Third Party Cost Estimator)
- RIDE SBA Formula Calculations
- Identify Incentives
- Total Project Budget



## RIDE Stage II Application Amounts

CCC III KIII CC I C VIII I CD LIC CCI I CC	<b>, _</b> _	
RIDE REIMBURSEMENT REQUEST		
SCOPE OF WORK OUTLINE		
Construction of a New SK High School	\$100,553,825	FORMULA DRIV
Construction of a New HS PE and Athletic Complex	\$8,000,000	TO BE REVISED
Renovations to SK High School Hazard Building	\$4,622,126	1
Renovations to Broad Rock Middle School	\$8,048,420	DEVELOPED
Renovations to Peace Dale Elementary School	\$6,775,150	FROM FACILI
Renovations to Matunuck Elementary School	\$2,818,602	CONDITION ASSESSMENT
Renovations to West Kingston Elementary School	\$2,735,702	
TOTAL ESTIMATE	\$133,553,825	

SOUTH KINGSTOWN PUBLIC SCHOOLS

**FORMULA DRIVEN** 

**DEVELOPED** 

# ...but Town Council authorized a Bond Vote up to \$125 Million... why does it not match the RIDE Stage II?

## **New SKHS RIDE Formula**



RIDE PROJECT BUDGET I	FORMAT - NEW	SKHS	
Number of Students Programmed	725	I	pon NESDEC predictions + nticipated retentions
RIDE Square Footage Allocation	154.425	Based u	ipon 40% CTE & 60% non- CTE allowances
RIDE Budget/Square Foot Allocation	\$589	1	See a linelude demolition, F&E, or IT allowances
RIDE Hard & Soft Costs Total	\$90,956,325	See Bre	eakdown Below
Hard Co	sts		
Total Construction Cost	\$75,796,938	80%	
Soft Co.	sts		
Architectural, Engineering & Consulting Fees	\$5,684,770	7.5%	
Construction, Project Management & Commissioning Fees	\$4,547,816	6.0%	
Owner Costs	\$1,136,954	1.5%	
Project Contingency & Escalation	\$3,789,847	5.0%	
Sub Total Soft Cost	\$15,159,388	20.0%	
Total Hard & Soft Costs	\$90,956,325	100%	
Other Project	et Costs		
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Student
Technology Systems	\$2,175,000	\$3,000	Per Student
Land & Building Purchase	\$0		
Building Demolition	\$5,900,000		
Site Remediation Costs	\$0		
Sub Total Other Project Costs	\$9,597,500		
Total Amount Eligible for Reimbursement	\$100,553,825		

Current Size 150,000 SF

Rogers HS 765 Students 170,000 SF

# New PE & Athletic Fields (not formulated)

RIDE PROJECT BUDGET FORMAT - NEW PE & ATHLETIC FIELDS							
Number of Students Programmed	N/A						
RIDE Square Footage Allocation	N/A						
RIDE Budget/Square Foot Allocation	N/A						
RIDE Hard & Soft Costs Total	N/A						
Hard Co	sts						
Total Construction Cost	\$4,583,333	80%					
Soft Co	sts						
Architectural, Engineering & Consulting Fees	\$343,750	7.5%					
Construction, Project Management & Commissioning Fees	\$275,000	6.0%					
Owner Costs	\$68,750	1.5%					
Project Contingency & Escalation	\$229,167	5.0%					
Sub Total Soft Cost	\$916,667	20.0%					
Total Hard & Soft Costs	\$5,500,000	100%					
Other Project	ct Costs						
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student				
Technology Systems	N/A	\$3,000	Per Student				
Land & Building Purchase	\$0						
Building Demolition	\$2,500,000						
Site Remediation Costs	\$0						
Sub Total Other Project Costs	\$2,500,000						
Total Amount Eligible for Reimbursement	\$8,000,000						

Place Holder

# Other Projects Submitted for Eligibility

RIDE PROJECT BUDGET FORMAT - S	K HAZARD, ES,	& MS P	ROJECTS
Number of Students Programmed	N/A		
RIDE Square Footage Allocation	N/A		
RIDE Budget/Square Foot Allocation	N/A		
RIDE Hard & Soft Costs Total	N/A		
Hard Co	sts		
Total Construction Cost	\$20,833,333	80%	
Soft Co.	sts		
Architectural, Engineering & Consulting Fees	\$1,562,500	7.5%	
Construction, Project Management & Commissioning Fees	\$1,250,000	6.0%	
Owner Costs	\$312,500	1.5%	
Project Contingency & Escalation	\$1,041,667	5.0%	
Sub Total Soft Cost	\$4,166,667	20.0%	
Total Hard & Soft Costs	\$25,000,000	100%	
Other Project	et Costs		
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student
Technology Systems	N/A	\$3,000	Per Student
Land & Building Purchase	\$0		
Building Demolition	\$0		
Site Remediation Costs	\$0		
Sub Total Other Project Costs	\$0		
Total Amount Eligible for Reimbursement	\$25,000,000		

Place Holder

## **Cost Estimate**

#### MAIN CONSTRUCTION COST SUMMARY

		Gross Floor Area	\$/sf	Estimated Construction Cost
SOUTH KINGSTOWN HIGH SCHOOL				
NEW CONSTRUCTION		150,081	\$471.83	\$70,812,581
CURTIS FIELD				\$11,095,845
DEMOLITION OF EXISTING BUILDING		156,000	\$8.00	\$1,240,000
HAZARDOUS MATERIAL ABATEMENT				NIC -
GENERAL REQUIREMENTS				\$4,692,993
CCIP DEDUCT FROM TRADE COSTS				(\$1,416,252)
SITEWORK				\$10,703,433
SUB-TOTAL		150,081	\$647.23	\$97,136,600
DESIGN CONTINGENCY	10.0%			\$9,713,660
ESCALATION- Not Included				BYOWNER
SUB-TOTAL				\$106,850,260
NON TRADES SUB BONDS				Included In Rates
GENERAL CONDITIONS	6.3%			\$6,731,566
BONDS CCIP	0.70% 3.4 <b>-</b> 5%			\$747,952 \$3,659,621
BUILDERS RISK	3.420			Excluded
PERMIT				Waived
SUB-TOTAL				\$117,989,399
CM FEE	2.25%			\$2,654,761
GMP CONTINGENCY	5.0%			\$5,899,470
MODULAR CLASSROOMS				BY OWNER
TOTAL OF ALL CONSTRUCTION		150,081	\$843.17	\$126,543,630

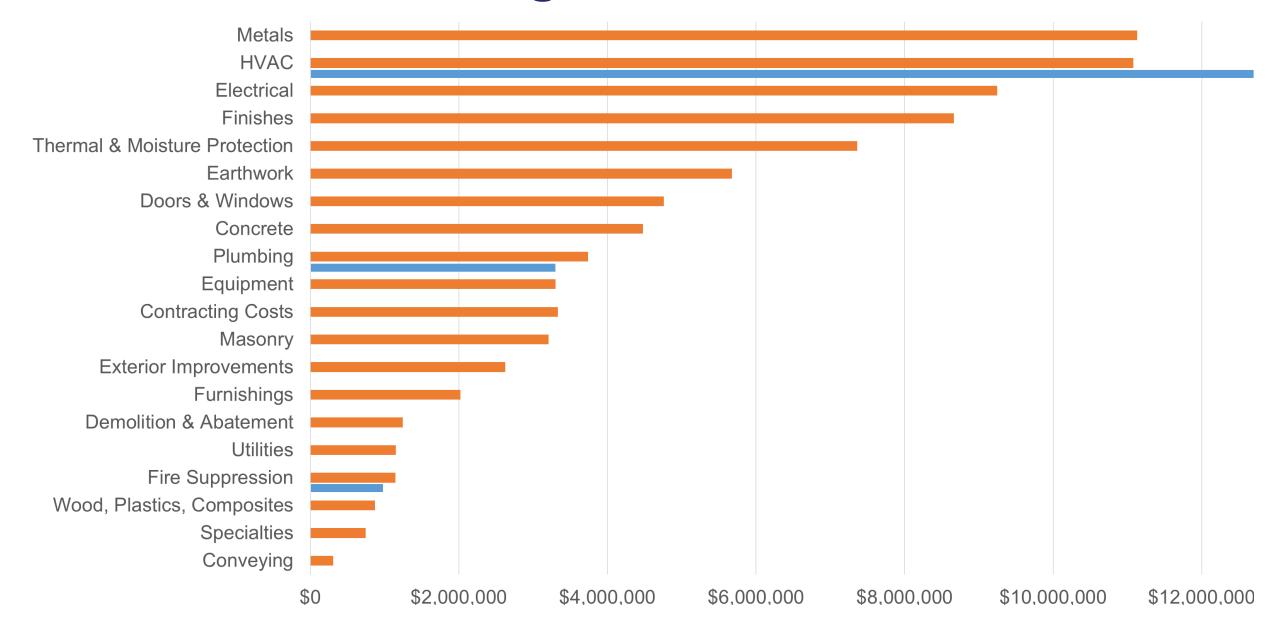
\$97,136,600 **\*** - \$1,248,000 Demo **\$95,888,600** Hard Cost

SKHS Project Budget -	New Build		
	Students	725	150,0
Hard Costs			
Total Construction Cost	\$95,888,600	80%	
Soft Costs			
Architectural, Engineering & Consulting Fees	\$7,191,645	7.5%	-
Construction, Project Management & Commissioning Fees	\$5,753,316	6.0%	
Owner Costs	\$1,438,329	1.5%	
Project Contingency & Escalation	\$4,794,430	5.0%	
Sub Total Soft Cost	\$19,177,720	20.0%	
Total Project Cost	\$115,066,320	100%	
Other Project Co	ost		
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Stud
Technology Systems	\$2,175,000	\$3,000	Per Stud
Building Demolition	\$8,400,000		
Sub Total Other Project Costs	\$12,097,500		847.30
Total Amount Requested	\$127,163,820		

SKHS Project Budget - New Build							
	Students	725	150,081				
Hard Costs							
Total Construction Cost	\$95,888,600	70%					
Soft Costs							
Architectural, Engineering & Consulting Fees	\$7,671,088	8.0%					
Construction, Project Management & Commissioning Fees	\$10,547,746	11.0%					
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Hard Costs			
Total Construction Cost	\$95,888,600	75%	
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Architectural, Engineering & Consulting Fees	\$7,431,367	7.8%	
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Building Demolition	\$8,400,000		
Sub Total Other Project Costs	\$12,097,500		8879.25
Total Amount Requested	\$131,958,250		,010.20

## **Cost Estimate Management**



## Commentary

- We are within "striking distance" for New SKHS & Fields
- Stage III
  - A good time to transition budgeting to the OPM
  - Allows Design Team to focus on:
    - Recognizing efficiencies:
      - Space allocation as it relates to Programming
      - Steel framing and layout
      - MEP system selection

# 5. Financing Plan

- Describe Bond & Financing Information
  - \$125 M Capital Bond (Voter Approval)

## 6. Site Purchase Plan

Not Applicable

## 7. Local Support

- Presentations
- Community Engagement
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# 8. Project Timeline

- Project Schedule
  - Detailed with Milestones
  - Approx. 30 36 month duration

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- Statement of Understanding
- Commitment to Procure and/or Procure
  - OPM (Owner Project Manager) is complete

## 10. Response to Comments from Stage I

To be included in RIDE Stage II

# Schedule & Next Steps

RIDE Stage II is due Sept. 15th 2023

Anticipate submitting June / July 2023

School Building Committee - June 22, 2023

School Committee Approval - TBD

Town Council Approval – July 10, 2023

Submission no later than – July 17, 2023

## Exhibit 02

## Facilities Condition Assessment



**Broad Rock MS** 

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

Page 1 of 13

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Broad Rock Middle  B20 Exterior Enclosure								
B2010-05-07C Correct Concrete Block Wall (Decorative) Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	15,000 SQFT	\$123,851
B2010-05-09C Correct Concrete Block Wall (Decorative) Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 SQFT	\$5,498
B2010-05-10C Correct Concrete Block Wall (Decorative) Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	15,000 SQFT	\$332,656
B2010-05-14C Correct Concrete Block Wall (Decorative) Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 LNFT	\$5,009
B2030-04-03C Correct Hollow Metal Door & Frame Finish Deterioration by Prep & Refinish	B2030 Exterior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	20 EACH	\$7,741
B2032-01-03C Correct Door Hardware Card Access Reader Deteriorated by Demolition & Replacement	B2032 Exterior Door Hardware	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	\$5,519
			Total Estimated	Cost for B20 I	Exterior E	nclosure		\$480,273

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**Broad Rock MS** 

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B30 Roofing								
B3010-07-01C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	50,000 SQFT	\$2,283,144
			Total Estimated Co	ost for B30 I	Roofing			\$2,283,144
C30 Interior Finishes								
C3010-01-02C Correct Painted Wall Finish Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	77,000 BLDG SF	\$475,084
C3020-02-02C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Poured Epoxy)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	15,000 SQFT	\$383,040
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,000 SQFT	\$8,270
C3020-12-02C Correct Carpet Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Resilient)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	5,000 SQFT	\$51,847
C3030-02-02C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	250 SQFT	\$3,085



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	15,000 SQFT	\$217,888
			Total Estimated	Cost for C30 I	nterior Fi	nishes		\$1,139,214
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	50 EACH	\$155,183
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	50 EACH	\$112,797
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	17 EACH	\$44,364
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Locker Room		Def Maint	P2 / 1-3 Yrs	Useful Life	16 EACH	\$78,203
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Replace with new EWC/Bottle filler	Def Maint	P2 / 1-3 Yrs	Useful Life	11 EACH	\$45,384
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$26,907



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**Broad Rock MS** 

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	43 EACH	\$103,913
D2010-12-01C Correct Lab Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	48 EACH	\$179,257
D2010-13-03C Correct Emergency Shower / Eye Wash Station Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Shops/Labs		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$16,696
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$19,820
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Tech/Shop/Art Classrooms		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$11,892
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$6,018
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P4 / 6-10 Yrs	Useful Life	27,225 BLDG SF	\$534,465



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$14,807
D2020-09-08C Correct Domestic Water Boiler (Gas Fired 2000 MBH) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$127,799
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$16,535
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P4 / 6-10 Yrs	Useful Life	40,000 BLDG SF	\$376,234
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$3,182
D2090-02-01C Correct Laboratory Gas Piping System Fixture Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	84 EACH	\$157,924
D2090-02-02C Correct Laboratory Gas Piping System Pipe, Valves, & Fittings Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	500 LNFT	\$58,226
			Total Estimated C	Cost for D20	Plumbing			\$2,089,605

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D30 HVAC								
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$9,029
D3010-04-06C Correct Gas Fuel Distribution Piping (1"-4") Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	100 LNFT	\$767
D3020-02-07C Correct Hot Water Boiler Deterioration (2,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$329,580
D3020-09-03C Correct Thermal Expansion Tank (100 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$9,021
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,010
D3020-20-01C Correct Electric Wall Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$9,440
D3030-04-02C Correct Condensing Unit (5 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$19,873

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$29,943
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	44 EACH	\$520,168
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	\$18,538
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,439
D3040-13-04C Correct Ductwork & Insulation Deterioration by Duct Cleaning Building Wide (Bldg SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	77,781 BLDG SF	\$173,393
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	15 EACH	\$10,968
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	77,781 BLDG SF	\$1,335,665
D3040-18-06C Correct Hydronic Distribution Base Mount Pump (20 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$139,825

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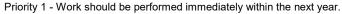
**Broad Rock MS** 

Project Name: 2022 South Kingston Facility Assessment

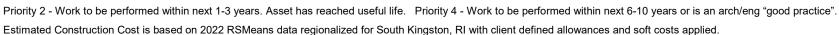
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-29-04C Correct Electric Makeup Air Unit (45 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$41,463
D3050-01-07C Correct Packaged Rooftop Air Conditioning & Heating Unit (20 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	16 EACH	\$1,317,725
D3050-10-06C Correct Heating Only Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement with Alternative Product (Heating & Cooling UV)	D3050 Terminal & Packaged Units	Classroom	Ceiling	Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$165,374
D3050-10-06C Correct Heating Only Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement with Alternative Product (Heating & Cooling UV)	D3050 Terminal & Packaged Units	Classroom		Def Maint	P2 / 1-3 Yrs	Useful Life	35 EACH	\$1,157,621
D3050-16-03C Correct Heating Only Fan Coil Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$70,551
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$11,496



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	230 LNFT	\$65,291
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$81,862
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets	Cooling required in MDF/IDF Rooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	3 EACH	\$42,288
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$10,936
D3090-02-01C Correct Laboratory Fume Hood Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$274,310
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$46,924
			Total Estimated	Cost for D30 I	HVAC			\$5,901,501

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D40 Fire Protection								
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	77,781 BLDG SF	\$668,948
			Total Estimated Co	st for <b>D40</b>	Fire Prote	ction		\$668,948
D50 Electrical								
D5010-02-01C Correct Primary Transformer Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P2 / 1-3 Yrs	Functional	77,781 BLDG SF	\$88,372
D5010-03-11C Correct Secondary Underground Electrical Service (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	Replace existing 800A 480V service with 1600A 480V to accommodate future HVAC loads	Cap Imprv	P2 / 1-3 Yrs	Functional	160 LNFT	\$196,283
D5010-05-15C Correct Main Distribution Panel (3000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	Enhance size of existing MDP to support additional 1600A 480/277V, 3PH, 4W to accommodate future HVAC loads.	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$112,581
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$12,785
D5020-12-02C Correct Emergency Lighting Required by Install New	D5020 Lighting & Branch Wiring	Building Exterior	Emergency light missing at exit door from room 1210	Cap Imprv	P1 / Immed	Life Safety	1 EACH	\$1,354





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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Building Wide	Non-GFCI receptacles in the kitchen and locker rooms to be replaced with GFCI	Def Maint	P2 / 1-3 Yrs	Codes/ Standards	5 EACH	\$611
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Building Exterior	Missing receptacles at rooftop and grounds mechanical equipment	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	7 EACH	\$6,166
D5030-01-01C Correct Fire Alarm Initiating Device Deterioration by Demolition & Replacement	D5030 Fire Alarm System	Stair Tower	Area of Rescue call station in stair towers	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	\$2,260
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Gymnasium	Missing smoke detectors in the gym	Cap Imprv	P1 / Immed	Life Safety	4 EACH	\$11,157
D5030-01-04C Correct Fire Alarm Notification Appliance Required by Install New	D5030 Fire Alarm System	Building Wide	Missing horn strobes in the kitchen, rm 1005, corr by main elec rm, locker rooms, rm 2150, and rm 2001	Cap Imprv	P1 / Immed	Life Safety	10 EACH	\$16,650
D5030-01-04C Correct Fire Alarm Notification Appliance Required by Install New	D5030 Fire Alarm System	Restroom	Missing fire alarm horns in group toilets	Cap Imprv	P1 / Immed	Life Safety	4 EACH	\$6,660
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide	Building wide fire alarm system to be replaced, except the fire alarm control panel which was replaced recently.	Def Maint	P1 / Immed	Life Safety	77,781 BLDG SF	\$680,139



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-04-01C Correct Security System Key Pad Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	2 EACH	\$3,211
D5031-07-02C Correct Video Surveillance Outdoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$9,556
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$5,439
D5036-04-03C Correct Interactive Flat Panel Assembly Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	Replace existing flat panels / interactive white board projectors with new interactive flat panels	Def Maint	P4 / 6-10 Yrs	Useful Life	34 EACH	\$223,899
			Total Estimated Co	st for <b>D50</b>	Electrical			\$1,377,123
E20 Furnishings								
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	250 LNFT	\$94,856
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	250 LNFT	\$225,459
			Total Estimated Co	st for <b>E20</b> I	Furnishing	gs		\$320,316

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Total Estimated Cost for **G20 Site Improvements** 

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQYD	\$72,341
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQFT	\$93,124

**Broad Rock Middle Total Estimated Cost:** \$14,425,589



\$165,465

**Curtis Corner MS** 

Project Name: 2022 South Kingston Facility Assessment

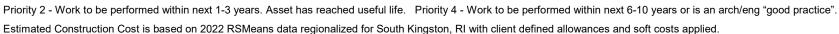
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost		
Curtis Corner Middle A10 Foundations										
A1010-01-07C Correct Foundation Wall Cracking by Epoxy Injection	A1010 Standard Foundation	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	150 LNFT	\$2,128		
			Total Estimated (	Total Estimated Cost for A10 Foundations						
B10 Superstructure										
B1011-05-01C Correct Stone Masonry Above Grade Stair Deterioration by Demolition & Replacement	B1011 Exterior Above Grade Stair	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	6 RISR	\$7,018		
B1020-02-02C Correct Structural Steel Roof Framing Finish Deterioration by Prep & Refinish	B1020 Roof Construction	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	4,000 SQFT	\$37,216		
			Total Estimated (	Cost for B10 \$	Superstru	cture		\$44,233		
B20 Exterior Enclosure										
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	25,000 SQFT	\$208,899		
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	2,500 SQFT	\$105,959		



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2010-03-10C Correct Brick Masonry Wall Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	25,000 SQFT	\$478,203
B2010-03-14C Correct Brick Masonry Wall Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 LNFT	\$5,441
B2010-05-07C Correct Concrete Block Wall (Decorative) Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior	<del>-</del>	Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	7,000 SQFT	\$57,797
B2010-05-09C Correct Concrete Block Wall (Decorative) Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	1,000 SQFT	\$21,990
B2010-05-10C Correct Concrete Block Wall (Decorative) Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	7,000 SQFT	\$155,240
B2010-05-14C Correct Concrete Block Wall (Decorative) Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 LNFT	\$5,009
B2010-07-01C Correct Cast Stone Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Cap Imprv	P2 / 1-3 Yrs	Damaged/ Inoper	50 SQFT	\$8,703
B2011-06-01C Correct Exterior Aluminum Soffit or Fascia Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior		Cap Imprv	P2 / 1-3 Yrs	Damaged/ Inoper	4,000 SQFT	\$232,586

