



CITY OF PROVIDENCE, RHODE ISLAND

**Department: COO**

**RFP Title: REDEVELOPMENT OF CITY BUILDING LOCATED AT 99 KENYON STREET,  
PROVIDENCE, RI 02903.**

**Opening Date: 1/29/23**

**Addendum #: 1**

**Issue Date: 12/21/23**

The purpose of this addendum is to provide a response to the following questions received on 12/19

- Do you have a floor plan for the building? An evacuation map, for example, would go a long way with showing the existing classroom footprints.
- Is there an old AHERA plan for the building? I imagine since the building was constructed in the 20s that there's an AHERA plan in place.
-



# Providence Public Schools Lauro Elementary School

99 Kenyon St.  
Providence, RI 02903

For Official Use Only

## Contact Information

**Additional Contact:** Rupert Burtan  
**Title:** Aramark Gen Mgr  
**Phone:** (401) 278-2855  
**Alternate Phone:** (508) 250-7921  
**Email:** [Burtan-Rupert@aramark.com](mailto:Burtan-Rupert@aramark.com)

**Principal:** Suzanne Madden  
**Phone:** (401) 456-9246  
**Home:**  
**Cell:**

**Email:** [suzanne.madden@ppsd.org](mailto:suzanne.madden@ppsd.org)

**Fire Chief:** Scott Mello  
**Phone:** (401) 243-6050

**Email:** [SMello@providenceri.com](mailto:SMello@providenceri.com)

**Superintendent:** Christopher Maher  
**Phone:** (401) 456-9211

**Email:** [christopher.maher@ppsd.org](mailto:christopher.maher@ppsd.org)

**In-Session Contact:** Principal  
**Phone:** (401) 456-9391  
**Fax:** (401) 456-9246

**Local Hospital:** Rhode Island Hospital  
**Phone:** (401) 444-4000

**Facilities Director:** Dr. Robin Muksian, EDO  
**Phone:** (401) 456-0658  
**Cell:** (401) 688-9666

**Email:** [Robin.Muksian@ppsd.org](mailto:Robin.Muksian@ppsd.org)

**Police Chief:** Hugh T Clements Jr.  
**Phone:** (401) 243-6401

**Email:** [HClements@providenceri.com](mailto:HClements@providenceri.com)

**After Hours Contact:** Dr. Robin Muksian, EDO  
**Title:** Facilities Director  
**Phone:** (401) 456-0658  
**Cell:** (401) 688-9666

**Email:** [Robin.Muksian@ppsd.org](mailto:Robin.Muksian@ppsd.org)

## Building Information

**Year Built:**

**Number of Students:** 936

**Other Info:**

**Floor Area:**

**Number of Staff:** 115

## Utility Information

	<u>Provider</u>	<u>Phone</u>	<u>Alternate Phone</u>
<b>Electric</b>	National Grid	(800) 465-1212	
<b>Gas</b>	National Grid	(800) 465-1212	
<b>Telephone</b>	Peter Santos	(401) 456-9100 ext11491	(401) 413-9568
<b>Water</b>	Providence Water	(401) 521-5070	
<b>Sewer</b>	Narragansett Bay Commission	(401) 461-8848	

Last Updated: October 8, 2018





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## Building Features

Alarm and Monitoring Systems		
Closed Circuit Cameras	No	
Security Alarm System	Yes	
Fire Alarm System	Yes	
Knox Box	No	
Motion Detection Devices	No	
Communication Systems		
Cable TV Access	Yes	
Intercom System	No	
Portable Radios	Yes	
Phones in Rooms	Yes	
Hazards		
Hazardous Materials	No	
Building Systems		
Electrical Shutoff	Yes	
Oil Shutoff	Yes	Gas
Water Shutoff	Yes	
Other		
Roof Access	No	
Roof Type		
Wall Construction		



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## Aerial Photography



<b>School Name:</b>	Providence Public Schools
<b>Building