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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	2,000 SQFT	\$340,968
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	30 EACH	\$172,401
B2032-01-03C Correct Door Hardware Card Access Reader Deteriorated by Demolition & Replacement	B2032 Exterior Door Hardware	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$3,680
			Total Estimated C	ost for <b>B20</b> I	Exterior E	nclosure		\$1,796,875
B30 Roofing								
B3010-07-01C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	68,000 SQFT	\$3,105,076
B3010-08-01C Correct Modified Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P3 / 4-5 Yrs	Useful Life	15,000 SQFT	\$783,747
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	22,500 SQFT	\$950,397
			Total Estimated C	ost for <b>B30</b> I	Roofing			\$4,839,220



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**Curtis Corner MS** 

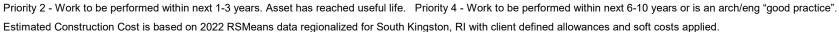
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C10 Interior Construction								
C1011-02-01C Correct Sliding Folding Partition Deterioration by Demolition & Replacement	C1011 Interior Operable Partition	Gymnasium		Def Maint	P2 / 1-3 Yrs	Useful Life	1,000 SQFT	\$200,559
C1020-01-02C Correct Hollow Metal Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	50 EACH	\$52,982
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	50 EACH	\$98,615
C1030-01-01C Correct Chalkboard, Tackboard or Markerboard Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	3,500 SQFT	\$178,915
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	35 EACH	\$67,964
C1030-04-01C Correct Toilet & Bath Accessories (Single User) Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-3 Yrs	Codes/ Standards	12 EACH	\$21,850
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	175 EACH	\$37,974







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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-07-01C Correct Locker Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	800 EACH	\$528,487
			Total Estimated (	Cost for C10 I	nterior C	onstruction		\$1,187,346
C30 Interior Finishes								
C3010-01-02C Correct Painted Wall Finish Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	100,000 BLDG SF	\$616,992
C3010-06-02C Correct Acoustical Wall Panel Required by Install New	C3010 Wall Finish	Building Wide		Cap Imprv	P3 / 4-5 Yrs	Functional	2,000 SQFT	\$35,121
C3020-02-02C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Poured Epoxy)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	40,000 SQFT	\$1,021,440
C3020-09-02C Correct Quarry Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	4,000 SQFT	\$167,061
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,000 SQFT	\$8,270
C3020-12-02C Correct Carpet Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Resilient)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	7,000 SQFT	\$72,586



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-02-02C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	1,000 SQFT	\$12,340
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	68,000 SQFT	\$987,760
			Total Estimated	Cost for C30 I	nterior Fi	nishes		\$2,921,570
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	55 EACH	\$170,701
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	88 EACH	\$198,523
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	16 EACH	\$41,754
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Locker Rooms		Def Maint	P2 / 1-3 Yrs	Useful Life	20 EACH	\$97,754
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Replace with new EWC/Bottle filler	Def Maint	P2 / 1-3 Yrs	Useful Life	11 EACH	\$45,384

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$31,392
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classrooms		Def Maint	P2 / 1-3 Yrs	Useful Life	22 EACH	\$53,165
D2010-12-01C Correct Lab Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	78 EACH	\$291,292
D2010-13-03C Correct Emergency Shower / Eye Wash Station Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Shops/Labs		Def Maint	P2 / 1-3 Yrs	Useful Life	9 EACH	\$25,044
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$7,928
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Shop/Art/Class rooms		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$31,712
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Fam Cons. Science		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$31,075



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**Curtis Corner MS** 

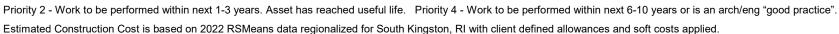
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$10,358
D2010-16-04C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Required by Install New	D2010 Plumbing Fixtures	Kitchen	Kitchen hand sink	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	1 EACH	\$12,613
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	99,697 BLDG SF	\$1,957,192
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$7,403
D2020-08-21C Correct Domestic Water Heater (250 Gal Oil Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$113,945
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,535
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P2 / 1-3 Yrs	Useful Life	50,000 BLDG SF	\$470,292







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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$3,182
D2090-02-01C Correct Laboratory Gas Piping System Fixture Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	156 EACH	\$293,287
D2090-02-02C Correct Laboratory Gas Piping System Pipe, Valves, & Fittings Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	2,000 LNFT	\$232,902
			\$4,143,433					
D30 HVAC								
D3010-01-07C Correct Underground Oil Fuel Storage Tank Deterioration (6000 Gal) by Remediation	D3010 Energy Supply	Outside Underground		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,276
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$9,029
D3020-02-07C Correct Hot Water Boiler Deterioration (2,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	Replace with condensing boiler plus 1 new for redundancy	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$329,580
D3020-04-01C Correct Gas Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$30,490

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,010
D3030-04-15C Correct Condensing Unit (5 Tons) Required by Install New	D3030 Refrigeration	Roof		Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$30,019
D3040-02-05C Correct Air Handling Unit (10 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$77,097
D3040-02-05C Correct Air Handling Unit (10 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Locker Rooms		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$77,097
D3040-02-07C Correct Air Handling Unit (15 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Cafeteria		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$70,420
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$34,934
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	13 EACH	\$153,686
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$59,110



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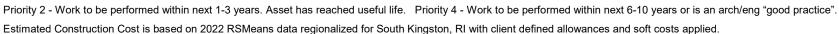
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Wall Fan	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$11,828
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$18,538
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,439
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	15 EACH	\$10,968
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	99,697 BLDG SF	\$1,712,009
D3040-18-03C Correct Hydronic Distribution Base Mount Pump (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$55,942
D3040-28-03C Correct Variable Refrigerant Flow (VRF) System Required by Demolition of Existing Mechanical System & Install New with ERV	D3040 HVAC Distribution	Building Wide	To provide building-wide A/C	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	99,697 BLDG SF	\$11,139,525







**Curtis Corner MS** 

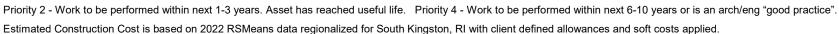
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-29-03C Correct Electric Makeup Air Unit (25 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$20,809
D3050-01-04C Correct Packaged Rooftop Air Conditioning & Heating Unit (10 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	10 EACH	\$431,946
D3050-08-03C Correct Split System Air Conditioning System Deterioration (5 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$28,770
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom	Replace heat only unit with heat and cooling unit	Def Maint	P2 / 1-3 Yrs	Useful Life	20 EACH	\$626,348
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Original Classrooms	Replace heat only unit with heat and cooling unit	Def Maint	P2 / 1-3 Yrs	Useful Life	18 EACH	\$563,713
D3050-16-03C Correct Heating Only Fan Coil Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	18 EACH	\$253,985
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$33,542







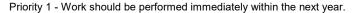
**Curtis Corner MS** 

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**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	255 LNFT	\$72,387
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	\$35,084
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets	Cooling required in MDF/IDF Rooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	2 EACH	\$28,192
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	12 EACH	\$43,742
D3090-01-01C Correct Dust Collection System Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Shop	Allocation for replacement of Shop Welding Ventilation System	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$18,075
D3090-01-01C Correct Dust Collection System Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Shop		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$18,075
D3090-02-01C Correct Laboratory Fume Hood Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$137,155



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.

**Curtis Corner MS** 

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

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System Name /	Subsystem Name	Location	Correction Notes	Droinet	Priority	Justification	Quantity	Estimated
Corrective Action	Subsystem Name	Description	Correction Notes	Project Type	(Years)	Justilication	UOM	Assessment Cost
D3090-02-02C Correct Laboratory Fume Hood Required by Install New	D3090 Other Special HVAC Systems & Equipment	Science Lab		Cap Imprv	P2 / 1-3 Yrs	Functional	5 EACH	\$727,509
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$46,924
			Total Estimated Co	ost for D30 I	HVAC			\$16,932,253
D40 Fire Protection								
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	99,697 BLDG SF	\$857,434
			Total Estimated Co	ost for <b>D40</b> I	Fire Prote	ection		\$857,434
D50 Electrical								
D5010-02-01C Correct Primary Transformer Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P2 / 1-3 Yrs	Useful Life	99,697 BLDG SF	\$113,272
D5010-03-11C Correct Secondary Underground Electrical Service (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	Existing 1600A 208/120V service to be replaced with a 1600A 480/277V service to accommodate future HVAC loads	Cap Imprv	P2 / 1-3 Yrs	Functional	100 LNFT	\$122,677





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Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

**Curtis Corner MS** 

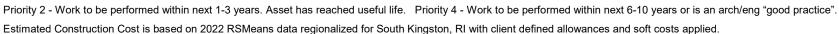
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-04-26C Correct Secondary Transformer (500 kVA) Required by Install New	D5010 Electrical Service & Distribution	Boiler Room	500KVA transformer 480- 208/120V	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$77,086
D5010-05-15C Correct Main Distribution Panel (3000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room	Enhance size of existing MDP to support additional 1600A 480/277V, 3PH, 4W to accommodate future HVAC loads.	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$112,581
D5010-09-05C Correct Automatic Transfer Switch (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room	208/120V	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$5,285
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$47,033
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$95,151
D5010-13-05C Correct Switchboard (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room	208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$66,865
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	12 EACH	\$76,709







**Curtis Corner MS** 

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Building Wide	Replace non LED light fixtures with LED	Def Maint	P3 / 4-5 Yrs	Energy Conserv	99,697 BLDG SF	\$1,382,219
D5020-11-01C Correct Exit Sign Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	25 EACH	\$7,677
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Building Wide	Exit sign missing at the exit door in the boiler room and room 200	Cap Imprv	P1 / Immed	Life Safety	2 EACH	\$3,572
D5020-16-02C Correct Exterior Building Wall Mounted Lighting Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Building Exterior		Def Maint	P3 / 4-5 Yrs	Useful Life	43 EACH	\$47,464
D5021-01-01C Correct Receptacles Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	Old receptacles to be replaced in rooms 100 through 400	Def Maint	P4 / 6-10 Yrs	Useful Life	100 EACH	\$12,403
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Building Wide	Non-GFCI receptacle in the kitchen and boiler room to be replaced with GFCI. Quantity increased to meet minimum cost.	Def Maint	P2 / 1-3 Yrs	Codes/ Standards	5 EACH	\$611
D5021-01-04C Correct Receptacles Deterioration by Demolition & Replacement with Weatherproof GFCI Receptacles	D5021 Branch Wiring	Building Exterior	Broken weatherproof receptacle needs replacement. Quantity increased to meet minimum cost.	Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3 EACH	\$719

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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.

#### **Curtis Corner MS**

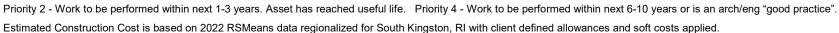
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	Additional receptacles needed for classrooms	Cap Imprv	P3 / 4-5 Yrs	Functional	150 EACH	\$116,811
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Roof	Receptacles missing at rooftop mechanical equipment	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	11 EACH	\$9,690
D5030-01-03C Correct Fire Alarm Notification Appliance Deterioration by Demolition & Replacement	D5030 Fire Alarm System	Building Exterior	Exterior fire alarm bell needs replacement	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$584
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide	Old fire alarm system to be replaced with new. Horn strobes missing in boiler rm, clinic 100, office 102/103, kitchen corridor, and classrooms 202-207, 301-308, and 407-420. pull station missing from boiler room exit. Strobe missing from toilets	Def Maint	P1 / Immed	Life Safety	99,697 BLDG SF	\$871,778
D5031-04-01C Correct Security System Key Pad Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$1,606
D5031-07-02C Correct Video Surveillance Outdoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$9,556







**Curtis Corner MS** 

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5032-01-02C Correct Master Clock System Deterioration by Demolition & Replacement (Bldg SF)	D5032 Clock & Program Systems	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	99,697 BLDG SF	\$217,942
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	99,697 BLDG SF	\$336,956
D5036-04-03C Correct Interactive Flat Panel Assembly Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	Replace existing flat panels / interactive white board projectors with new interactive flat panels	Def Maint	P4 / 6-10 Yrs	Useful Life	50 EACH	\$329,263
D5090-01-03C Correct Diesel Fuel Emergency Generator (150 kW) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$70,940
D5090-01-18C Correct Diesel Fuel Emergency Generator (50 kW) Not Required by Demolition & Safe Off	D5090 Other Electrical Systems	Boiler Room	Remove out of service generator	Def Maint	P4 / 6-10 Yrs	Functional	1 EACH	\$8,995
D5090-05-01C Correct Lighting Timeclock Deterioration by Demolish & Replacement	D5090 Other Electrical Systems	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,519

Priority 1 - Work should be performed immediately within the next year.

Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

Total Estimated Cost for **D50 Electrical** 

Priority 2 - Work to be performed within next 1-3 years. Asset has reached useful life. Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".



\$4,148,964

**Curtis Corner MS** 

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**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	50 SQYD	\$51,993
			Total Estimated Cos	st for E10 I	Equipmen	nt		\$51,993
E20 Furnishings								
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,000 LNFT	\$379,426
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	2,000 LNFT	\$1,803,675
E2011-03-03C Correct Roller Shade Required by Install Manual Shade System (Window SF)	E2011 Window Treatment	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Functional	2,000 SQFT	\$37,796
			Total Estimated Cos	st for <b>E20</b>	Furnishin	gs		\$2,220,897
F20 Selective Demolition								
F2020-05-03C Correct Asbestos Floor Tile with Carpet Overlay Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P3 / 4-5 Yrs	Environ Imprv	15,000 SQFT	\$549,248
			Total Estimated Cos	st for <b>F20</b> \$	Selective	Demolition		\$549,248



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.



**Curtis Corner MS** 

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Middle School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQYD	\$72,341
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	10,000 SQFT	\$186,247
			Total Estimated	Cost for G20	Site Impro	ovements		\$258,589

**Curtis Corner Middle Total Estimated Cost:** \$39,954,183



Peace Dale ES

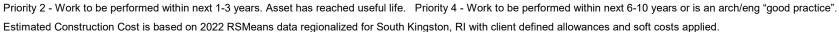
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Peace Dale Elementary A10 Foundations								
A1010-01-07C Correct Foundation Wall Cracking by Epoxy Injection	A1010 Standard Foundation	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	50 LNFT	\$709
			Total Estimated Co	st for A10 I	oundatio	ons		\$709
B20 Exterior Enclosure								
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQFT	\$41,780
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	1,000 SQFT	\$42,384
B2010-03-14C Correct Brick Masonry Wall Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	500 LNFT	\$10,882
B2010-04-10C Correct Concrete Block Wall (Common) Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	25,000 SQFT	\$554,427
B2010-05-07C Correct Concrete Block Wall (Decorative) Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	7,500 SQFT	\$61,925







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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2010-17-02C Correct Wood Siding Wall Deterioration by Demolition & Replacement with Alternative Product	B2010 Exterior Wall	Building Exterior	Def Main	P3 / 4-5 Yrs	Damaged/ Inoper	500 SQFT	\$5,214
B2011-06-08C Correct Exterior Wood Soffit Deterioration by Demolition & Replacement with Alternative Material	B2011 Exterior Wall Specialties	Building Wide	Def Main	P2 / 1-3 Yrs	Damaged/ Inoper	1,500 SQFT	\$69,097
B2011-07-01C Correct Exterior Wall Trim Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior	Def Main	P2 / 1-3 Yrs	Damaged/ Inoper	500 LNFT	\$8,910
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Wide	Def Main	P3 / 4-5 Yrs	Useful Life	3,000 LNFT	\$35,768
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Wide	Def Main	P3 / 4-5 Yrs	Damaged/ Inoper	15 EACH	\$86,200
B2032-01-03C Correct Door Hardware Card Access Reader Deteriorated by Demolition & Replacement	B2032 Exterior Door Hardware	Building Wide	Def Main	P4 / 6-10 Yrs	Useful Life	2 EACH	\$3,680
			Total Estimated Cost for B20	Exterior E	inclosure		\$920,266
B30 Roofing							
B3010-02-03C Correct Slate Shingles Deterioration by Demolition & Replacement with Alternative Material (Asphalt Shingles)	B3010 Roof Covering	Roof	Def Main	P2 / 1-3 Yrs	Damaged/ Inoper	15,000 SQFT	\$246,420





Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

Peace Dale ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes Projection Type		Justification	Quantity UOM	Estimated Assessment Cost
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof	Def Ma	int P3 / 4-5 Yrs	Damaged/ Inoper	15,000 SQFT	\$633,598
B3030-02-01C Correct Gutter Deterioration by Demolition & Replacement	B3030 Roof Drainage	Roof	Def Ma	int P3 / 4-5 Yrs	Damaged/ Inoper	1,000 LNFT	\$21,674
			Total Estimated Cost for B	0 Roofing			\$901,692
C10 Interior Construction							
C1020-01-02C Correct Hollow Metal Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide	Def Ma	int P3 / 4-5 Yrs	Functional	5 EACH	\$5,298
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide	Def Ma	int P3 / 4-5 Yrs	Damaged/ Inoper	10 EACH	\$19,723
C1030-01-01C Correct Chalkboard, Tackboard or Markerboard Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	Def Ma	int P3 / 4-5 Yrs	Damaged/ Inoper	3,000 SQFT	\$153,356
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	Def Ma	int P3 / 4-5 Yrs	Functional	25 EACH	\$48,546
C1030-04-01C Correct Toilet & Bath Accessories (Single User) Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	Def Ma	int P2 / 1-3 Yrs	Codes/ Standards	10 EACH	\$18,208



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Peace Dale ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	125 EACH	\$27,124
			Total Estimated (	Cost for C10 I	nterior Co	onstruction		\$272,256
C20 Stairs & Ramps								
C2050-01-03C Correct Handrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	500 LNFT	\$6,666
			Total Estimated (	Cost for C20	Stairs & R	amps		\$6,666
C30 Interior Finishes								
C3010-01-02C Correct Painted Wall Finish Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	85,500 BLDG SF	\$527,528
C3020-02-02C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Poured Epoxy)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	10,500 SQFT	\$268,128
C3020-08-02C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQFT	\$207,748
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Cafeteria		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	500 SQFT	\$4,135



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Peace Dale ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-12-02C Correct Carpet Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Resilient)	C3020 Floor Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	3,500 SQFT	\$36,293
C3030-02-02C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Functional	1,000 SQFT	\$12,340
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	75,000 SQFT	\$1,089,441
			Total Estimated Cost for C30	Interior Fi	nishes		\$2,145,613
D10 Conveying							
D1010-01-40C Correct Hydraulic Passenger Elevator (3000 Capacity) Deterioration by Refurbishment	D1010 Elevator & Lift	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	2 FLR	\$123,519
			Total Estimated Cost for <b>D10</b>	Conveyin	g		\$123,519
D20 Plumbing							
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Def Maint	P2 / 1-3 Yrs	Useful Life	31 EACH	\$96,213
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Def Maint	P2 / 1-3 Yrs	Useful Life	38 EACH	\$85,726

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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.

Peace Dale ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$20,877
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Locker Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,888
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Replace with new EWC/Bottle filler	Def Maint	P2 / 1-3 Yrs	Useful Life	9 EACH	\$37,133
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$26,907
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	38 EACH	\$91,830
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,964
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$6,018
D2010-16-04C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Required by Install New	D2010 Plumbing Fixtures	Kitchen	Kitchen hand sink	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	1 EACH	\$12,613

Priority 1 - Work should be performed immediately within the next year.

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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	85,500 BLDG SF	\$1,678,485
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$14,807
D2020-08-07C Correct Domestic Water Heater (250 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$32,351
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,535
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P2 / 1-3 Yrs	Useful Life	43,000 BLDG SF	\$404,451
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$3,182
			Total Estimated C	Cost for <b>D20</b> I	Plumbing			\$2,535,980

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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D30 HVAC								
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$9,029
D3020-02-09C Correct Hot Water Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$477,347
D3020-04-01C Correct Gas Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$30,490
D3020-09-01C Correct Thermal Expansion Tank (25 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,414
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,010
D3030-04-02C Correct Condensing Unit (5 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Cap Imprv	P2 / 1-3 Yrs	Useful Life	1 EACH	\$19,873
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$99,763



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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Interior	Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$34,934
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Centrifugal	Def Maint	P2 / 1-3 Yrs	Useful Life	11 EACH	\$130,042
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Large interior ducted exhaust fans	Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$35,483
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$14,830
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,439
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Outdoor Air Grilles	Def Maint	P2 / 1-3 Yrs	Useful Life	15 EACH	\$10,968
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	85,500 BLDG SF	\$1,468,216
D3040-18-05C Correct Hydronic Distribution Base Mount Pump (15 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$97,438





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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-29-04C Correct Electric Makeup Air Unit (45 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$41,463
D3050-03-02C Correct Packaged Air Conditioning & Heating Unit (10 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$310,222
D3050-03-04C Correct Packaged Air Conditioning & Heating Unit (30 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	Serves Cafeteria	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$88,292
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom		Def Maint	P2 / 1-3 Yrs	Useful Life	29 EACH	\$908,205
D3050-16-03C Correct Heating Only Fan Coil Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$112,882
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$53,667
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	710 LNFT	\$201,549



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$23,389
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets	Cooling required in MDF/IDF Rooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	3 EACH	\$42,288
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$25,516
D3060-01-03C Correct Pneumatic Control System Air Compressor Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$12,457
D3060-01-04C Correct Pneumatic Control System Air Dryer Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$5,087
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$46,924
D3090-08-01C Correct Residential Radon Mitigation System Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$2,514



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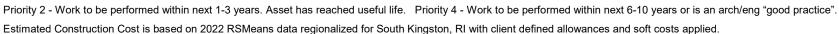
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cos	st for D30 I	HVAC			\$4,315,734
D40 Fire Protection								
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	85,500 BLDG SF	\$735,334
			Total Estimated Cos	st for <b>D40</b> I	Fire Prote	ction		\$735,334
D50 Electrical								
D5010-02-01C Correct Primary Transformer Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P2 / 1-3 Yrs	Useful Life	85,500 BLDG SF	\$97,142
D5010-03-11C Correct Secondary Underground Electrical Service (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	Replace existing electrical service with 1600A to provide capacity for future HVAC loads	Cap Imprv	P2 / 1-3 Yrs	Functional	200 LNFT	\$245,354
D5010-05-05C Correct Main Distribution Panel (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	Replace existing 480/277V, 3PH, 4W, 800A with a new 1600A to accommodate future HVAC loads	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$66,865
D5010-09-07C Correct Automatic Transfer Switch (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	480/277V, 3PH, 4W	Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$7,042







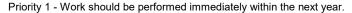
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**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W, 30 circuit	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$9,407
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W, 42 circuit	Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$81,558
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	480/277V, 3PH, 4W, 42 circuit	Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$67,965
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	480/277V, 3PH, 4W, 42 circuit	Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$34,153
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	4 EACH	\$25,570
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	\$31,962
D5020-11-01C Correct Exit Sign Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	30 EACH	\$9,213
D5020-13-04C Correct Stage Specialty Lighting & Equipment Required by Install New	D5020 Lighting & Branch Wiring	Cafeteria		Cap Imprv	P4 / 6-10 Yrs	Functional	1 LPSM	\$138,323



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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen	Replace non-GFCI receptacle in kitchen with GFCI receptacle. Quantity increased to meet minimum cost.	Def Maint	P2 / 1-3 Yrs	Codes/ Standards	5 EACH	\$611
D5021-01-04C Correct Receptacles Deterioration by Demolition & Replacement with Weatherproof GFCI Receptacles	D5021 Branch Wiring	Roof	Rooftop receptacle with a broken cover to be replaced. Quantity increased to meet minimum cost.	Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3 EACH	\$719
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Classroom	Additional receptacles to be installed in classrooms with insufficient receptacles	Cap Imprv	P3 / 4-5 Yrs	Functional	40 EACH	\$31,150
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Roof	Receptacle missing at rooftop HVAC equipment. Quantity increased to meet minimum cost.	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	3 EACH	\$2,643
D5030-01-01C Correct Fire Alarm Initiating Device Deterioration by Demolition & Replacement	D5030 Fire Alarm System	Building Wide	Existing smoke / heat detectors and wiring to be replaced	Def Maint	P2 / 1-3 Yrs	Useful Life	60 EACH	\$45,200
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Building Wide	Missing smoke detector in storage by rm 39, storage by 48, gym, toilet by gym office	Cap Imprv	P1 / Immed	Life Safety	7 EACH	\$19,525







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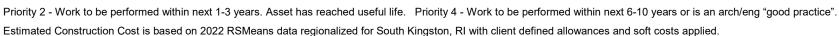
Project Name: 2022 South Kingston Facility Assessment

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Building Wide	Missing pull station in corridor by rm 28	Cap Imprv	P1 / Immed	Life Safety	1 EACH	\$2,789
D5030-01-04C Correct Fire Alarm Notification Appliance Required by Install New	D5030 Fire Alarm System	Building Wide	Missing horn strobes in classrooms, nurse, work rm, corridor to elec rm, and corridors by rooms 12, 39, 43	Cap Imprv	P1 / Immed	Life Safety	40 EACH	\$66,602
D5030-01-04C Correct Fire Alarm Notification Appliance Required by Install New	D5030 Fire Alarm System	Restroom	Missing fire alarm horn in group toilet rooms	Cap Imprv	P1 / Immed	Life Safety	7 EACH	\$11,655
D5030-01-04C Correct Fire Alarm Notification Appliance Required by Install New	D5030 Fire Alarm System	Restroom	Missing strobe from toilet by kitchen	Cap Imprv	P1 / Immed	Life Safety	1 EACH	\$1,665
D5031-04-01C Correct Security System Key Pad Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	2 EACH	\$3,211
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Vestibule		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$3,228
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$5,439







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**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5032-01-02C Correct Master Clock System Deterioration by Demolition & Replacement (Bldg SF)	D5032 Clock & Program Systems	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	85,500 BLDG SF	\$186,906
D5036-04-03C Correct Interactive Flat Panel Assembly Deterioration by Demolition & Replacement	D5036 Technology System	Classroom	Replace existing flat panels / interactive white board projectors with new interactive flat panels	Def Maint	P3 / 4-5 Yrs	Useful Life	31 EACH	\$204,143
D5090-01-03C Correct Diesel Fuel Emergency Generator (150 kW) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Building Exterior	480/277V, 3PH, 4W	Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$70,940
			Total Estimated Co	st for <b>D50</b> I	Electrical			\$1,470,979
E10 Equipment								
E1020-02-01C Correct Theatre & Stage Equipment Sound System Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Cafeteria		Def Maint	P3 / 4-5 Yrs	Useful Life	1 LPSM	\$83,999
E1020-02-01C Correct Theatre & Stage Equipment Sound System Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Gymnasium		Def Maint	P3 / 4-5 Yrs	Useful Life	1 LPSM	\$83,999
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,000 SQYD	\$1,039,862



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Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description		oject ype	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium	Def	Maint	P3 / 4-5 Yrs	Damaged/ Inoper	750 SQFT	\$162,132
			Total Estimated Cost for	E10 E	quipmen	t		\$1,369,991
E20 Furnishings								
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Storage Room	Def	Maint	P3 / 4-5 Yrs	Damaged/ Inoper	150 LNFT	\$7,723
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide	Def	Maint	P3 / 4-5 Yrs	Damaged/ Inoper	250 LNFT	\$94,856
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide	Def	Maint	P3 / 4-5 Yrs	Damaged/ Inoper	250 LNFT	\$225,459
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide	Def	Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,500 SQFT	\$90,067
			Total Estimated Cost for	E20 F	urnishin	gs		\$418,106
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Building Exterior	Def	Maint	P2 / 1-3 Yrs	Damaged/ Inoper	4,000 SQYD	\$57,873



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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.

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**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 SQFT	\$4,656
G2040-04-16C Correct Chain Link Fence & Gates (6' High) Deterioration by Demolition & Replacement	G2040 Site Development	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	1,000 SQFT	\$59,208

Total Estimated Cost for **G20 Site Improvements** 

\$121,737

Peace Dale Elementary Total Estimated Cost: \$15,338,583

South Kingstown HS

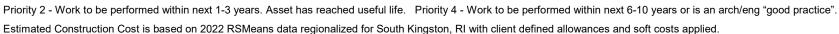
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**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
South Kingstown High A10 Foundations								
A1010-01-07C Correct Foundation Wall Cracking by Epoxy Injection	A1010 Standard Foundation	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 LNFT	\$3,546
			Total Estimated 0	Cost for A10 F	oundatio	ons		\$3,546
B20 Exterior Enclosure								
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	60,000 SQFT	\$501,358
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	6,000 SQFT	\$254,303
B2010-03-10C Correct Brick Masonry Wall Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	60,000 SQFT	\$1,147,687
B2010-03-14C Correct Brick Masonry Wall Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	500 LNFT	\$10,882
B2010-05-07C Correct Concrete Block Wall (Decorative) Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	6,000 SQFT	\$49,540







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Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	1,000 SQFT	\$21,990
B2010 Exterior Wall	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	6,000 SQFT	\$133,062
B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 LNFT	\$5,009
B2011 Exterior Wall Specialties	Building Exterior		Cap Imprv	P2 / 1-3 Yrs	Damaged/ Inoper	4,000 SQFT	\$232,586
B2020 Exterior Window	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	15,000 SQFT	\$2,557,264
B2030 Exterior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	10 EACH	\$57,467
B2032 Exterior Door Hardware	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	\$12,879
	B2010 Exterior Wall  B2010 Exterior Wall  B2010 Exterior Wall  B2011 Exterior Wall Specialties  B2020 Exterior Window  B2030 Exterior Door  B2032 Exterior	B2010 Exterior Wall Building Exterior  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Exterior  B2011 Exterior Wall Building Exterior  B2011 Exterior Building Exterior  B2020 Exterior Building Wide  B2030 Exterior Building Wide  B2032 Exterior Building Wide	B2010 Exterior Wall Building Exterior  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Exterior  B2011 Exterior Building Exterior  B2011 Exterior Building Exterior  B2020 Exterior Building Wide  B2030 Exterior Building Wide  B2030 Exterior Building Wide  B2032 Exterior Building Wide	B2010 Exterior Wall Building Exterior  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Exterior  B2011 Exterior Building Exterior  B2011 Exterior Building Exterior  B2020 Exterior Building Wide  B2030 Exterior Building Wide  B2030 Exterior Building Wide  B2030 Exterior Building Wide  Def Maint  Door  B2032 Exterior Building Wide  Def Maint	B2010 Exterior Wall Building Exterior  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Wide  B2010 Exterior Wall Building Exterior  B2011 E	B2010 Exterior Wall Building Exterior  B2010 Exterior Wall Building Exterior  B2010 Exterior Wall Building Wide  Def Maint P2 / Inoper  B2010 Exterior Wall Building Wide  Def Maint P2 / Inoper  B2010 Exterior Wall Building Exterior  Def Maint P2 / Inoper  B2011 Exterior Building Exterior  B2011 Exterior Building Exterior  B2012 Exterior Building Wide  Def Maint P2 / Inoper  B2020 Exterior Building Wide  Def Maint P2 / Inoper  B2030 Exterior Building Wide  Def Maint P3 / Joannaged/Inoper  B2030 Exterior Building Wide  Def Maint P3 / Joannaged/Inoper	Description     Type     (Years)     UOM       B2010 Exterior Wall Exterior     Building Exterior     Def Maint P2 / Inoper     Damaged/ Inoper     1,000 SQFT       B2010 Exterior Wall Exterior Wall Exterior     Building Wide     Def Maint P2 / Inoper     Damaged/ Inoper     6,000 SQFT       B2010 Exterior Wall Exterior Wall Exterior     Building Exterior     Def Maint Inoper     P2 / Inoper     Damaged/ Inoper     4,000 SQFT       B2011 Exterior Wall Specialties     Building Exterior     Exterior     P2 / Inoper     Damaged/ Inoper     4,000 SQFT       B2020 Exterior Window     Building Wide     Def Maint P2 / Inoper     Useful Life Inoper     15,000 SQFT       B2030 Exterior Door     Building Wide     Def Maint P3 / Inoper     Damaged/ Inoper     10 EACH       B2032 Exterior Building Wide     Def Maint P4 / Useful Life 7     7

Priority 1 - Work should be performed immediately within the next year.

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Total Estimated Cost for B20 Exterior Enclosure

Priority 2 - Work to be performed within next 1-3 years. Asset has reached useful life. Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".



\$4,984,026

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B30 Roofing							
B3010-07-01C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof	Def Mai	nt P2 / 1-3 Yrs	Damaged/ Inoper	80,000 SQFT	\$3,653,030
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof	Def Mai	nt P4 / 6-10 Yrs	Useful Life	19,000 SQFT	\$802,558
			Total Estimated Cost for B3	Roofing			\$4,455,588
C10 Interior Construction							
C1011-02-01C Correct Sliding Folding Partition Deterioration by Demolition & Replacement	C1011 Interior Operable Partition	Gymnasium	Def Mai	nt P2 / 1-3 Yrs	Useful Life	1,000 SQFT	\$200,559
C1020-01-02C Correct Hollow Metal Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide	Def Mai	nt P3 / 4-5 Yrs	Functional	100 EACH	\$105,964
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide	Def Mai	nt P3 / 4-5 Yrs	Damaged/ Inoper	100 EACH	\$197,229
C1030-01-01C Correct Chalkboard, Tackboard or Markerboard Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	Def Mai	nt P3 / 4-5 Yrs	Damaged/ Inoper	5,750 SQFT	\$293,932
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	Def Mai	nt P3 / 4-5 Yrs	Functional	75 EACH	\$145,637

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-04-01C Correct Toilet & Bath Accessories (Single User) Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-3 Yrs	Codes/ Standards	25 EACH	\$45,521
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	325 EACH	\$70,524
C1030-07-01C Correct Locker Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	500 EACH	\$330,304
			Total Estimated Co	ost for C10 I	nterior Co	onstruction		\$1,389,670
C30 Interior Finishes								
C3010-01-02C Correct Painted Wall Finish Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	235,000 BLDG SF	\$1,449,931
C3010-06-02C Correct Acoustical Wall Panel Required by Install New	C3010 Wall Finish	Building Wide		Cap Imprv	P3 / 4-5 Yrs	Functional	5,000 SQFT	\$87,803
C3020-02-02C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Poured Epoxy)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	75,000 SQFT	\$1,915,200
C3020-08-02C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	6,000 SQFT	\$249,298

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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	4,000 SQFT	\$33,079
C3020-12-02C Correct Carpet Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Resilient)	C3020 Floor Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	2,500 SQFT	\$25,924
C3020-15-01C Correct Athletic Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide	Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQFT	\$202,355
C3030-02-02C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Functional	5,000 SQFT	\$61,699
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	150,000 SQFT	\$2,178,882
			Total Estimated Cost for C30	Interior Fi	nishes		\$6,204,170
D10 Conveying							
D1010-01-41C Correct Hydraulic Passenger Elevator (3500 Capacity) Deterioration by Refurbishment	D1010 Elevator & Lift	Building Wide	Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3 FLR	\$203,188
			Total Estimated Cost for D10	Conveyin	g		\$203,188



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	82 EACH	\$254,499
D2010-03-03C Correct Lavatory Full Bradley Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$171,599
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	54 EACH	\$121,821
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	19 EACH	\$49,583
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Locker Room		Def Maint	P2 / 1-3 Yrs	Useful Life	24 EACH	\$117,305
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Replace with new EWC/Bottle filler	Def Maint	P2 / 1-3 Yrs	Useful Life	16 EACH	\$66,013
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	15 EACH	\$67,268
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	17 EACH	\$41,082

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-12-01C Correct Lab Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	31 EACH	\$115,770
D2010-13-03C Correct Emergency Shower / Eye Wash Station Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Shops/Labs		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$13,913
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$15,856
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Tech/Shop/Art Classrooms		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$7,928
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,179
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$12,037
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P2 / 1-3 Yrs	Useful Life	115,000 BLDG SF	\$2,257,611

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$14,807
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$22,210
D2020-08-01C Correct Domestic Water Heater (20 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Classroom		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$4,432
D2020-08-04C Correct Domestic Water Heater (120 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$7,510
D2020-08-04C Correct Domestic Water Heater (120 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$7,510
D2020-10-32C Correct Domestic Hot Water Generator (690 GPH) Required by Install New	D2020 Domestic Water Distribution	Boiler Room		Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$74,741
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,535
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,535

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P2 / 1-3 Yrs	Useful Life	115,000 BLDG SF	\$1,081,672
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$3,182
D2090-02-01C Correct Laboratory Gas Piping System Fixture Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	86 EACH	\$161,684
D2090-02-02C Correct Laboratory Gas Piping System Pipe, Valves, & Fittings Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	2,000 LNFT	\$232,902
D2090-06-01C Correct Lab Chemical Disposal System (200 Gal) Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,857
			Total Estimated C	ost for <b>D20</b> I	Plumbing			\$4,966,042
D30 HVAC								
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	200 LNFT	\$18,058



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3010-04-06C Correct Gas Fuel Distribution Piping (1"-4") Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$767
D3020-02-09C Correct Hot Water Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P3 / 4-5 Yrs	Useful Life	3 EACH	\$716,021
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$48,633
D3020-09-04C Correct Thermal Expansion Tank (200 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$24,293
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,010
D3020-12-05C Correct Steam Condensate Tank (100 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$23,680
D3020-18-01C Correct Electric Unit Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$15,221



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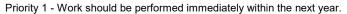
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3030-04-02C Correct Condensing Unit (5 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$39,747
D3040-02-05C Correct Air Handling Unit (10 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Auxiliary Gym, Other Misc		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$77,097
D3040-02-07C Correct Air Handling Unit (15 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	First Floor Areas		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$70,420
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$39,924
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	37 EACH	\$437,414
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	31 EACH	\$114,935
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$8,878
D3040-13-04C Correct Ductwork & Insulation Deterioration by Duct Cleaning Building Wide (Bldg SF)	D3040 HVAC Distribution	Building Wide	Exhaust Ductwork	Def Maint	P3 / 4-5 Yrs	Useful Life	234,650 BLDG SF	\$523,091



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South Kingstown HS

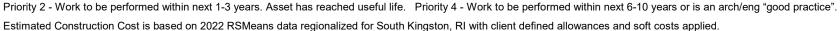
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-13-04C Correct Ductwork & Insulation Deterioration by Duct Cleaning Building Wide (Bldg SF)	D3040 HVAC Distribution	Building Wide	Heating & A/C ductwork	Def Maint	P3 / 4-5 Yrs	Useful Life	234,650 BLDG SF	\$523,091
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Outside air grilles	Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$731
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	234,650 BLDG SF	\$4,029,438
D3040-18-05C Correct Hydronic Distribution Base Mount Pump (15 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$194,876
D3040-29-04C Correct Electric Makeup Air Unit (45 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$82,927
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$32,187
D3050-01-04C Correct Packaged Rooftop Air Conditioning & Heating Unit (10 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$302,362







South Kingstown HS

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-01-10C Correct Packaged Rooftop Air Conditioning & Heating Unit (50 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$216,381
D3050-08-03C Correct Split System Air Conditioning System Deterioration (5 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P3 / 4-5 Yrs	Useful Life	3 EACH	\$86,309
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classrooms	Replacement of Heat only unit	Def Maint	P2 / 1-3 Yrs	Useful Life	69 EACH	\$2,160,902
D3050-16-03C Correct Heating Only Fan Coil Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$112,882
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	15 EACH	\$100,626
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	20 EACH	\$45,983
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 LNFT	\$284



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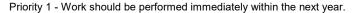
South Kingstown HS

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	\$58,473
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets	Cooling required in MDF/IDF Rooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	3 EACH	\$42,288
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,645
D3060-01-03C Correct Pneumatic Control System Air Compressor Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$12,457
D3060-01-04C Correct Pneumatic Control System Air Dryer Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$5,087
D3090-02-01C Correct Laboratory Fume Hood Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Science Lab		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$137,155
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$93,849



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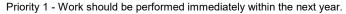
South Kingstown HS

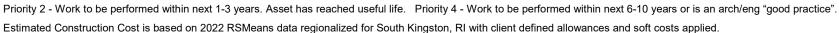
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**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cos	st for <b>D30</b> I	HVAC			\$10,405,120
D40 Fire Protection								
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	234,650 BLDG SF	\$2,018,084
			Total Estimated Cos	st for <b>D40</b> I	Fire Prote	ction		\$2,018,084
D50 Electrical								
D5010-02-01C Correct Primary Transformer Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P2 / 1-3 Yrs	Useful Life	234,900 BLDG SF	\$266,884
D5010-03-14C Correct Secondary Underground Electrical Service (4000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	Replace existing service with 4000A, 480/277V, 3PH, 4W to accommodate future HVAC loads.	Cap Imprv	P2 / 1-3 Yrs	Functional	175 LNFT	\$438,402
D5010-04-26C Correct Secondary Transformer (500 kVA) Required by Install New	D5010 Electrical Service & Distribution	Electrical Room	500KVA transformer 480- 208/120V	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$77,086
D5010-05-07C Correct Main Distribution Panel (3000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	208/120V, 3PH, 4W, 4- section	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$112,581







South Kingstown HS

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-09-08C Correct Automatic Transfer Switch (600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$11,430
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	23 EACH	\$216,352
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	8 EACH	\$75,253
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	14 EACH	\$190,302
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	\$54,372
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$17,076
D5010-12-07C Correct Panelboard (600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$24,261
D5010-13-16C Correct Switchboard (4000 AMP) Improperly Sized by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	New switchboard 480/277V, 3PH, 4W, 4000A required to support capacity for future HVAC loads.	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$122,377

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South Kingstown HS

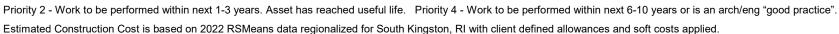
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	3 EACH	\$19,177
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	14 EACH	\$89,493
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	30 EACH	\$191,771
D5010-17-01C Correct Solar System Inverter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,664
D5010-17-02C Correct Solar Panel Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	\$30,298
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	234,900 BLDG SF	\$3,256,701
D5020-12-01C Correct Emergency Lighting Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$1,481
D5020-13-01C Correct Stage Lighting System Console Inadequate by Demolition & Replacement	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$255,577







South Kingstown HS

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**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Locker Room	Replace non-GFCI receptacles with GFCI in the locker rooms	Def Maint	P2 / 1-3 Yrs	Codes/ Standards	6 EACH	\$733
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Shop	Insufficient receptacles in the new wood shop	Cap Imprv	P2 / 1-3 Yrs	Functional	12 EACH	\$9,345
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Building Exterior	Missing receptacles at exterior HVAC equipment	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	24 EACH	\$21,141
D5030-01-03C Correct Fire Alarm Notification Appliance Deterioration by Demolition & Replacement	D5030 Fire Alarm System	Building Exterior		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$584
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide	Old fire alarm system to be replaced with new. Horn strobes missing in classrooms. Pull stations missing from a few exterior doors	Def Maint	P1 / Immed	Life Safety	234,900 BLDG SF	\$2,054,031
D5031-04-01C Correct Security System Key Pad Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$3,211
D5031-08-01C Correct Building Wide Video Surveillance System Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	234,900 BLDG SF	\$729,731



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South Kingstown HS

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$5,439
D5032-01-02C Correct Master Clock System Deterioration by Demolition & Replacement (Bldg SF)		Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	234,900 BLDG SF	\$513,501
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	234,900 BLDG SF	\$793,915
D5036-04-03C Correct Interactive Flat Panel Assembly Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	Replace existing flat panels / interactive white board projectors with new interactive flat panels	Def Maint	P4 / 6-10 Yrs	Useful Life	80 EACH	\$526,821
D5090-01-03C Correct Diesel Fuel Emergency Generator (150 kW) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Electrical Room		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$70,940
			Total Estimated Co	st for <b>D50</b> I	Electrical			\$10,183,931
E10 Equipment								
E1020-02-01C Correct Theatre & Stage Equipment Sound System Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Auditorium		Def Maint	P4 / 6-10 Yrs	Useful Life	1 LPSM	\$83,999
			Total Estimated Co	st for <b>E10</b> I	Equipmen	t		\$83,999

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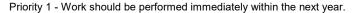
South Kingstown HS

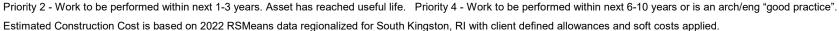
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E20 Furnishings								
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,500 LNFT	\$569,139
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	3,000 LNFT	\$2,705,513
E2011-03-03C Correct Roller Shade Required by Install Manual Shade System (Window SF)	E2011 Window Treatment	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Functional	15,000 SQFT	\$283,469
			Total Estimated (	Cost for <b>E20</b>	Furnishin	gs		\$3,558,121
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	7,000 SQYD	\$101,278
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	10,000 SQFT	\$186,247
	Total Estimated Cost for G20 Site Improvements						\$287,525	







South Kingstown HS

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** High School

Total Estimated Cost for G40 Site Electrical Utilities

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G40 Site Electrical Utilities								
G4020-01-01C Correct Pole Mounted Site Lighting Deterioration by Demolition & Replacement with LED Fixture	G4020 Site Lighting	Building Exterior		Def Maint	P3 / 4-5 Yrs	Useful Life	8 EACH	\$150,658
G4020-03-01C Correct Non-Building Wall Mounted Site Lighting Deterioration by Demolition & Replacement	G4020 Site Lighting	Building Exterior	Replace old non LED fixtures with new LED	Def Maint	P3 / 4-5 Yrs	Useful Life	14 EACH	\$12,608

South Kingstown High Total Estimated Cost: \$48,906,277



\$163,267

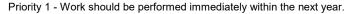
Wakefield ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Wakefield Elementary B20 Exterior Enclosure								
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3,500 SQFT	\$29,246
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	500 SQFT	\$21,192
B2010-03-10C Correct Brick Masonry Wall Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3,500 SQFT	\$66,948
B2010-03-14C Correct Brick Masonry Wall Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	100 LNFT	\$2,176
B2011-06-01C Correct Exterior Aluminum Soffit or Fascia Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior		Cap Imprv	P2 / 1-3 Yrs	Damaged/ Inoper	2,000 SQFT	\$116,293
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	5,000 SQFT	\$852,421
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	30 EACH	\$172,401





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Wakefield ES

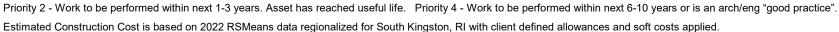
Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2032-01-03C Correct Door Hardware Card Access Reader Deteriorated by Demolition & Replacement	B2032 Exterior Door Hardware	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$3,680
			Total Estimated	Cost for <b>B20</b> I	Exterior E	nclosure		\$1,264,357
B30 Roofing								
B3010-07-01C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	30,000 SQFT	\$1,369,886
			Total Estimated	Cost for B30 I	Roofing			\$1,369,886
C10 Interior Construction								
C1020-01-02C Correct Hollow Metal Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	25 EACH	\$26,491
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	25 EACH	\$49,307
C1030-01-01C Correct Chalkboard, Tackboard or Markerboard Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	2,500 SQFT	\$127,797
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	20 EACH	\$38,837







Wakefield ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-04-01C Correct Toilet & Bath Accessories (Single User) Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-3 Yrs	Codes/ Standards	5 EACH	\$9,104
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	100 EACH	\$21,700
			Total Estimated Co	ost for C10 I	nterior Co	onstruction		\$273,235
C30 Interior Finishes								
C3010-01-02C Correct Painted Wall Finish Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	34,000 BLDG SF	\$209,777
C3010-06-02C Correct Acoustical Wall Panel Required by Install New	C3010 Wall Finish	Building Wide		Cap Imprv	P3 / 4-5 Yrs	Functional	2,000 SQFT	\$35,121
C3020-02-02C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Poured Epoxy)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	20,000 SQFT	\$510,720
C3020-09-02C Correct Quarry Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	2,000 SQFT	\$83,531
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	500 SQFT	\$4,135

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Wakefield ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-12-02C Correct Carpet Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Resilient)	C3020 Floor Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	3,000 SQFT	\$31,108
C3020-15-01C Correct Athletic Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium	Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	1,500 SQFT	\$60,706
C3030-02-02C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Functional	500 SQFT	\$6,170
C3030-05-03C Correct Suspended Acoustical Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Drywall)	C3030 Ceiling Finish	Building Wide	Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	24,000 SQFT	\$360,354
C3030-05-04C Correct Suspended Acoustical Ceiling Tile & Grid Finish Required by Install New	C3030 Ceiling Finish	Building Wide	Cap Imprv	P3 / 4-5 Yrs	Functional	10,000 SQFT	\$70,615
			Total Estimated Cost for C30	Interior Fi	inishes		\$1,372,238
D20 Plumbing							
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Def Maint	P2 / 1-3 Yrs	Useful Life	22 EACH	\$68,280



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-03C Correct Lavatory Full Bradley Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$85,800
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	11 EACH	\$24,270
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$20,877
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Replace with new EWC/Bottle filler	Def Maint	P2 / 1-3 Yrs	Useful Life	9 EACH	\$37,133
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$26,907
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	38 EACH	\$91,830
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$7,928
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,179

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-16-04C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Required by Install New	D2010 Plumbing Fixtures	Kitchen	Kitchen hand sink	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	1 EACH	\$12,613
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	32,405 BLDG SF	\$636,156
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$14,807
D2020-08-04C Correct Domestic Water Heater (120 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$15,019
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,535
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P2 / 1-3 Yrs	Useful Life	16,000 BLDG SF	\$150,493
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$3,182

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Total Estimated Cost for D20 Plumbing

Priority 2 - Work to be performed within next 1-3 years. Asset has reached useful life. Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".



\$1,217,009

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D30 HVAC								
D3010-01-07C Correct Underground Oil Fuel Storage Tank Deterioration (6000 Gal) by Remediation	D3010 Energy Supply	Outside Underground		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,276
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$9,029
D3010-04-06C Correct Gas Fuel Distribution Piping (1"-4") Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$767
D3020-02-05C Correct Hot Water Boiler Deterioration (1,000 MBH) by Demolition & Replacement	D3020 Heat Generation	1990 Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$107,959
D3020-02-06C Correct Hot Water Boiler Required (1,000 MBH) by Install New	D3020 Heat Generation	1990 Boiler Room	Add for redundancy	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$84,167
D3020-02-09C Correct Hot Water Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Main Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$238,674
D3020-02-10C Correct Hot Water Boiler Required (4,000 MBH) by Install New	D3020 Heat Generation	Main Boiler Room	Add for redundancy	Cap Imprv	P2 / 1-3 Yrs	Functional	1 EACH	\$171,707



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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-04-01C Correct Gas Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	1990 Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$15,245
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Main Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,211
D3020-09-01C Correct Thermal Expansion Tank (25 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,414
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	1990 Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,010
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Main Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,010
D3030-04-02C Correct Condensing Unit (5 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Cap Imprv	P2 / 1-3 Yrs	Useful Life	1 EACH	\$19,873
D3040-02-07C Correct Air Handling Unit (15 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	1990 Addition		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$70,420
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Cafeteria		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$99,763

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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.



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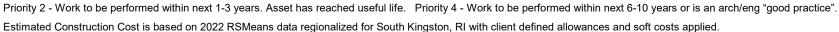
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	7 EACH	\$82,754
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$11,123
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,439
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Outdoor Grilles	Def Maint	P2 / 1-3 Yrs	Useful Life	15 EACH	\$10,968
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Classroom	Fire Dampers between classrooms and corridors	Def Maint	P2 / 1-3 Yrs	Useful Life	24 EACH	\$17,549
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	32,405 BLDG SF	\$556,463
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	1990 Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$135,016







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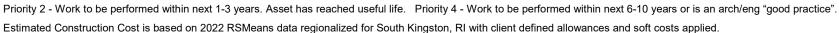
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Main Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$162,019
D3040-29-04C Correct Electric Makeup Air Unit (45 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$41,463
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$187,904
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$13,417
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$13,795
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1,360 LNFT	\$386,066
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	50 LNFT	\$5,554







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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	\$35,084
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets	Cooling required in MDF/IDF Rooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	2 EACH	\$28,192
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	12 EACH	\$43,742
D3060-01-03C Correct Pneumatic Control System Air Compressor Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$12,457
D3060-01-04C Correct Pneumatic Control System Air Dryer Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$5,087
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$46,924
Total Estimated Cost for D30 HVAC							\$2,663,540	

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D40 Fire Protection								
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	32,405 BLDG SF	\$278,696
			Total Estimated Co	est for <b>D40</b>	Fire Prote	ection		\$278,696
D50 Electrical								
D5010-02-01C Correct Primary Transformer Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P2 / 1-3 Yrs	Useful Life	37,004 BLDG SF	\$42,042
D5010-03-11C Correct Secondary Underground Electrical Service (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	208/120V, 3PH, 4W, 1600A to accommodate future HVAC loads	Cap Imprv	P2 / 1-3 Yrs	Functional	200 LNFT	\$245,354
D5010-05-05C Correct Main Distribution Panel (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	1600A 208/120V, 3PH, 4W to accommodate future HVAC loads	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$66,865
D5010-09-03C Correct Automatic Transfer Switch (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	208/120V	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,272
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$9,407





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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$81,558
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 4-5 Yrs	Useful Life	11 EACH	\$70,316
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$1,569
D5010-15-02C Correct Disconnect Switch Required by Install New	D5010 Electrical Service & Distribution	Roof	Disconnect switch missing at rooftop CU	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	1 EACH	\$2,210
D5021-01-01C Correct Receptacles Deterioration by Demolition & Replacement	D5021 Branch Wiring	North Side	Replace existing old receptacles with new	Def Maint	P4 / 6-10 Yrs	Useful Life	100 EACH	\$12,403
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Building Wide	Replace non-GFCI receptacles in the kitchen and utility room with GFCI. Quantity increased to meet minimum cost.	Def Maint	P2 / 1-3 Yrs	Codes/ Standards	5 EACH	\$611
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Classroom	Additional receptacles needed for classrooms	Cap Imprv	P3 / 4-5 Yrs	Functional	24 EACH	\$18,690
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Roof	Receptacles missing at rooftop mechanical equipment	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	5 EACH	\$4,404

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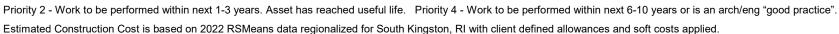
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	North Side	Replace branch wiring to building wide replacement of old receptacles	Def Maint	P4 / 6-10 Yrs	Useful Life	5,000 LNFT	\$31,137
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Exterior	Old fire alarm system to be replaced. Horn strobes missing in boiler room, kitchen, lounge, conf., nurse, corr. by music, corr. by café., and classrooms. Pull station missing at exit door in boiler room and classrooms. Horn missing in group toilet rooms.	Def Maint	P1 / Immed	Life Safety	37,004 BLDG SF	\$323,573
D5031-07-02C Correct Video Surveillance Outdoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior	Cameras on the east and south sides of the building have yellowing lenses	Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$76,447
D5031-07-02C Correct Video Surveillance Outdoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	8 EACH	\$76,447
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$5,439







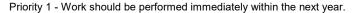
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5032-01-02C Correct Master Clock System Deterioration by Demolition & Replacement (Bldg SF)		Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	37,004 BLDG SF	\$80,892
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	37,004 BLDG SF	\$125,066
D5036-03-01C Correct Building- Wide Technology System Deterioration by Demolition & Replacement (Bldg SF)	D5036 Technology System	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	37,004 BLDG SF	\$233,631
D5036-04-03C Correct Interactive Flat Panel Assembly Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	Replace existing flat panels / interactive white board projectors with new interactive flat panels	Def Maint	P4 / 6-10 Yrs	Useful Life	20 EACH	\$131,705
D5090-01-01C Correct Diesel Fuel Emergency Generator (50 kW) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Electrical Room	25KW 208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$63,417
			Total Estimated Co	st for <b>D50</b>	Electrical			\$1,707,456
E10 Equipment								
E1020-02-01C Correct Theatre & Stage Equipment Sound System Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Cafeteria		Def Maint	P3 / 4-5 Yrs	Useful Life	1 LPSM	\$83,999



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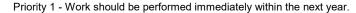
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	50 SQYD	\$51,993
			Total Estimated	Cost for E10 E	Equipmen	it		\$135,992
E20 Furnishings								
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	750 LNFT	\$284,569
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,000 LNFT	\$901,838
			Total Estimated	Cost for <b>E20</b> F	urnishin	gs		\$1,186,407
F20 Selective Demolition								
F2020-04-02C Correct Asbestos Pipe Fitting Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	Suspect ACM	Def Maint	P2 / 1-3 Yrs	Environ Imprv	100 EACH	\$7,046
			Total Estimated	Cost for F20 S	Selective	Demolition		\$7,046
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	2,000 SQYD	\$28,937



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Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.

Wakefield ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

Total Estimated Cost for G20 Site Improvements

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-01-02C Correct Bituminous Sidewalk Deterioration by Demo and Replacement with Alternative Material (Concrete)	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQYD	\$708,170

Wakefield Elementary Total Estimated Cost: \$12,212,968



\$737,106

West Kingston ES

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes F	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
West Kingston Elementary A10 Foundations								
A1010-01-07C Correct Foundation Wall Cracking by Epoxy Injection	A1010 Standard Foundation	Building Wide	D	ef Maint	P2 / 1-3 Yrs	Damaged/ Inoper	50 LNFT	\$709
			Total Estimated Cost f	for A10 F	oundatio	ons		\$709
B20 Exterior Enclosure								
B2010-05-07C Correct Concrete Block Wall (Decorative) Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior	D	ef Maint	P2 / 1-3 Yrs	Damaged/ Inoper	5,000 SQFT	\$41,284
B2010-05-09C Correct Concrete Block Wall (Decorative) Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior	D	ef Maint	P2 / 1-3 Yrs	Damaged/ Inoper	1,000 SQFT	\$21,990
B2010-05-10C Correct Concrete Block Wall (Decorative) Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Exterior	D	ef Maint	P2 / 1-3 Yrs	Damaged/ Inoper	15,000 SQFT	\$332,656
B2010-05-14C Correct Concrete Block Wall (Decorative) Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior	D	ef Maint	P2 / 1-3 Yrs	Damaged/ Inoper	250 LNFT	\$5,009
B2011-06-08C Correct Exterior Wood Soffit Deterioration by Demolition & Replacement with Alternative Material	B2011 Exterior Wall Specialties	Building Exterior	D	ef Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3,500 SQFT	\$161,225



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West Kingston ES

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System Name / Corrective Action	Subsystem Name	Location Description			Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide	Def		P3 / 4-5 Yrs	Useful Life	1,000 SQFT	\$170,484
B2020-05-01C Correct Aluminum Storefront System Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide	Def		P3 / 4-5 Yrs	Damaged/ Inoper	500 SQFT	\$159,575
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Wide	Def		P3 / 4-5 Yrs	Damaged/ Inoper	10 EACH	\$57,467
			Total Estimated Cost for	B20 Ex	cterior E	nclosure		\$949,690
B30 Roofing								
B3010-08-01C Correct Modified Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof	Def		P3 / 4-5 Yrs	Damaged/ Inoper	4,000 SQFT	\$208,999
			Total Estimated Cost for	B30 Ro	oofing			\$208,999
C10 Interior Construction								
C1011-01-04C Correct Accordion Folding Partition Deterioration by Demolition & Replacement with Operable Partition	C1011 Interior Operable Partition	Building Wide	Def		P3 / 4-5 Yrs	Damaged/ Inoper	300 SQFT	\$61,520
C1020-01-02C Correct Hollow Metal Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide	Def		P3 / 4-5 Yrs	Functional	5 EACH	\$5,298



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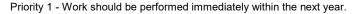
West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	15 EACH	\$29,584
C1030-01-01C Correct Chalkboard, Tackboard or Markerboard Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,500 SQFT	\$76,678
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	25 EACH	\$48,546
C1030-04-01C Correct Toilet & Bath Accessories (Single User) Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-3 Yrs	Codes/ Standards	10 EACH	\$18,208
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	100 EACH	\$21,700
			Total Estimated Cost	t for C10 I	nterior Co	onstruction		\$261,535
C30 Interior Finishes								
C3010-01-02C Correct Painted Wall Finish Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	44,000 BLDG SF	\$271,476
C3010-06-01C Correct Acoustical Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	3,000 SQFT	\$60,793



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West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

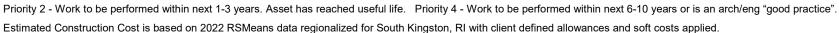
**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-02-02C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Poured Epoxy)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	25,000 SQFT	\$638,400
C3020-07-01C Correct Epoxy Poured Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	4,000 SQFT	\$169,477
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	500 SQFT	\$4,135
C3020-12-02C Correct Carpet Floor Finish Deterioration by Demolition & Replacement with Alternative Material (Resilient)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	3,000 SQFT	\$31,108
C3020-15-01C Correct Athletic Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	2,000 SQFT	\$80,942
C3030-02-02C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Functional	1,000 SQFT	\$12,340
C3030-05-03C Correct Suspended Acoustical Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Drywall)	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	30,000 SQFT	\$450,443



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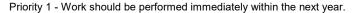
West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-04C Correct Suspended Acoustical Ceiling Tile & Grid Finish Required by Install New	C3030 Ceiling Finish	Building Wide		Cap Imprv	P3 / 4-5 Yrs	Functional	15,000 SQFT	\$105,923
			Total Estimated	Cost for C30 I	nterior Fi	nishes		\$1,825,037
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	29 EACH	\$90,006
D2010-03-03C Correct Lavatory Full Bradley Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$42,900
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	16 EACH	\$35,302
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	8 EACH	\$20,877
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	Replace with new EWC/Bottle filler	Def Maint	P3 / 4-5 Yrs	Useful Life	8 EACH	\$33,007
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	6 EACH	\$26,907



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West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

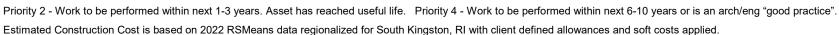
**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	26 EACH	\$62,831
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$11,892
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$6,018
D2010-16-04C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Required by Install New	D2010 Plumbing Fixtures	Kitchen	Kitchen hand sink	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	1 EACH	\$12,613
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	41,560 BLDG SF	\$815,881
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$16,535
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	Allowance to address system infrastructure failures in select locations as needed	Def Maint	P2 / 1-3 Yrs	Useful Life	22,000 BLDG SF	\$206,928



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.





West Kingston ES

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**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2030-04-01C Correct Ejection Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Classroom		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,483
			Total Estimated Co	ost for D20 I	Plumbing			\$1,386,181
D30 HVAC								
D3010-01-18C Correct Above Ground Oil Fuel Storage Tank Deterioration (500 Gal) by Remediation & Replacement	D3010 Energy Supply	Outside Underground		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$9,655
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen	For Kitchen equipment replacement	Def Maint	P2 / 1-3 Yrs	Useful Life	100 LNFT	\$9,029
D3020-18-01C Correct Electric Unit Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$3,044
D3020-20-01C Correct Electric Wall Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	9 EACH	\$10,620
D3030-04-02C Correct Condensing Unit (5 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$19,873
D3040-02-07C Correct Air Handling Unit (15 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Custodian Office		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$70,420

Priority 1 - Work should be performed immediately within the next year.

Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

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West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

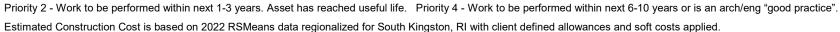
**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Storage Room		Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$199,525
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Interior Ceiling Exhausters	Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$24,953
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Upblast	Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$23,644
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$47,288
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Inline Ducted	Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$47,311
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	Powered	Def Maint	P2 / 1-3 Yrs	Useful Life	5 EACH	\$59,139
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$11,123
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$4,439



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West Kingston ES

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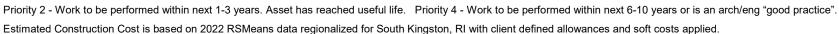
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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	Outdoor Air Grilles	Def Maint	P2 / 1-3 Yrs	Useful Life	15 EACH	\$10,968
D3040-29-04C Correct Electric Makeup Air Unit (45 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$41,463
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classrooms	Replace Heat only Unit Vents with Heat/Cool units	Def Maint	P2 / 1-3 Yrs	Useful Life	18 EACH	\$563,713
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	580 LNFT	\$64,430
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	6 EACH	\$70,167
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets	Cooling required in MDF/IDF Rooms	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	2 EACH	\$28,192
D3060-01-04C Correct Pneumatic Control System Air Dryer Deterioration by Demolition & Replacement	D3060 HVAC Instrumentation & Controls	Boiler Room		Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$5,087



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West Kingston ES

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$46,924
			Total Estimated Co	ost for D30 I	HVAC			\$1,371,008
D40 Fire Protection								
D4010-01-02C Correct Wet Pipe Sprinkler System Required by Install New (Bldg SF)	D4010 Sprinklers	Building Wide		Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	41,560 BLDG SF	\$357,433
			Total Estimated Co	ost for <b>D40</b> I	Fire Prote	ection		\$357,433
D50 Electrical								
D5010-02-01C Correct Primary Transformer Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Exterior		Def Maint	P2 / 1-3 Yrs	Useful Life	43,552 BLDG SF	\$49,482
D5010-03-11C Correct Secondary Underground Electrical Service (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	Replace existing 800A service with 1600A to accommodate future HVAC loads	Cap Imprv	P2 / 1-3 Yrs	Functional	50 LNFT	\$61,339
D5010-05-05C Correct Main Distribution Panel (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	Replace existing old (1975) 800A, 480/277V, 3PH, 4W with a new 1600A to accommodate future HVAC loads	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$66,865



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West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

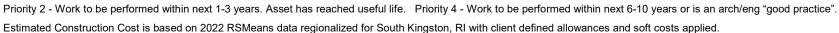
**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	1 EACH	\$9,407
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	480/277V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$37,626
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$27,186
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	480/277V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	4 EACH	\$54,372
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	480/277V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	2 EACH	\$34,153
D5010-12-11C Correct Panelboard (400 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	208/120V, 3PH, 4W	Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$115,284
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	\$63,924
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	30A	Def Maint	P3 / 4-5 Yrs	Useful Life	1 EACH	\$1,569



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.





West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

Page 12 of 15

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Building Wide	Exit signs missing from exterior exit doors in classrooms, kitchen, custodian, and faculty rm	Cap Imprv	P1 / Immed	Life Safety	21 EACH	\$37,501
D5020-12-01C Correct Emergency Lighting Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	3 EACH	\$741
D5020-12-02C Correct Emergency Lighting Required by Install New	D5020 Lighting & Branch Wiring	Building Exterior	Emergency light fixture missing from exterior exit doors	Cap Imprv	P1 / Immed	Life Safety	15 EACH	\$20,307
D5021-01-01C Correct Receptacles Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	200 EACH	\$24,806
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Building Exterior	Missing receptacles at exterior mechanical equipment	Cap Imprv	P2 / 1-3 Yrs	Codes/ Standards	3 EACH	\$2,643
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide	Replace existing old fire alarm system with new. Horn strobes missing from classrooms and custodian rm. Pull stations missing from classrooms with exterior exit doors and custodian rm. Strobe missing from kitchen toilet room.	Def Maint	P1 / Immed	Life Safety	43,552 BLDG SF	\$380,831



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

Priority 2 - Work to be performed within next 1-3 years. Asset has reached useful life. Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice". Estimated Construction Cost is based on 2022 RSMeans data regionalized for South Kingston, RI with client defined allowances and soft costs applied.



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West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-04-01C Correct Security System Key Pad Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$3,211
D5031-07-02C Correct Video Surveillance Outdoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$19,112
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$5,439
D5032-01-02C Correct Master Clock System Deterioration by Demolition & Replacement (Bldg SF)		Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	43,552 BLDG SF	\$95,206
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide		Def Maint	P2 / 1-3 Yrs	Useful Life	43,552 BLDG SF	\$147,197
D5036-03-01C Correct Building- Wide Technology System Deterioration by Demolition & Replacement (Bldg SF)	D5036 Technology System	Building Wide		Def Maint	P3 / 4-5 Yrs	Useful Life	43,552 BLDG SF	\$274,973
D5036-04-03C Correct Interactive Flat Panel Assembly Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	Replace existing flat panels / interactive white board projectors with new interactive flat panels	Def Maint	P4 / 6-10 Yrs	Useful Life	22 EACH	\$144,876



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

Priority 2 - Work to be performed within next 1-3 years. Asset has reached useful life. Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".



West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated	Cost for <b>D50</b> I	Electrical			\$1,678,049
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	50 SQYD	\$51,993
			Total Estimated	Cost for E10 I	Equipmen	nt		\$51,993
E20 Furnishings								
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	750 LNFT	\$284,569
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 4-5 Yrs	Damaged/ Inoper	1,000 LNFT	\$901,838
			Total Estimated	Cost for <b>E20</b> I	urnishin	gs		\$1,186,407
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	3,750 SQYD	\$54,256
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-3 Yrs	Damaged/ Inoper	10,000 SQFT	\$186,247
			Total Estimated	Cost for G20	Site Impro	ovements		\$240,503



Priority 3 - Work to be performed within next 4-5 years. Asset will reach useful life soon.

West Kingston ES

Project Name: 2022 South Kingston Facility Assessment

**Building Type:** Elementary School K-4

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**Estimated** System Name / Subsystem Name Location **Correction Notes Project Priority** Justification Quantity Assessment **Corrective Action** Description Type (Years) **UOM** Cost

West Kingston Elementary Total Estimated Cost: \$9,517,545



## Exhibit 03

# NESDEC Demographics Report





## South Kingstown School District South Kingstown, RI

**2021-22 Enrollment Projection Report** 



## **Enrollment Summary**

The global pandemic continues to influence our nation's public health and economic stability in unpredictable ways. As such, it is still too early to identify many of the factors that could impact school enrollments. Over the past school year, we have seen fluctuations in the real estate market and job trends, which have impacted student attendance patterns. Moreover, during the past school year, we have seen how school enrollment patterns can differ substantially from one district to another, with some districts losing students while others experience an influx of students.

We are pleased to send you the past, present, and projected enrollments for your District. New this year, we have added graphs that highlight Historical and Projected Enrollments in Grade Combinations. We have received the figures given to us by the District and we assume that the method of collecting the enrollment data has been consistent from year to year.

Of note, projections are generally more reliable when they are closest in time to the current year. Projections four to ten years out may serve as a guide to future enrollments. In light of this, NESDEC has added a "Second Semester refresher" enrollment projection at no cost to affiliates.

The NESDEC enrollment projection fell within 59 students of the K-12 total, 2,622 students projected vs. 2,563 enrolled. One variance of 34 students occurred at Kindergarten, 194 projected vs. 160 enrolled. This variance could be attributed to family indecision regarding the pandemic. Ratios have been adjusted.

Births decreased by 31 from a previous ten-year average of 193 to a projected average of 162, which could have an impact on future Kindergarten enrollments. It might be beneficial for the District to continue monitoring homeschool students for potential return to the District, as in in 2021, 63 K-12 students were reported.

Over the next three years, K-4 enrollments are projected to decrease by a total of 45 students, Grades 5-6 enrollments are projected to increase by a total of 11 students, Grades 7-8 enrollments are projected to decrease by a total of 61 students, and Grades 9-12 enrollments are projected to decrease by a total of 124 students, as student pass through the grades.



### **Historical Enrollment**

School District: South Kingstown, RI 12/13/2021

	Historical Enrollment By Grade																		
Birth Year	Births*	School Year	PK	К	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2006	229	2011-12	99	224	238	246	244	236	253	267	282	312	241	267	270	279	0	3359	3458
2007	228	2012-13	88	211	227	244	247	242	244	249	270	274	292	249	259	295	0	3303	3391
2008	222	2013-14	106	200	227	235	243	260	251	259	257	263	260	285	255	273	0	3268	3374
2009	195	2014-15	110	202	195	233	237	240	273	247	265	258	237	250	295	260	0	3192	3302
2010	186	2015-16	110	197	210	196	235	241	244	277	249	262	237	220	241	306	0	3115	3225
2011	190	2016-17	92	185	197	220	201	234	237	264	270	246	245	232	215	258	0	3004	3096
2012	194	2017-18	78	204	197	199	230	209	232	247	255	266	240	237	229	230	0	2975	3053
2013	182	2018-19	50	201	200	200	205	225	215	235	239	249	237	239	230	234	0	2909	2959
2014	145	2019-20	59	184	208	189	201	193	224	213	228	239	228	237	232	225	0	2801	2860
2015	162	2020-21	48	149	175	198	192	194	193	228	205	220	253	224	230	243	0	2704	2752
2016	170	2021-22	45	160	160	181	205	188	176	201	222	197	194	224	214	241	0	2563	2608

<sup>\*</sup>Birth data provided by Public Health Vital Records Departments in each state.

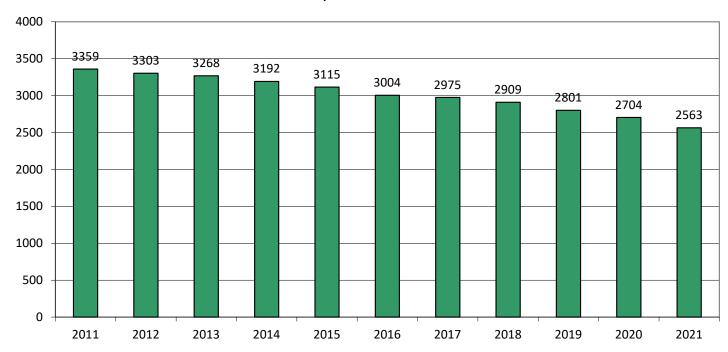
	Historical Enrollment in Grade Combinations											
Year	K-4	PK-4	5-6	K-6	PK-6	5-8	7-8	7-12	9-12			
2011-12	1188	1287	520	1708	1807	1114	594	1651	1057			
2012-13	1171	1259	493	1664	1752	1037	544	1639	1095			
2013-14	1165	1271	510	1675	1781	1030	520	1593	1073			
2014-15	1107	1217	520	1627	1737	1043	523	1565	1042			
2015-16	1079	1189	521	1600	1710	1032	511	1515	1004			
2016-17	1037	1129	501	1538	1630	1017	516	1466	950			
2017-18	1039	1117	479	1518	1596	1000	521	1457	936			
2018-19	1031	1081	450	1481	1531	938	488	1428	940			
2019-20	975	1034	437	1412	1471	904	467	1389	922			
2020-21	908	956	421	1329	1377	846	425	1375	950			
2021-22	894	939	377	1271	1316	796	419	1292	873			

Histori	cal Perce	ntage Ch	anges
Year	K-12	Diff.	%
2011-12	3359	0	0.0%
2012-13	3303	-56	-1.7%
2013-14	3268	-35	-1.1%
2014-15	3192	-76	-2.3%
2015-16	3115	-77	-2.4%
2016-17	3004	-111	-3.6%
2017-18	2975	-29	-1.0%
2018-19	2909	-66	-2.2%
2019-20	2801	-108	-3.7%
2020-21	2704	-97	-3.5%
2021-22	2563	-141	-5.2%
Change		-796	-23.7%



## **Historical Enrollment**

K-12, 2011-2021





## **Projected Enrollment**

School District: South Kingstown, RI 12/13/2021

	Enrollment Projections By Grade*																			
Birth Year	Births*		School Year	PK	К	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2016	170		2021-22	45	160	160	181	205	188	176	201	222	197	194	224	214	241	0	2563	2608
2017	156		2022-23	60	165	163	160	186	202	186	181	195	219	183	191	219	220	0	2470	2530
2018	157		2023-24	61	166	168	163	164	184	200	191	175	193	204	180	187	226	0	2401	2462
2019	173		2024-25	62	183	169	168	167	162	182	206	185	173	179	201	176	193	0	2344	2406
2020	155	0	2025-26	63	164	187	169	172	165	160	187	200	183	161	176	196	181	0	2301	2364
2021	162	(est.)	2026-27	64	171	167	187	173	170	163	164	181	198	170	159	172	202	0	2277	2341
2022	161	(est.)	2027-28	65	170	174	167	192	171	168	167	159	179	184	167	155	177	0	2230	2295
2023	162	(est.)	2028-29	66	171	173	174	171	190	169	173	162	157	166	181	163	160	0	2210	2276
2024	162	(est.)	2029-30	67	172	174	173	179	169	188	174	168	160	146	164	177	168	0	2212	2279
2025	160	(est.)	2030-31	68	170	175	174	178	177	167	193	169	166	149	144	160	182	0	2204	2272
2026	161	(est.)	2031-32	69	171	173	175	179	176	175	172	187	167	154	147	141	165	0	2182	2251

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births

Based on children already born

Based on students already enrolled

\*Birth data provided by Public Health Vital Records Departments in each state.

	Projected Enrollment in Grade Combinations*											
Year	K-4	PK-4	5-6	K-6	PK-6	5-8	7-8	7-12	9-12			
2021-22	894	939	377	1271	1316	796	419	1292	873			
2022-23	876	936	367	1243	1303	781	414	1227	813			
2023-24	845	906	391	1236	1297	759	368	1165	797			
2024-25	849	911	388	1237	1299	746	358	1107	749			
2025-26	857	920	347	1204	1267	730	383	1097	714			
2026-27	868	932	327	1195	1259	706	379	1082	703			
2027-28	874	939	335	1209	1274	673	338	1021	683			
2028-29	879	945	342	1221	1287	661	319	989	670			
2029-30	867	934	362	1229	1296	690	328	983	655			
2030-31	874	942	360	1234	1302	695	335	970	635			
2031-32	874	943	347	1221	1290	701	354	961	607			

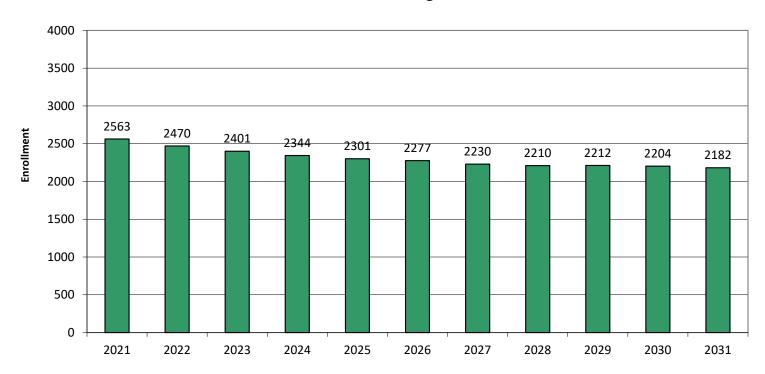
Projec	Projected Percentage Changes											
Year	K-12	Diff.	%									
2021-22	2563	0	0.0%									
2022-23	2470	-93	-3.6%									
2023-24	2401	-69	-2.8%									
2024-25	2344	-57	-2.4%									
2025-26	2301	-43	-1.8%									
2026-27	2277	-24	-1.0%									
2027-28	2230	-47	-2.1%									
2028-29	2210	-20	-0.9%									
2029-30	2212	2	0.1%									
2030-31	2204	-8	-0.4%									
2031-32	2182	-22	-1.0%									
Change		-381	-14.9%									

<sup>\*</sup>Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.



## **Projected Enrollment**

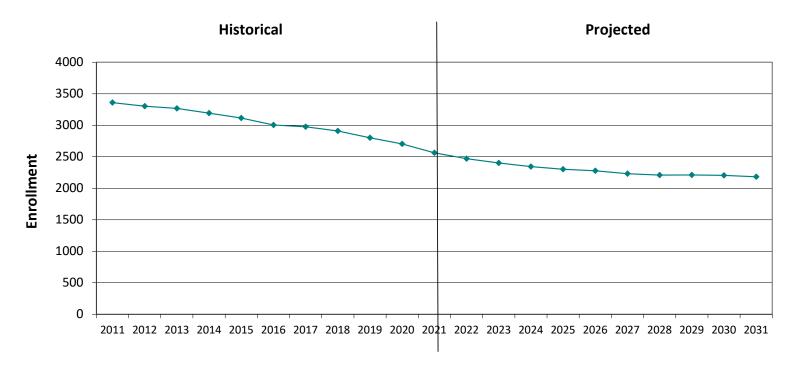
#### K-12 To 2031 Based On Data Through School Year 2021-22





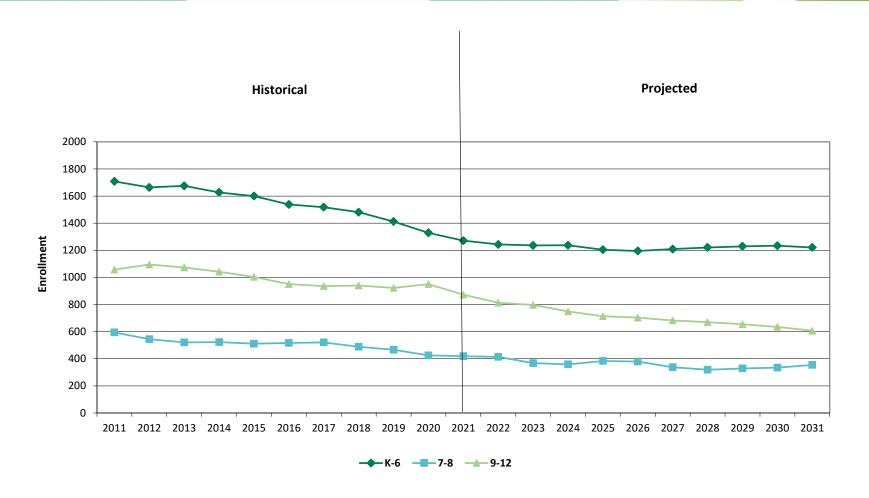
## **Historical & Projected Enrollment**

K-12, 2011-2031



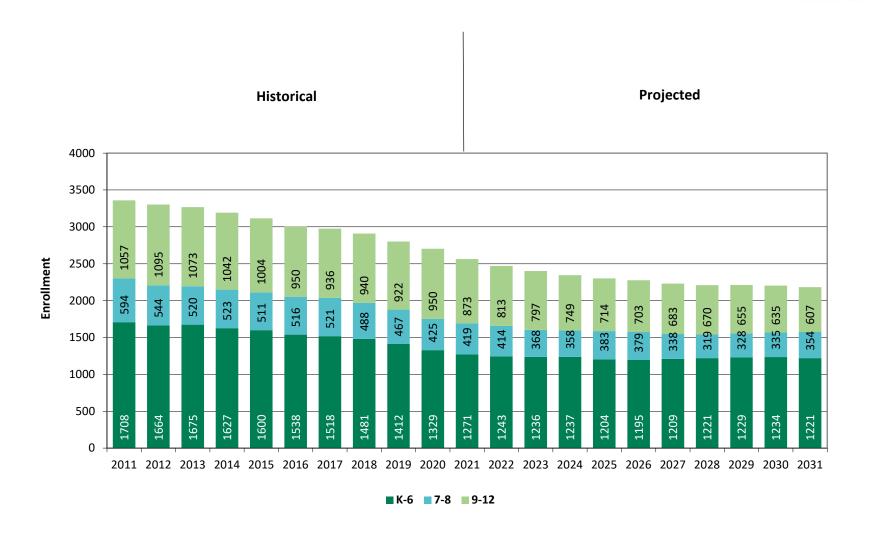


## **Historical & Projected Enrollments in Grade Combinations**



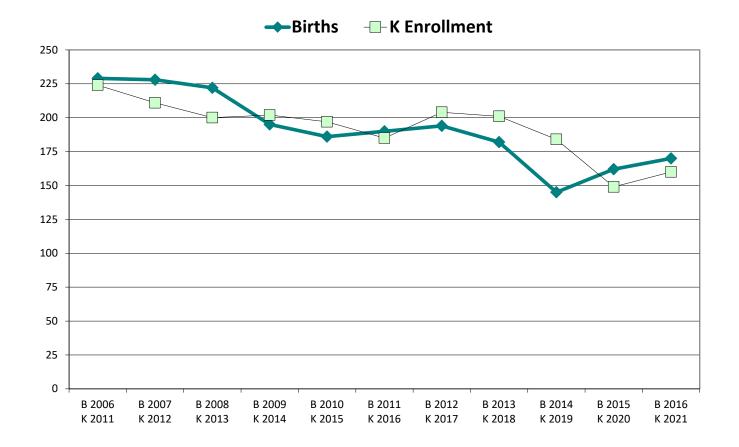
#### NESDEC

## Historical & Projected Enrollments in Grade Combinations





## Birth-to-Kindergarten Relationship





### **Additional Data**

Building Permits Issued (Source: HUD)										
Year	Single-Family	Multi-Units								
2011	46	0								
2017	73	0								
2018	78	0								
2019	97	32								
2020	96	6								
2021	21 75 to date 11 to 0									

Enrollment History*						
Career-Tech Non-Public						
Year	9-12 Total	K-12 Total				
2011-12	23	469				
2017-18	38	319				
2018-19	65	188				
2019-20	82	n/a				
2020-21	101	238				
2021-22	237	252				

Residents in Non-Public Independent and Parochial Schools (General Education)*														
Enrollments	К	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
as of Oct. 1	12	13	6	14	13	19	19	20	22	22	26	26	40	252

K-12 Home-Schooled Students*				
2021	63			

K-12 Residents in Charter or Magnet Schools, or Choiced-out*					
2021 224					

•	pecial Education aced Students*		
2021 24			

K-12 Tuitioned-II & Other Non-	•
2021	16

<sup>\*</sup>The above data were provided by the district, with the exception of building permit data (provided by HUD).

"n/a" signifies that information was not provided by District.

## <u>|NESDEC</u>

## New England's PK-12 Enrollments The "Big Picture"

From 2018 to 2029, the U.S. Department of Education anticipates changes in PK-12 enrollment of +3.3% in the South; +0.9% in the West, -1.8% in the Midwest; and -2.6% in the Northeast.

State	Fall 2018 PK - 12	Fall 2029 Projected	PK-12 Decline	% Change, 2018-2029
CT	526,634	478,000	-48,634	-9.2%
ME	180,461	174,500	-5,961	-3.3%
MA	962,297	945,400	-16,897	-1.8%
NH	178,515	166,100	-12,415	-6.9%
RI	143,436	139,900	-3,536	-2.5%
VT	87,074	82,000	-5,074	-5.8%

SOURCE: U.S. Department of Education, National Center for Education Statistics,

Table 203.20, August 2020

Note: Data collected prior to 2020 Coronavirus pandemic.

Although most New England districts are seeing a decline in the number of births, NESDEC's experience indicates that the impact on enrollment varies from one district to the next. Almost half of New England Districts have been growing in PK-12 enrollment, and a similar number are declining (often in rural areas), with the other districts remaining stable.



### **Reliablity and Use of this Document**

#### **PROJECTION METHODOLOGY**

Cohort component (survival) technique is a frequently used method of preparing enrollment forecasts. NESDEC uses this method, but modifies it in order to move away from forecasts that are wholly computer- or formula-driven. Such modification permits the incorporation of important, current district-specific information into the generation of enrollment forecasts (such as in/out-migration of students, resident births, HUD-reported building permits, etc.). Percentages are calculated from the historical enrollment data to determine a reliable percentage of increase or decrease in enrollment between any two grades. For example, if 100 students enrolled in Grade 1 in 2018-19 increased to 104 students in Grade 2 in 2019-20, the percentage of survival would be 104%, or a ratio of 1.04. Ratios are calculated between each pair of grades or years in school over several recent years.

After study and analysis of the historical ratios, and based upon a reasonable set of assumptions regarding births, migration rates, retention rates, etc., ratios most indicative of future growth patterns are determined for each pair of grades. The ratios thus selected are applied to the present enrollment stastics to project into future years. The ratios are the key factors in the reliability of the projections, assuming validity of the data at the starting point.

#### RELIABILITY OF ENROLLMENT PROJECTIONS

Projections can serve as useful guides to school administrators for educational planning. Projections are generally most reliable when they are closest in time to the current year, and the more stable the variables noted above, the easier and more reliable the projections. Projections six to ten years out may serve as a guide to future enrollments and are useful for facility planning purposes, but they should be viewed as subject to change, given the likelihood of changes in the underlying assumptions/trends.

Projections that are based upon the children who already are in the district (the current K-12 population only) will be the most reliable; the second level of reliability will be for those children already born into the community but not yet old enough to be in school. The least reliable category is the group for which an estimate must be made to predict the number of births, thereby adding additional uncertainty. See these three multi-colored groupings on the "Projected Enrollment" slide/page.

Annual updates allow for early identification of recent changes in historical trends. When the actual enrollment in a grade is significantly different (higher or lower) from the projected number, it is important (yet difficult) to determine whether this is a one-year aberration or whether a new trend may have begun. In light of this possibility, NESDEC urges all school districts to have updated enrollment forecasts developed by NESDEC each October. This service is available at no cost to affiliated school districts.

#### USING THIS INFORMATION ELECTRONICALLY

If you would like to extract the information contained in this report for your own documents or presentations, you can use screenshots, which can be inserted into PowerPoint slides, Word documents, etc. Because screenshots create graphics, the image is not editable. Please feel free to contact us if you need assistance in this matter, by phone (508-481-9444) or by email (ep@nesdec.org).

## Exhibit 04

## NEASC 2021 Report



## New England Association of School and Colleges, Inc.

**Commission on Public Schools** 



**Commission on Public Schools** 

## Report of the Visiting Team for South Kingstown High School

Wakefield, RI

March 01, 2021 - March 02, 2021

Ms. Barbara Fecteau, Chair Chip McGair, Principal

### **School and Community Summary**

#### **School and Community Summary**

South Kingstown High School (SKHS) serves the residents of Washington County, which is known locally as South County. It is located approximately 32 miles south of Providence. Originally established in 1729 as Kings County comprises the villages of Matunuck, Wakefield, Kingston, Peace Dale, and West Kingston. Bordered by Charlestown on the west, Richmond on the northwest, Exeter and North Kingstown on the north, and Narragansett on the east, the southern border comprises 5.5 miles of coastline on Block Island Sound. South Kingstown is approximately 62.3 square miles.

The nearby University of Rhode Island brings students to the area, and warm weather beckons tourists, so there are seasonal rentals and summer homes, but the year-round population is approximately 30,650. Approximately ninety percent of the population is white, and no minority group comprises more than 6 percent of the population; 5.1 percent is Hispanic or Latino, 2.5 percent is Black or African American, 2.1 percent is Asian, 2.3 percent is two or more races, and 1.7 percent is Native American.

Historically, commercial fishing, farming, tourism, and the university have provided the primary employment opportunities for residents, and the median household income is \$81,735. In 2018, 9.1 percent of people were in poverty.

There are seven schools in the South Kingstown School District including four elementary schools (Matunuck, Peace Dale, Wakefield, and West Kingstown), two middle schools (Broad Rock and Curtis Corner), and one high school, SKHS.

Over the past five years, South Kingstown High School's enrollment has declined by 8 percent and based upon population and enrollment forecasts (conducted by McKibben Demographic Research, LLC in 2019), South Kingstown's "resident non-college fertility rates are below replacement levels" (TFR=1.86 for the district vs. 2.1 for replacement level); many local 18 to 24-year-olds leave the district for colleges and universities or for employment in more urban areas; most of the non-college-bound district immigration occurs in the 0-9 and 30-44 age group; and the median age of district residents is predicted to increase from 35.6 in 2010 to 38.5 in 2030 (excluding college students, the median age of the population will increase from 44.4 in 2010 to 45.9 in 2030). As a result of such demographic changes, South Kingstown's school district's total enrollment is forecasted to decline by 90 students (3 percent of the population) between the 2018-2019 school year and the 2023-2024 school year. It is expected that enrollment will rise between 2023 and 2029.

There are currently 933 students enrolled with a 12:1 student to teacher ratio. The average graduation rate is 94 percent and 43 percent of students take AP courses. The school's minority population is 14 percent, and 15 percent are eligible for free or reduced lunch. The per-pupil expenditure is \$19,719, which is \$2,410 more than the state average of \$17,309.

The faculty includes 78 full-time and part-time classroom teachers, in addition to 5 school counselors, 1.6 school psychologists, 1 research and learning commons specialist, 2 deans, a speech and language therapist, a social worker, a CTE coordinator, and a school nurse-teacher. There are department chairs in the area of applied learning, English, world language, mathematics, science, social studies, health/physical education, special education, fine arts, and guidance. The administrative staff consists of 1 principal, 2 assistant principals, and a K-12 athletic director.

Above and beyond the 182 school instructional days, faculty members have departmental planning time together on Wednesday mornings in addition to monthly faculty meetings, after-school professional development several times yearly, and numerous professional development days throughout the year.

Graduation requirements include a minimum of 24 credits:

- 4 credits in English
- 4 credits in Mathematics
- 3 credits in Social Studies (to include U.S. History)
- 3 credits in Science (to include 2 lab courses)
- 2 credits in Physical Education
- 1 credit in Health Education
- 6.5 credits in electives and/or support courses

Students at South Kingstown High School benefit from established connections with nearby colleges and universities and can participate in dual enrollment programs with the University of Rhode Island and Rhode Island College. There are also various courses offered at the high school in which students can receive college credits.

South Kingstown High School has four career and technical education programs approved by the Rhode Island Department of Education. The programs are allied health- CNA & EMT, computer science, construction technology, and studio art craft/fine artist and designer. Application to programs is required for all in and out of district prospective students. Upon acceptance into any program, students take three full years of courses within their CTE content area with priority seating in all CTE classes, receiving of college credit and/or certifications from specific CTE courses, participating in work-based learning experiences with local industries and community partners, and having the opportunity to learn about many potential careers available within their CTE field. Applications are reviewed throughout the year with rolling admissions for incoming ninth and tenth grade students.

At South Kingstown High School, there are several different levels of special education services and supports. At the high school, there are 9.5 special education teachers, 1.8 school psychologists, one ELL teacher, 1.5 social workers, one speech/language therapist, 0.5 occupational therapist, 1 full-time physical therapist, one director of pupil personnel, and two administrative assistants. There are also nine full-time paraprofessionals who work with students within mainstream classes and special education programs. There are a total of 93 students with active IEPs, receiving a variety of services at a variety of levels. The high school has several different special education programs and classes. Special education teachers collaborate with all teachers, counselors, targeted services, and other support staff in order to achieve the school's 21st century learning expectations.

South Kingstown High School's students are recognized and praised in various ways. There are an annual Senior Honors Night, a combined National Honor Society and World Language Honors Night, and underclassmen awards assemblies, at which students receive departmental awards for all subjects and university or college book awards. Additionally, student-athletes are honored yearly at an athletic banquet and earn athletic titles at the divisional and all-state levels. The school provides two yearly testing dates for students to demonstrate their second language skills with the possibility of attaining the Seal of Biliteracy, and those students who succeed are recognized for their accomplishments at graduation. Students are also honored for art and drama accomplishments and earn positions every year in Rhode Island all-state music and choral ensembles. There are also academic state competitions such as the Academic Decathlon and Mathletes in which SKHS students compete. They also compete in the STEAM fair, and winners typically compete in the Rhode Island Science and Engineering Fair. The school has also facilitated summer internships at NUWC.

#### Core Values, Beliefs, and Vision of the Graduate

#### **MISSION STATEMENT**

#### The Rebel Way

South Kingstown High School is proud to be a safe and respectful community of learners that recognizes and encourages the talents and potential of every student. We are committed to a rigorous curriculum that fosters and develops identified academic, civic and social skills. The 21st century Rebel is an independent, critical thinker

who effectively participates in our diverse community.

We believe students learn best, first and foremost, when they assume responsibility for their own learning. It is incumbent upon the learning community to support them by providing the following:

- · clearly communicated expectations
- varied support structures for all learners
- authentic learning opportunities both in and out of school
- instruction that meets all students' needs
- 21st century learning tools
- opportunities to employ critical thinking skills
- timely and constructive feedback
- teachers who are knowledgeable in content and method
- a positive, safe and supportive environment
- multiple opportunities to engage parents

#### School Improvement Goals: All SKHS students will ...

- 1. Be exposed to a variety of reading materials and strategies that focus on inferring, determining main ideas, and making connections to other texts or real-life. These skills will result in their improved ability to comprehend and become critical readers.
- 2. Write clearly and effectively by establishing a topic and a context, using evidence and reasoning to communicate ideas.
- 3. Be able to read, interpret, analyze and extrapolate information from pictorial graphics.
- All students and staff will clearly articulate and implement the behavioral expectations in all school settings. (See pages 11 and 12 for the behavior matrix related to Positive Behavioral Interventions and Supports (PBIS).)

#### **VISION OF THE GRADUATE**

Students who graduate from South Kingstown High School will demonstrate:

#### 1. Critical Thinking Skills:

SK graduates conceptualize, apply, analyze, synthesize, and evaluate information that is read, observed, or gathered from or by experience, reflection, reasoning, or communication, as a guide to a belief, understanding, or action.

Students who demonstrate such skills will:

- apply knowledge and creativity to develop an understanding of their effects on society and the environment.
- interpret a variety of sources, relate knowledge gained to self and community, make predictions, and solve problems in real world situations.
- ask questions, make predictions, design experiments, and collect and analyze data to understand a problem and propose a course of action.
- synthesize, reflect on, and analyze own and others' work.

#### 2. Creativity:

SK graduates use their imagination to create original ideas, turn those ideas into reality, and explore alternate perspectives.

Students who demonstrate such skills will:

• create role plays, projects and other artistic creations.

- formulate original research projects.
- demonstrate creativity by producing unique solutions.
- find innovative ways to better the community.
- develop creative solutions utilizing alternative means to acquire content knowledge.

#### 3. Character:

SK graduates demonstrate honesty, integrity, responsibility and courage. They strive for continuous personal growth by practicing self-discipline, reflection, and loyalty.

Students who demonstrate such skills will:

- demonstrate academic integrity by adhering to the guidelines and norms expected in an academic setting.
- follow appropriate academic research guidelines.
- demonstrate good sportsmanship.
- · appropriately use technology.
- give back to the community through various volunteer opportunities, internships, community-based projects, and performances.
- strive for continuous growth through self-awareness and reflection.
- build collaborative relationships inside and outside the classroom.
- engage in academics to their personal best ability.
- become an independent learner and take responsibility for their own learning through goal setting, self-reflection, and problem solving.
- reflect and act on their beliefs and values to demonstrate decision-making skills for reaching their postsecondary goals.

#### 4. Communication:

SK graduates participate effectively in a variety of speaking, listening, and writing opportunities.

Students who demonstrate such skills will:

- communicate effectively through written expression.
- apply knowledge to interpersonal conversations and public speaking.
- actively listen and respond to the ideas of others in an articulate manner.
- use technology to enhance communication.
- use multiple formats to articulate ideas, both formally and informally.
- self-advocate and take responsibility for outcomes by communicating with a purpose.
- construct and critique evidence to respond to others' ideas.

#### 5. Collaboration:

SK graduates work with others effectively and respectfully, contributing to a desirable, shared outcome from a collaborative effort.

Students who demonstrate such skills will:

- provide peer mentoring.
- participate in group thinking and discussion.
- listen and respectfully respond to the ideas of others.
- observe and identify the strengths of others when working within a group.
- work in small and large groups, share the workload, and take responsibility for outcomes.

#### 6. Citizenship:

SK graduates engage in school and community activities and take on civic responsibilities.

Students who demonstrate such skills will:

- improve the South Kingstown and global community and understand the challenges faced by citizens around the world.
- generate plans that can affect social change.
- make connections with outside local and global sources to solve relevant problems.
- understand civics and the role and responsibilities of the individual in a democratic government.
- demonstrate the ability to initiate and take leadership roles.

#### 7. Content Mastery:

SK graduates, with in-depth, varied content knowledge, are ready for postsecondary education and opportunities across industries, disciplines, and careers.

Students who demonstrate such skills will:

- understand the world and the role history plays in complex, modern issues.
- be able to read, understand, and analyze information from a variety of sources
- communicate ideas effectively through written and spoken language.
- become young adults who will be able to make positive life decisions by understanding the importance of being physically and emotionally healthy.
- demonstrate creativity in visual and/or performing arts.
- demonstrate content and skills mastery in life, physical, and earth science by being able to design and execute steps for solving problems that relate to the natural and built environments.
- problem solve real world mathematical scenarios and apply mathematical concepts to various STEAM opportunities.
- learn skills in the academic, personal, social, and career exploration areas that will allow for real life opportunities.
- integrate knowledge and perspectives gained.

## LEARNING CULTURE

## **Learning Culture**

The school provides a safe learning culture that ensures equity and fosters shared values among learners, educators, families, and members of the school community. These shared values drive student learning as well as policy, practice, and decision-making while promoting a spirit of collaboration, shared ownership, pride, leadership, social responsibility, and civic engagement. The school community sets high standards for student learning, fosters a growth mindset, and facilitates continuous school improvement to realize the school's core values, beliefs about learning, and vision of the graduate.

- 1. The school community provides a safe, positive, respectful, and inclusive culture that ensures equity and honors diversity in identity and thought.
- 1a. The school community provides a safe environment.
- 2. The school's core values, beliefs about learning, and vision of the graduate drive student learning, professional practices, learning support, and the provision and allocation of learning resources.
- 2a. The school has a written document describing its core values, beliefs about learning, and vision of the graduate.
- 3. The school community takes collective responsibility for the intellectual, physical, social, and emotional well-being of every student and can demonstrate how each student is known, valued, and connected to the school community.
- 4. The school community's professional culture demonstrates a commitment to continuous improvement through the use of research, collaborative learning, innovation, and reflection.
- 5. The school's culture promotes intellectual risk taking and personal and professional growth.
- 6. The school has an inclusive definition of leadership and provides school leaders with the authority and responsibility to improve student learning.
- 7. The school culture fosters civic engagement and social and personal responsibility.

## STUDENT LEARNING

## **Student Learning**

The school has a vision of the graduate that includes the attainment of transferable skills, disciplinary/interdisciplinary knowledge, understandings, and dispositions necessary to prepare learners for their future. Students are assured consistent learning outcomes through a defined curricular experience and have the opportunity to demonstrate their skills and knowledge in a variety of creative ways. Students actively participate in authentic learning experiences while practicing the skills and habits of mind to regularly reflect upon, and take ownership of, their learning.

- 1. The school has a vision of the graduate that includes the attainment of transferable skills, knowledge, understandings, and dispositions necessary for future success and provides feedback to learners and their families on each learner's progress in achieving this vision.
- 2. There is a written curriculum in a consistent format for all courses in all departments that includes units of study with guiding/essential questions, concepts, content, and skills and integrates the school's vision of the graduate.
- 2a. There is a written curriculum in a consistent format for all courses in all departments.
- 3. Curriculum ensures that learners demonstrate a depth of understanding over a breadth of knowledge.
- 4. Instructional practices are designed to meet the learning needs of each student.
- 5. Students are active learners who have opportunities to lead their own learning.
- 6. Learners regularly engage in inquiry, problem-solving, and higher order thinking skills.
- 7. Learners demonstrate their learning through a variety of assessment strategies that inform classroom instruction and curriculum.
- 8. Learners have multiple opportunities to demonstrate their learning, receive corrective feedback, and use this feedback in meaningful ways to support their learning.
- 9. Learners use technology across all curricular areas to support, enhance, and demonstrate their learning.

## PROFESSIONAL PRACTICES

### **Professional Practices**

The school maintains and implements a school improvement/growth plan, organizational practices, and productive community relationships to meet and support student learning needs. Educators engage in ongoing reflection, collaboration, and professional development to improve their practice and examine evidence of student learning and well-being to improve curriculum, instruction, assessment practices, programs, and services.

- 1. The school engages all stakeholders in the development and implementation of a school improvement/growth plan, which reflects the school's core values, beliefs about learning, and vision of the graduate.
- 1a. The school has a current school improvement/growth plan.
- 2. Educators engage in ongoing reflection, formal and informal collaboration, and professional development to improve student learning and well-being.
- 3. Educators examine evidence of student learning and well-being to improve curriculum, instruction, assessment practices, and programs and services.
- 4. Collaborative structures and processes support coordination and implementation of curriculum.
- 5. School-wide organizational practices are designed to meet the learning needs of each student.
- 6. Educators develop productive student, family, community, business, and higher education partnerships that support learning.

## LEARNING SUPPORT

## **Learning Support**

The school has timely, directed, and coordinated interventions for all students. The school provides targeted supports to meet each student's individual needs, including counseling services, health services, library/information services, and other appropriate support services to assist each student in meeting the school's vision of the graduate.

- 1. All students receive appropriate intervention strategies to support their academic, social, and emotional success.
- 1a. The school has intervention strategies designed to support students.
- 2. All students receive counseling services that meet their personal, social, emotional, academic, career, and college counseling needs from adequate, certified/licensed personnel.
- 3. All students receive health services that ensure their physical and emotional well-being from adequate, certified/licensed personnel.
- 4. All students receive library/information services that support their learning from adequate, certified/licensed personnel.
- 5. Identified English Language Learners and students with special needs and 504 plans receive appropriate programs and services that support their learning from adequate, certified/licensed personnel.

## LEARNING RESOURCES

## **Learning Resources**

The school has adequate and appropriate time, funding, and facilities to support the realization of its core values, beliefs about learning, and vision of the graduate. The school and school community provide time, funding, and facilities for student learning and support; teacher collaboration and professional growth; and full implementation of curricular and co-curricular programs in the school. The school has appropriate plans, protocols, and infrastructure in place to ensure consistent delivery of its curriculum, programs, and services.

- 1. The community and district provide school buildings and facilities that support the delivery of high-quality curriculum, programs, and services.
- 1a. The community and district provide school buildings and facilities that support the delivery of curriculum, programs, and services.
- 2. The school/district provides time and financial resources to enable researched-based instruction, professional growth, and the development, implementation, and improvement of school programs and services.
- 3. The community and the district's governing body provide adequate and dependable funding to fully implement the curriculum, including co-curricular programs and other learning opportunities.
- 4. The school/district has short-term and long-term plans to address the capital and maintenance needs of its building and facilities.
- 5. The school has infrastructure and protocols in place to ensure effective responses in crisis situations.

## Introduction

#### Introduction

The New England Association of Schools and Colleges (NEASC) is the oldest of the six regional accrediting agencies in the United States. Since its inception in 1885, the Association has awarded membership and accreditation to those educational institutions in the six-state New England region who seek voluntary affiliation.

The governing body of the Association is its Board of Trustees, which supervises the work of three Commissions: the Commission on Independent Schools (CIS); the Commission on Public Schools (CPS), which is comprised of the Committee on Public Elementary, Middle, and High Schools (CPEMHS), and the Committee on Technical and Career Institutions (CTCI); and the Commission on International Education (CIE).

As the responsible agency for matters of the evaluation and accreditation of public school member institutions, CPS requires visiting teams to assess the degree to which schools align with the qualitative Standards for Accreditation. The Standards are Learning Culture, Student Learning, Professional Practices, Learning Support, and Learning Resources.

The accreditation program for public schools involves a five-step process: the self-reflection conducted by stake-holders at the school; the Collaborative Conference visit, conducted by a team of peer educators and NEASC representatives; the school's development and implementation of a growth/improvement plan; the Decennial Accreditation visit conducted by a team of peer educators and NEASC representatives; and the follow-up program carried out by the school to implement the findings of its own self-reflection, the recommendations of the visiting team, and those identified by the Committee in the follow-up process. Continued accreditation requires that the school participate in the accreditation process over the ten-year cycle and that it show continued progress addressing identified needs.

Preparation for the Accreditation Visit - The School Self-Reflection

Accreditation coordinators and a steering committee comprised of the professional staff were appointed to supervise the school's self-reflection and Accreditation process. At South Kingstown High School, a committee of three members, including the principal, supervised all aspects of the Accreditation process. The steering committee organized an appropriate committee or committees to determine the quality of all programs, activities, and facilities available for young people by completing the school self-reflection.

Public schools evaluated by the Commission on Public Schools must complete appropriate materials to assess their alignment with the Standards for Accreditation and the quality of their educational offerings in light of the school's core values, beliefs, vision of the graduate, and unique student population. South Kingstown High School used questionnaires developed by the Commission on Public Schools to reflect the concepts contained in the Standards for Accreditation. These materials provided discussion items for a comprehensive assessment of the school by the professional staff during the self-reflection.

In addition, the professional staff was required to read and vote on Part 2 of the self-reflection to ensure that all voices were heard related to the alignment of the school to the Standards for Accreditation. All professional staff members were expected to participate in the self-reflection process either by participating on a committee or by participating in discussion and evidence gathering to support the school's alignment to the Standards.

The Process Used by the Visiting Team

A visiting team of four members was assigned by the Commission on Public Schools to conduct a Collaborative Conference visit to South Kingstown High School in Wakefield, RI. The visiting team members spent two days conducting a virtual visit; reviewed the self-reflection documents, which had been prepared for their examination; met with administrators, teachers, other school and system personnel, students and parents; and observed classes to determine the degree to which the school aligns with the Committee on Public Secondary Schools' and Public Elementary and Middle Schools' Standards for Accreditation. The team also reviewed the proposed

priority areas for the school's growth plan to be developed as part of the Accreditation process.

Each conclusion in the report was agreed to by visiting team consensus. Sources of evidence for each conclusion drawn by the visiting team are included within each section of the report. The report includes commendations and recommendations that, in the visiting team's judgment, will be helpful to the school as it works to improve teaching and learning and implement its plan for growth and improvement.

This report of the findings of the visiting team will be forwarded to the Commission on Public Schools, which will make a decision on the Accreditation of South Kingstown High School.

# **Foundational Element Ratings**

# **Foundational Element Ratings**

Foundational Elements	School's Rating	Visitors' Rating
1.1a - Learning Culture	Meets Standard	Does Not Meet Standard
1.2a - Learning Culture	Meets Standard	Meets Standard
2.2a - Student Learning	Does Not Meet Standard	Does Not Meet Standard
3.1a - Professional Practices	Meets Standard	Meets Standard
4.1a - Learning Support	Meets Standard	Meets Standard
5.1a - Learning Resources	Does Not Meet Standard	Does Not Meet Standard

## Foundational Element 1.1a - Learning Culture

#### **Narrative**

The South Kingstown High School (SKHS) school community provides a safe environment in that students feel a sense of belonging and connectedness to their school and teachers. Parents feel that their children are safe in school and that the school has made some improvements to the physical security of the building entrances. However, although minor improvements have been made, school staff still report that the building has several unresolved issues such as a leaking roof, broken windows, and interior doors that do not lock which preclude actual physical safety for the school community. The school and district have adopted a number of policies that prioritize student and staff safety and promote an equitable environment. Students expressed a deep appreciation for their teachers, emphasizing that teachers have gone above and beyond to provide a safe, welcoming environment during the Covid-19 pandemic. Teachers expressed a willingness to do whatever it takes to help students and reported spending many hours after school or on the weekends to provide for a productive learning environment.

## Rating

Does Not Meet the Standard

# Foundational Element 1.2a - Learning Culture

### **Narrative**

The school has a written document describing its core values, beliefs about learning, and vision of the graduate. The school's vision of the graduate includes seven key components including critical thinking, creativity, character, communication, collaboration, and content mastery. Although it is not yet integrated fully into the curriculum, its ideas are drawn from the school's culture and reflect the values of the larger community.

## Rating

Meets the Standard

# Foundational Element 2.2a - Student Learning

### **Narrative**

The school does not have a written curriculum in a consistent format for all courses in all departments that includes units of study with/essential questions, concepts, content, and skills. While most classes are offering robust curriculum, it is not consistent from class to class and not yet, by design, integrating the school's vision of the graduate. The common planning time has resulted in some shared curriculum in some subject areas, but there is no consistency from department to department.

## Rating

Does Not Meet the Standard

# Foundational Element 3.1a - Professional Practices

### **Narrative**

The school has aschool improvement/growth plan, which reflects the school's core values, beliefs about learning, and vision of the graduate. The school community uses this plan, as well as the nascent vision of the graduate to inform decision-making. As these processes become more entrenched in the school culture they will have an even greater impact.

## Rating

Meets the Standard

## Foundational Element 4.1a - Learning Support

#### **Narrative**

At SKHS nearly all students receive appropriate intervention strategies to support their academic, social, and emotional success. There are several ways in which students who may need additional services are identified. Response to Intervention/Multi-tiered Support System, the Early Warning System, and mental health referrals all flag students. The advisory program meets four days a week which brings students together with a consistent teacher throughout their entire high school career which allows advisory teachers to monitor student progress. Personal learning time and personal behavioral plans are all in place to help close gaps once students are identified. On the NEASC opinion survey, 89.2 percent of the faculty report they are aware of the steps they can take to ensure students receive the extra support they need, and 80.1 percent of students responded saying they know who to go to if they need social or emotional support and 67 percent take advantage of the academic support which is available if they need them.

## Rating

Meets the Standard

# Foundational Element 5.1a - Learning Resources

#### **Narrative**

The school site and plant limit the delivery of curriculum, programs, and services. While in many cases instruction and programs are effectively delivered in the current SKHS building, the ability to do so in all areas is limited by the physical facility. Concerns in the current building include limited science lab space, limited arts facilities, the small size of the auditorium and gym, the construction tech CTE programming being in a separate building and the space for other CTE programs such as Allied Health being too small. Parents, students, and faculty all report that teachers cannot overcome the shortcomings of the building. In addition, there are maintenance concerns such as interior doors that will not lock, broken windows, leaks in the roof, and floor tiles coming up. Appropriate inspections have been done and systems meet the industry standards in most areas for safety with regard to asbestos, elevator service, board of health compliance, and Compass Safety Food Assessment. The Union Fire District has identified areas of concern which include doors needing repairs and several cases in which the emergency lighting systems are inoperable. The current SKHS building does not support the school committee's stated goal of having "high quality facilities" and limits the educational and programming opportunities that the school and district can provide for its students.

## Rating

Does Not Meet the Standard

## Standard 1 - Learning Culture

#### **Narrative**

The SKHS school community provides a safe, positive, respectful and inclusive culture that ensures equity and honors diversity in identity and thought. Students feel a sense of belonging and connectedness to their school and teachers. Parents feel that their children are safe in school and that the school has made some improvements to the physical security of the building entrances. However, although minor improvements have been made, school staff still report that the building has several unresolved issues such as a leaking roof, broken windows, and interior doors that do not lock which preclude actual physical safety for the school community. The school and district have adopted a number of policies that prioritize student and staff safety and promote an equitable environment. Students who need assistance have many options for assistance for concerns relating to mental health, social, emotional, or academic issues. The school utilizes MTSS meetings to identify students needing intervention and individual teachers may make referrals for student support. Students expressed a deep appreciation for their teachers, emphasizing that teachers have gone above and beyond to provide a safe, welcoming environment during the Covid-19 pandemic. Teachers expressed a willingness to do whatever it takes to help students and report spending many hours after school or on the weekends to provide for a productive learning environment. There are a number of student groups that promote a positive school culture and inclusivity among the student body. The school recognizes that although they employ many strategies to support students' needs there is more they feel they could do. The school recognizes that further integration of the MTSS system is one way this could occur.

SKHS's adopted core values, beliefs about learning, and vision of the graduate sometimes drive student learning, professional practices, learning support, and the provision and allocation of learning resources. Currently, the school feels that the core values and beliefs about learning are embedded and well understood by the school community. The school is still working to embed the vision of the graduate throughout the school community but feels significant inroads have been made especially in conjunction with the newly established senior project. School staff feels that the senior project offers the opportunity to promote and establish the SKHS vision of the graduate throughout the school and community. In addition to aligning the senior project to the vision of the graduate, school staff regularly hold meetings to discuss the vision of a graduate and determine ways in which to align professional practices to support its implementation. Students and parents receive information about the vision of the graduate through emails, meetings, and other related school communications. The school has sought to redesign its course offerings to promote more project-based courses or CTE pathways. They have also instituted a 4x4 schedule to allow for greater exploration of content. The school understands that to continue its growth it needs to continue to provide courses reflective of student interests and needs. The school leadership team also understands the need to increase communication with all stakeholders about the core values, beliefs about learning, and vision of a graduate to inform the school community and increase a shared sense of understanding.

The school community intentionally takes collective responsibility for the intellectual, physical, social, and emotional well-being of every student and can demonstrate how each student is known, valued, and connected to the school community. SKHS offers a breadth and depth of courses that appeal to a broad range of intellectual interests. The school has flexibly scheduled to provide opportunities for students to take advanced or CTE courses or receive intervention support through personalized learning time (PLT). SKHS also has an advisory program that helps to foster connections between peers and adults at the high school. Each student has a faculty member who will remain their advisor throughout their high school career. A peer-to-peer program has been created to support student mental health needs. To help assess connections to the high school, the school administers a connections survey that measures student connectedness to peers and adults at the school. Students are supported in a number of ways, including by the two deans who loop with student grades which allows for meaningful relationships to be built. Students are also supported by their advisory teacher, guidance counselor, and, if applicable, case manager for special services. Students have access to reading and writing interventions and credit recovery. Students who are experiencing academic difficulties may be flagged by the early warning system used by the school. Frequent meetings are held to discuss intervention plans for students

flagged in the early warning system (EWS) by a number of school personnel. The school has a number of lingering questions about how to best provide student support and intervention and is looking to tie this work into a district framework and alignment with the vision of the graduate. The school has a number of traditions that students and teachers alike cite as reasons for the positive school culture. These include a number of student-led activities such as theater performances, talent shows, themed school days, and over 30 clubs and organizations. SKHS offers a full range of interscholastic boys and girls sports as well as a unified program.

The SKHS school community's professional culture demonstrates a strong commitment to continuous improvement through the use of research, collaborative learning, innovation, and reflection. Teacher leaders expressed satisfaction in the professional development offered by the district, and pride in the fact that much of the professional development was developed and delivered by district teaching staff. Teachers are committed to improving their pedagogy through collaboration and reflection in the TLC and CPT time. Research and collaboration are evidenced by the mental health team which meets weekly to discuss and plan support for students with mental health needs. This group also implements the connections survey using the data to further support students. SKHS is committed to continuous improvement and understands the challenges ahead. They have recognized that although they have many support structures in place there is always room to grow and improve in supporting student needs. They would also like to streamline the communication process so that all stakeholders are on the same page and a clear consistent process exists when communicating information about students. They also recognize an inequity that exists in the class sizes between advanced classes and other classes. There was also a need expressed for greater professional development in the area of social-emotional learning.

SKHS has a school culture that promotes intellectual risk taking and personal and professional growth. Students, teachers, and building administrators all expressed great pride for SKHS and the inclusive school community that exists at the school. One student even expressed that she felt SKHS was the best high school in Rhode Island and that she had the best teachers in the state. This positive culture helps to promote high academic standards for learning, a range of learning experiences through a variety of course options, and over 30 clubs and activities for students to choose from. The school provides a number of avenues for staff professional growth through school/ district professional development offerings, common planning time, and the teacher learning center. The time allotted for professional develop indicates a growth mindset in the community that is evidenced somewhat unevenly.

SKHS has an inclusive definition of leadership and provides school leaders with the authority and responsibility to improve student learning in many areas. Teachers at SKHS were extremely complementary to the leadership style of the school principal. He utilizes a collaborative approach that fosters a sense of inclusion and shared responsibility. There are numerous ways students and staff have to share input into the direction of the school. There are a number of faculty boards in which teachers can share in school-wide decision-making including the School Improvement Team, the department head team, facilitating in the teacher learning center, and running professional development. Students have input into the school decision-making process through the student advisory council to the principal and the various aspects of student government.

The SKHS school culture fosters civic engagement and social and personal responsibility in many areas. SKHS offers 30 clubs and activities that appeal to a range of student interests and allow students to showcase their individual strengths and skills. Students also have the opportunity to pursue internships with a number of local businesses to strengthen skills and make future connections.

### **Sources of Evidence**

- central office personnel
- · classroom observations
- · department leaders
- parents

- school leadershipself-reflection
- students
- teachers

## Standard 2 - Student Learning

#### **Narrative**

South Kingstown High School has a vision of the graduate that includes the attainment of transferable skills, knowledge, understandings, and dispositions necessary for future success and provides feedback to learners and their families on each learner's progress in achieving this vision. The vision of the graduate was just developed in the 2019-2020 SY and is in the early stages of influence. The 7Cs of Success - Critical Thinking, Creativity, Character, Communication, Collaboration, Citizenship, and Content Mastery - are aspects that all students should attain prior to graduation and carry with them into their futures. These aspects are measured in every class in every academic discipline and reported to parents and students at marking periods in the forms of a content mastery grade, which measures a traditional grade for a class and a learner quality score, which measures such skills as work completion, class participation, meeting deadlines, and class attendance.

The school does not have a written curriculum in a consistent format for all courses in all departments that includes units of study with/essential questions, concepts, content, and skills and integrates the school's vision of the graduate. While most classes are offering robust curriculum, it is not consistent from class to class and not yet, by design, integrating the school's vision of the graduate. A curriculum audit was completed recently and a plan will begin on curriculum writing throughout the entire district, which will begin with the English Language Arts department. It is a goal to have a standardized curriculum including common assessments that is district-wide which will be adopted by the school committee. While the vision of the graduate is not yet enmeshed in the curriculum, as the school begins to design more consistent curriculum, that curriculum will reflect it school-wide.

Curriculum ensures that learners demonstrate a depth of understanding over a breadth of knowledge. SKHS has four state-approved CTE programs (construction technology, studio art, applied health, computer science) in which students learn skills that can be applied to a future career. A fifth CTE pathway - biomedical science - is expected to attain state-approved CTE status in the near future. Students enrolled in the Alternative Assessment-Life Skills classes participate in vocational experience with a job coach in school and out in the surrounding community. Several classes were observed that used the online learning component to allow students to dive deeply from photography to Spanish by opening up student choice options.

Instructional practices are designed to meet the learning needs of each student. Teachers strategically differentiate, individualize, and personalize instructional practices based on student learning needs in numerous ways. In the hybrid model SKHS has adopted during the pandemic, teachers have had to modify their course content and teaching style or provide previously unneeded accommodations so all students can access subject content and find success. Teachers allow students to type responses in the chat feature as opposed to answering out loud if they are not comfortable speaking.

Students are active learners who have opportunities to lead their own learning. Students have the opportunity to enroll in state-approved CTE programs beginning in their freshman year and follow the program until graduation. Many subjects have electives that are geared toward the student's interest and future career. From Women's Studies in English to Statistics in math to Carpentry in technical education, there is a diverse range of elective opportunities to meet the needs of every student. Teachers also use a variety of assessments and personalized learning strategies to help spark student motivation. In 2019-2020, SKHS developed the senior project where students compose an exhibition and are either learning something new or are expanding on a previously learned concept. The exhibition consists of a research paper, fieldwork with a mentor, and a presentation before a panel of SKHS faculty. The Genius Hour class, which is currently in its first year being offered as an elective as SKHS, is purely project-based learning. Students brainstorm ideas of what they want to learn, build the idea, and pitch it to their peers for feedback before moving forward on their project. The school wide push towards Project Based Learning has allowed student choice to inspire student work.

Learners regularly engage in inquiry, problem-solving, and higher order thinking skills. Classroom strategies include the use of higher-order questioning and creating inquiry-based projects, interactive lessons, and activities that target and focus on improving critical thinking skills. There are specific courses and programs that are inquiry-based or project-based. For example, the CTE programs are designed around authentic tasks that help students think critically in order to solve real-world problems. Students in the PLTW Medical Interventions have been

working on a unit that focuses on a family and how cancer may be detected among family members. In an English elective (Horror Writing), there is thoughtful analysis and discussion among students while reviewing an EdPuzzle from a previous lesson.

Learners demonstrate their learning through a variety of assessment strategies that inform classroom instruction and curriculum. Various assessment strategies also inform classroom instruction and shape how the class will operate. SKHS utilizes a wide range of formative and summative assessments. Formative assessments include exit tickets, checking for understanding multiple choice quizzes, and quick writes. The school also uses various online resources for formative assessment such as Kahoot, EdPuzzle, and Delta Math. These assessments are meaningful and necessary as they serve to inform and differentiate classroom instruction. Kahoot was being used in a social studies classroom to show which vocabulary had been mastered in a topic by students and which required further study.

Learners have multiple opportunities to demonstrate learning, receive corrective feedback, and use this feedback in meaningful ways to support their learning. Students receive feedback which can be used in meaningful ways to support their learning. Corrective feedback is provided through numerous tools including department-wide rubrics, peer editing, teacher conferencing, self-reflection forms, and student and teacher feedback with comments on G Suite products. Students have opportunities and time to revise and improve their work. If the student receives a grade lower than a 75, they are provided a two-week revision period from the date the assignment was due.

Learners use technology across all curricular areas to support, enhance, and demonstrate their learning. South Kingstown has adopted a district-wide one-to-one policy where there is a laptop for every student enrolled. All teachers are using the G Suite products to assign, accept, and track work. Other programs used include Duolingo, Padlet, Socrative programs, Quizzlet, EdPuzzle, and 3D modeling. In a photography class, students in person were using DSLR cameras to capture their work. Those students who were virtual were able to use smartphones to complete the task. Their work was uploaded on a teacher created slide deck where each student had space to display their work. Students were encouraged to leave feedback on other student work as it was submitted.

#### Sources of Evidence

- · classroom observations
- department leaders
- NEASC survey
- self-reflection
- students
- · teachers

## **Standard 3 - Professional Practices**

#### **Narrative**

South Kingstown High School engages all stakeholders in the development and implementation of a school improvement/growth plan, which reflects the school's core values, beliefs about learning, and vision of the graduate. At SKHS the vision of the graduate was developed with input from a wide range of stakeholders during the previous academic year. Student, parent, and community voices were solicited as part of the process, and a student designed the vision of a graduate graphic that is being used. The entire faculty voted on the content of the vision of the graduate that includes the "7C's" as the core component and reflects the school's core values and beliefs about learning. The current status of the vision of the graduate resides with the School Improvement Team (SIT). This team comprises a cross-section of faculty, parents, administrators, and community members. As reported by faculty and administrators, the mission of the group's work this academic year is to determine how best to implement the vision of a graduate across the school in meaningful ways. This will then be translated into the school improvement and growth plans. Future work includes a more cohesive and complete alignment between the vision of a graduate, the school improvement plans, and the educational goals of the school, district, and community. The senior project will become the capstone project for this work, representing a PK-12 effort for all students.

At SKHS, educators engage in ongoing reflection, formal and informal collaboration, and professional development to improve student learning and well-being. Teachers at SKHS have common planning time once a week by department and there is Teacher Learning Time, cross-disciplinary cohorts that regularly meet to discuss student engagement and educational practices. English learner, reading, math, and special education teachers meet regularly across content areas to discuss and plan for at-risk students, create lesson plans, and strategize to engage all learners. Currently, most professional development is teacher choice and much of it is teacher-led. Instructional rounds, temporarily discontinued due to the Covid-19 pandemic, offer the opportunity for teachers to observe one another's classroom strategy and methodology. Teacher evaluation is conducted on an annual, biennial, or triennial basis with educators sharing feedback, best practices, and assessment tools to enhance their practice. Many teachers attend state and national conferences. SKHS also provides co-taught classes for students in which two teachers co-plan and co-teach to address the needs of all students. These collaborative teaching classrooms provide opportunities to create appropriate modifications and accommodations to the curriculum and instruction for students in these classes. The superintendent plans to create formal opportunities in the district must be created to align curriculum PK-12 in a vertical manner as well as horizontally across grades and courses.

Educators consistently examine evidence of student learning and well-being to improve curriculum, instruction, assessment practices, and programs and services. Teachers meet regularly and collaboratively to review student work and adjust curriculum as needed. Time is provided for teachers to meet by department to develop common assessments and to analyze the results of these assessments. A new Multi-Tiered System of Supports (MTSS) has been implemented this year to address the needs of students at risk. These intervention and remediation efforts in the school address learning gaps for students, especially in the area of social-emotional learning. SKHS is working to implement plans to address the academic needs of all students, particularly those for whom engagement has proved more difficult. Focus this year has been on English and math. The current hybrid block schedule was developed to meet needs related to the pandemic and has impacted the ability of SKHS to respond to student needs. However, creative use of the Personalized Learning Block to ensure that students receive interventions during this period in a pull-out model. This means that students are not missing another class or are not prevented from enrolling in an elective. Parents and teachers cited concerns about the mental health and overall well-being of students, especially as a result of the impacts of the pandemic. There are ongoing relationships with mental health professionals and organizations in the greater community. Students are connected by their counselors with outside resources as appropriate.

Collaborative structures and processes support coordination and implementation of curriculum. The foundational structures and processes are in place for the coordination and implementation of curriculum, along with ample professional development time. The time allowed in the schedule for collaborative work has led to pockets of

consistent curriculum. The administration and faculty hope to harness this time to create a cohesive written curriculum format which will then be employed by all departments and the teachers within them from PK-12. This consistency will create coherence in the district and each school, including SKHS, as student learning objectives are clearly identified. Curriculum resources can be adopted and common assessments created that are aligned with the curriculum development work. As noted by the superintendent and director of curriculum, this is work that the district is beginning with the ELA department on a district level, and SKHS will benefit from this effort. Without an agreed-upon written curriculum, the collaborative structures and processes are limited in their impact on the coordination and calibration of curriculum and assessment.

School-wide organizational practices are mostly designed to meet the learning needs of each student. The newly implemented MTSS system and the creative use of the block schedule contribute to the ability of SKHS to meet the academic needs of students, especially those with learning gaps in English and math. Parents and teachers point to the mental health needs of students that have been exacerbated by the pandemic. Mental health support for students is an increasing need and while partnerships with community resources are in place, there is not yet a structure or process for providing outside support. Teacher relationships are essential to the social and emotional well-being of students and these relationships seem to be quite strong as reported by students and parents. A more formal process of screening and intervention has recently been developed as part of an early warning indication of students who are struggling. SKHS also offers a range of programs that appeal to a variety of students. Various CTE pathways have been created for students in the past few years as well as dual enrollment opportunities for interested students. Students can also enroll in a variety of AP courses. There are some opportunities for vertical conversations with middle school staff which benefit SKHS students.

Educators develop productive student, family, community, business, and higher education partnerships that support learning. SKHS has developed many community relationships that benefit students. Unfortunately, the internship program which allowed students to go into the community and work in local businesses has been curtailed due to the pandemic. It is expected that this program will be reinstated when health metrics allow for the safe inclusion of students in these settings. SKHS students have the opportunity for dual college enrollment at two local higher education institutions which provides an opportunity for students to earn college credit while still in high school. There is a strong parent teacher group and many parents and community members sit on the current school improvement team and previously participated in the development of the vision of a graduate. Parents and students speak highly of the guidance department and the support that students at SKHS receive from this department. This included course selection and the college application process as well as the implementation of accommodations needed for specific students. Parents and administrators report that communication has greatly improved from SKHS in the past year. However, it was also noted that communication has been largely one way from the school to families. The school uses Skyward, a program in which families can check grades for their students.

### **Sources of Evidence**

- central office personnel
- · department leaders
- NEASC survey
- parents
- school leadership
- self-reflection
- teachers

## Standard 4 - Learning Support

### **Narrative**

At SKHS nearly all students receive appropriate intervention strategies to support their academic, social, and emotional success. There are several ways in which students who may need additional services are identified. The school is moving closer to alignment to Rhode Island's Response to Intervention/Multi-tiered Support System. Special education services are in place. When a referral is made, the standard process of identifying the need for services is implemented and if necessary, an IEP is created. Students who are on IEPs are placed into collaborative classes which allow for special academic services and help with executive functioning goals. Math Workshop and Reader's Workshop are programs through which students are monitored for progress and are given academic support with quarterly reassessment. When academic concerns are raised because of attendance issues and student engagement, the Early Warning System is implemented and a plan is developed by counselors and the student to address these issues. There are several supports and interventions for students who have social and emotional behavioral needs. The Positive Behavioral Intervention Supports reinforce positive behavior in students with school-wide recognition. If a faculty member is concerned about the mental health of a student they can fill out a mental health referral which results in an investigation and a plan for intervention. The robust advisory program meets four days a week and is an opportunity for teachers and students to connect throughout the students' entire high school career. When necessary, Personal Behavioral Plans are developed for students with behavioral issues. The tiered structure is similar to the academic RTI format. On the NEASC survey, 89.2 of the faculty are aware of the steps they can take to ensure students receive the extra support they need. Students responded to the survey with 80.1 percent saying they know who to go to if they need social or emotional support, and 67 percent take advantage of the academic support which is available if they need them. The Multi-tiered System of Support meets weekly. This is a group of stakeholders who review referrals made by teachers in academic and behavioral areas. In this format, data is collected which is reviewed quarterly to ensure that intervention strategies remain effective.

Students consistently receive counseling services that meet their personal, social, emotional, academic, career, and college counseling needs from adequate, certified/licensed personnel. There are four counselors and a quidance department director and an administrative assistant who serve the student population. In addition, the CTE coordinator is considered a member of the department. The department communicates primarily through their website and Twitter account, in addition to student and family email. The guidance curriculum and individual learning plans are disseminated through Naviance. Each counselor endeavors to meet with their students at least twice a year, although there are students who meet much more frequently with their counselors. In addition, there are programs to reach specific school populations, particularly seniors engaged in the college application process and younger students who might be interested in the career and technical education program in which approximately 25 percent of the student body is enrolled. Counselors are informed if students demonstrate a need for academic or social-emotional services. They can then address the issues and when necessary engage outside help. When concerns arise, counselors facilitate meetings with the student, family, and faculty members which can result in a graduation plan. Counselors are also involved in areas that focus on celebrating student achievements such as Senior Honors Night and the Junior Book Award. In addition, they sponsor the Welcome New Student breakfast and created the Shadow Program and Eighth Grade Transition Day which ensure that new members of the school community feel welcome. Members of the guidance department serve on committees such as the Crisis Management Team, the School Improvement Team and the Vision of the Graduate committee. They attend state and national conferences and share resources and ideas with one another. They work collaboratively within their department and in the school community as a whole.

All students at SKHS receive health services that ensure their physical and emotional well-being from adequate, certified/licensed personnel. The health office consists of one FTE certified school nurse teacher, a social worker, two school psychologists, a student assistance counselor, and a contracted CNA. They provide services such as management of acute and chronic health care conditions, administration of first aid and emergency response, and identification of emotional and behavioral concerns. The nurse develops individual healthcare plans for students with serious and chronic medical needs. She works in close cooperation with the guidance department and is a member of the Evaluation Team. On the NEASC survey, 96.4 percent of students report that they received health services that ensure their health and well-being, and 98.8 percent of faculty said that a nurse is

available when a student needs help. The nurse provides preventative services and state-mandated screenings and refers students for both mental and physical health care issues. She is also responsible for immunization management, compliance, and surveillance per the Rhode Island Department of Health. In addition, the athletic department keeps track of annual physicals and mandated concussion awareness training for student-athletes. The athletic trainer treats sports-related injuries as well as documenting treatments, evaluations, and injuries. They also provide home exercise plans to help strengthen injured areas. The health department provides a comprehensive health curriculum for students with the aim of developing lifelong skills to establish healthy adult lifestyles based on the Rhode Island Education Frameworks and Comprehensive Health Instruction Outcomes. The department is also responsible for the CTI allied health class where students can earn department of health certification as a certified nursing assistant or emergency medical technician.

Students do not receive library/information services that support their learning from adequate, certified/licensed personnel. While the physical setting of the learning commons is used by many community members and the library coordinator who runs it offers excellent resources, particularly through her use of technology and media, the school community misses out on resources and support they could have if there were a licensed library media specialist. On the NEASC survey, only 52.4 percent of students responded that they use the library to support their learning, although 75.9 percent reported that they can use the library space when needed. The space includes a makerspace, touch-screen interactive boards, and a green room for video creation. Books, digital resources, student orientation, and teacher and student support are made available by the library coordinator; but fewer than half of the teachers surveyed responded that library/information services are integrated into the curriculum. In addition, the school community loses out on library resources offered by the state by not having a certified library professional in the learning commons.

At South Kingstown High School, identified English Language Learners and students with special needs and 504 plans receive appropriate programs and services that support learning from adequate, certified/licensed personnel. The EL specialist has a formal process for identifying and serving students who speak a home language other than English. New students are provided the RIDE home language survey upon registration. If another language is listed, guidance informs the EL specialist who will then conduct a family interview. The student is given a WIDA screener assessment to determine what level of support they will need to be successful. An EL file is created and housed in guidance. After services are completed, students are monitored for two years following their exit date. The EL specialist collaborates across the school community by administering assessments, working with the technology personnel, communicating with teachers to provide background information and resources to meet specific student needs, meeting with each department, providing professional development, working with guidance to place students in appropriate courses, collaborating with the special education department for EL students who have need of their services, communicating with EL students and their families, and providing interpreter and translation support for families when necessary. In addition, the EL specialist is part of the district EL team and attends monthly meetings. On the NEASC survey, 89.1 percent of teachers state that ELs receive appropriate services and supports, and 90.4 percent report that ELs are appropriately included in in-school and after-school activities. South Kingston High School students are served by 9.5 special education teachers in addition to school psychologists, social workers, a speech/language therapist, an occupational therapist, a physical therapist, a director of pupil personnel, paraprofessionals, and administrative assistants. These educators collaborate among themselves and across the school community. The severe and profound program focuses on developing and improving independence academically, vocationally, and socially through activities such as the Rebel Cafe. Students' academic goals are aligned with the vision of the graduate and students are afforded the opportunity to participate in the Rhode Island Alternate Assessment program. For students ages 18-22 there is a program at SKHS which is similar to the severe and profound program with a greater emphasis on daily living, transition, and vocational skills. Students with IEPs are afforded access to drop-in skills classes based on the severity of their current needs as well as registering for a dedicated skills class where instruction is based on their individual IEP and through which they can earn academic credit. The special education department collaborates throughout the school community in many ways providing accommodations to general education teachers, consultation with general education teachers as well as service providers in and out of the building, communicating with parents, collaborating with deans and administration, offering professional development, requesting feedback, and working closely with guidance counselors. In addition, they keep track of all the required paperwork and meetings. On the NEASC survey, 92.8 percent of teachers state the special education students are appropriately involved in in-school and out of school activities. Guidelines for students with 504 plans are followed and teachers are apprised of the needs of their students with reference to these plans.

### Sources of Evidence

- classroom observations
- · department leaders
- NEASC survey
- school leadership
- school support staff
- self-reflection
- students
- teachers

## Standard 5 - Learning Resources

#### **Narrative**

The community and district provide school buildings and facilities that limit the delivery of high-quality curriculum, programs, and services. While instruction and programs are effectively delivered in the current SKHS building, the ability to do so more broadly and efficiently is limited by the physical facility. Plans are in process for a new bond bill for the community that will remedy this situation. This plan will better position the high school to be contained on one campus with most of the athletic fields; provide a more comprehensive, modern, expanded, and streamlined approach to education; and enable maintenance of a more up-to-date building with modern systems. Concerns in the current building include limited science lab space, limited arts facilities, the small size of the auditorium and gym, the construction tech CTE programming being in a separate building and the space for other CTE programs such as Allied Health being too small. Parents, students, and faculty alike cited that the building has shortcomings that no amount of work by the teachers can overcome, especially in the area of the arts. Administrators cited maintenance concerns such as interior doors that will not lock, broken windows, leaks in the roof, and floor tiles coming up. Some of these concerns were identified to be as much as two years old without appropriate resolution. The current high school building is in need of tens of millions of dollars to be brought up to code and there are currently "lots of bandaids" as part of the routine maintenance efforts for the building. While some cosmetic updates have been done, the needs exceed cosmetic solutions. Appropriate inspections have been done and systems meet the industry standards for safety with regard to asbestos, fire protection, elevator service, board of health compliance, and Compass Safety Food Assessment. The report from the Union Fire District noted areas of concern which included doors needing repairs and several cases in which the emergency lighting systems are inoperable. Additionally, it was recommended that a regular cleaning frequency be established for wall, floors, ledges, pipes, equipment, etc. The new building will be a draw for the community as the area already has walking and biking trails, playgrounds, fields, etc. and the bond provides for renovations at the other middle school and the elementary schools so that the grades can be reconfigured across the district. This would create K-5 elementary schools, a grades 6-8 middle school, and SKHS. Efficiencies of the proposed plan would eliminate the need for ongoing and expensive projects at the current site, would create energy savings related to updated energy systems, and increase efficiencies with a one-floor layout for custodial work as well as providing a more state of the art building to provide a state of the art high school education. The current SKHS building does not support the school committee's stated goal of having "high quality facilities" and limits the educational and programming opportunities that the school and district can provide for its students.

The school/district provides ample time and financial resources to enable research-based instruction, professional growth, and the development, implementation, and improvement of school programs and services. Even with declining enrollments and budget decreases, SKHS has been able to provide the time needed for research-based instruction and professional growth as well as the development, implementation, and improvement of school programs and services. The time provided for professional development is adequate as it is in conjunction with common planning time, time for teacher learning communities (TLC) groups, and faculty meeting time. On the NEASC survey, teachers report they have adequate time for professional growth and development. The School Improvement Team (SIT) also plays a role in school improvement with a focus this year in aligning the work on vision of a graduate with programming within the school. The SIT comprises a wide range of stakeholders whose work is geared toward school improvement. In totality, the amount of professional development time provided by SKHS supports teacher growth and the development, implementation, and improvement of programs and services.

The community and the district's governing body partially provide adequate and dependable funding to fully implement the curriculum, including co-curricular programs and other learning opportunities. The school has been able to provide adequate resources for curriculum and technology. Students are able to access athletics as a shuttle bus is run between SKHS and the fields so that transportation does not hinder participation for students. However, funding from the state of Rhode Island has diminished in recent years, posing a funding challenge for the district and SKHS. Of particular concern are the staffing shortages. This is particularly true in terms of staffing the library/media center, hiring of needed support staff, and hiring enough custodians to provide adequate

custodial services. While the building is structurally sound, it is difficult to maintain due to its age.

The school/district has limited short-term and extensive long-term plans to address the capital and maintenance needs of its building and facilities. The district and school has a comprehensive bond bill that has been proposed and will be voted on by the community this spring. If passed, the long-term plans will be implemented and serve the community well as it impacts all of the schools in the district. If passed, the implementation plan will be approximately three years with the updating of the elementary schools and one of the middle schools, followed by a move out of the second middle school. Then, in a domino fashion, the remaining middle school facility will be renovated and an addition completed. Following those projects, SKHS can move into its new home. If the bond bill fails to pass, the short-term plan is limited to making the necessary improvements to the current building as required for upkeep and maintenance. This approach will not serve the multiple purposes proposed in the current bond bill effort and will serve to maintain the status quo, limiting educational and programming opportunities for students, within a facility already found to be in need of significant work.

While the school has protocols in place to ensure effective responses in crisis or emergency situations, in some areas the infrastructure is insufficient. The school and the district have long complied with required fire and lockdown drills and practice these regularly with the appropriate municipal departments. Changes are made to practices as appropriate. Further, there is a crisis management team in place to address situations that require immediate attention on behalf of students. Students and faculty noted that they "feel safe" as a result of the protocols and practices in place at SKHS. There are aspects of the building that limit the full implementation of safety protocols. For example, there are doors that need to be repaired and emergency lights that do not work.

#### Sources of Evidence

- central office personnel
- classroom observations
- · department leaders
- · facility tour
- NEASC survey
- parents
- school leadership
- self-reflection
- students
- teachers

## **Priority Areas**

## **Priority Area**

The Collaborative Conference visiting team recommends a modification to the priority area identified by the school.

Common written curricula with consistent format need to be created for courses in all departments and grade levels which are aligned to the newly created vision of the graduate (2.1).

#### **School Response**

Common written curricula need to be created for all departments and grade levels. South Kingstown High School teachers and administrators consult with each other and engage in self-reflection to determine new goals and learning initiatives. Currently, we have to create common written curricula for all departments and grade levels at the high school. Right now, such templates do not exist, but our district-level curricular coordinator has requested that department chairs submit the templates that they like best from their own departments. From that collection, one is going to be selected, and it will be used as a template for the rest of the departments. The school understands that this needs to be completed, and we are currently taking action to do so. We also wish to more concretely align our curricula with our newly created Vision of a Graduate.

#### **Visiting Team Response**

Common written curricula with consistent format and rubrics need to be created for all departments and grade levels which apply and align to the vision of the graduate, culminatingin an effective senior project capstone for each student, demonstrating proficiency with each of the skills. The availability of common planning time, and a comprehensive professional development plan for SKHS can harness the time already available in the schedule to create, write, and implement a cohesive, calibrated, and vertically articulated curriculum

## **Priority Area**

The Collaborative Conference visiting team recommends a modification to the priority area identified by the school.

Supports for students in subgroups, with mental health and SEL needs, as well as with academic content and skills gaps need to be increased and improved (4.1).

#### **School Response**

Supports for students with academic content and skills gaps need to be increased and improved. We also know that some students who have gaps in skills and academic content need more support. This could be improved by more staff, but due to budgetary restraints, we may need to increase and improve some of the support systems that are already in place instead. This could be done by creating a more intensive early-warning reporting system, which will let teachers, administrators and support staff know which students need such assistance.

#### **Visiting Team Response**

Supports for students in subgroups, with mental health and SEL needs, as well as with academic content and skills gaps need to be increased and improved. Many academic and behavioral supports are in place. The social and emotional needs of students, as well as the needs of students who are in subgroups that are sometimes neglected also need to be prioritized.

## **Priority Area**

The Collaborative Conference visiting team recommends a modification to the priority area identified by the school.

Create more opportunities for faculty, parents, and students to express their ideas, suggestions, and concerns regarding changes to and structures of teaching and learning as well as the daily life of the school (1.6, 3.6).

#### **School Response**

While there are structures and procedures in place for teachers to work with the principal and other administrators at the high school, more collaboration between teachers, the superintendent, and the school committee would be beneficial. South Kingstown High School also wishes to increase collaboration between teachers and administrators at the high school with school committee members and the superintendent. This could be accomplished through professional development work, voluntary staff meetings, and planned visits during scheduled and mandatory faculty meetings.

#### **Visiting Team Response**

Create more opportunities for faculty, parents, and students to express their ideas, suggestions, and concerns, especially with regard to families who have not previously been engaged. While outgoing communication from the school and school leadership is recognized, the need for other voices from the school community to be heard is apparent.

## **Priority Area**

The Collaborative Conference visiting team does not concur with the priority area identified by the school.

#### **School Response**

Articulation of a district DLI plan for students is needed, indicating what the plan is when such students reach middle school and then high school. The school district has a successful dual-language immersion program at the elementary level, but concrete plans for what will happen at the middle and high school levels has not yet been decided. With vertical articulation in mind, a plan should be developed and shared with all stakeholders.

#### **Visiting Team Response**

While the needs of students transiting out of the dual language immersion program are important the concerns do not rise to the level of a school-wide priority area for improvement.

### **Priority Area**

The Collaborative Conference visiting team recommends combining this priority area identified by the school with the first priority area.

Because a unified curriculum does not yet exist, the alignment to the vision of the graduate can be secured in the development of as recommended in the first priority area for growth.

#### **School Response**

A formal examination of the school's curricula and their alignment to the newly created Vision of a Graduate should be conducted. We also wish to more concretely align our curricula with our newly created Vision of a

Graduate.

### **Visiting Team Response**

Hand in hand with the implementation of the first priority area of growth - Common written curricula with consistent format need to be created for all departments and grade levels which are aligned to the newly created Vision of the Graduate - the alignment will be an outgrowth of the process.

## **Commendations**

#### Commendation

The strong positive connections exist in the school between teachers and students, which is reflected in the strong sense of community and pride

#### Commendation

The inclusive and collaborative nature of the school administration and the opportunity for teachers to take on leadership roles

### Commendation

The development of courses and CTE pathways that appeal to a wide range of learners

### Commendation

The vast diversity of offered programs and electives that guarantees that all students will find something linked to their interests or future career

### Commendation

The ample opportunities for students to receive feedback from both teachers and peers as well as time for revisions to improve grades

## Commendation

The ample professional development time for teachers to meet, plan, create curriculum and assessments, and analyze student data

### Commendation

The current schedule that provides for flexible intervention opportunities during a personalized learning block for students

### Commendation

A strategic process of intervention strategies that assist in closing academic gaps for students

## Commendation

The collaborative approach used by the guidance department, EL support, and integrated special education support for students

The care provided by health services and the many additional responsibilities taken on while still providing necessary care to the school community

### Commendation

The professional time afforded to teachers that provides ample opportunities for meaningful and collaborative work to benefit the growth and development of the faculty

The district and school protocols and practices that are in place to ensure the safety of all in the event of an emergency

## Recommendations

#### Recommendation

Continue to build out course offerings and pathways that appeal to all learners and their interests.

### Recommendation

Ensure the school community receives learning support in the library from a qualified certified/licensed professional.

#### Recommendation

Ensure that the SKHS facility meets the needs of the faculty, students, and community and supports the delivery of high quality, contemporary educational experience including safety concerns, the arts, and science.

#### Recommendation

Ensure that custodial services, support staff, and the library/media center staffing are adequate to meet the needs of the school community.

### Recommendation

Develop appropriate curricular sequence, offerings, and support for student transitioning into high school who have participated in the dual language immersion (DLI) program in elementary school.

## Recommendation

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## FOLLOW-UP RESPONSIBILITIES

This Collaborative Conference Report reflects the findings of the school's Self-Reflection and those of the visiting team. It provides a blueprint for the faculty, administrators, and other officials to use to improve the quality of programs and services for students in this school. The faculty, school board, and superintendent should be apprised by the building administrators yearly of progress made in aligning with the Standards for Accreditation.

The Commission expects school officials to use the results of the Collaborative Conference Report as well as the school's identified Priority Areas for Growth to draft a school improvement/growth plan, and to review and implement the findings of the Self-Reflection and and Collaborative Conference Report. An outline of the next steps in the Accreditation process is included in the Commission's Accreditation Handbook, which is available on the Commission's website.

A school's initial/continued Accreditation is based on satisfactory progress implementing the school's improvement/growth plan based on the Priority Areas validated by the visiting team and recommendations identified by the Commission as it monitors the school's progress and changes which occur at the school throughout the decennial cycle. The school will complete a Summary Report and host a Decennial Accreditation visiting team two years after the Collaborative Conference to show progress implementing the school's Priority Areas. The Decennial visiting team will identify recommended next steps as well as additional recommendations for the school to continue to align with the Standards for Accreditation and to improve outcomes for students.

To ensure that it has current information about the school, the Commission has an established Substantive Change Policy requiring that principals of member schools report to the Commission within sixty days of occurrence any substantive change which impacts the school's alignment with the Commission's Standards for Accreditation. The Report of Substantive Change must describe the change itself and detail the impact(s) the change has had on the school's ability to align with the Standards for Accreditation. The Commission's Substantive Change Policy is included on the next page. All other substantive changes should be included in the Reports of Planning and Progress and/or the Annual Information Report (AIR) which is required of each member school to ensure that the Commission office has current statistical data on the school.

The visiting team would like to express thanks to the community for the hospitality and welcome. The school community completed a Self-Reflection that clearly identified the school's strengths and areas of need. The time and effort dedicated to the Self-Reflection and preparation for the visit ensured a successful Collaborative Conference visit.

## SUBSTANTIVE CHANGE POLICY

# NEW ENGLAND ASSOCIATION OF SCHOOLS & COLLEGES Commission on Public Schools

Principals of member schools must report to the Commission within sixty days of occurrence any substantive change in the school which has an impact on the school's ability to meet any of the Commission's Standards for Accreditation. The Report of Substantive Change must describe the change itself as well as detail the impact on the school's ability to meet the Standards. The following are potential areas where there might be negative substantive changes which must be reported:

- · elimination of fine arts, practical arts, and student activities
- · diminished upkeep and maintenance of facilities
- significantly decreased funding cuts in the level of administrative and supervisory staffing
- cuts in the number of teachers and/or guidance counselors
- grade level responsibilities of the principal
- cuts in the number of support staff
- · decreases in student services
- · cuts in the educational media staffing
- increases in student enrollment that cannot be accommodated
- · takeover by the state
- · inordinate user fees
- changes in the student population that warrant program or staffing modification(s) that cannot be accommodated, e.g., the number of special needs students or vocational students or students with limited English proficiency

# **Roster of Team Members**

## Chair(s)

Chair: Ms. Barbara Fecteau - Beverly High School

Assistant Chair: Dr. Joyce Edwards - Franklin Public Schools

## **Team Members**

Dr. Amanda Vetelino - Hope High School

Dr. Michael Whaley - Burrillville High School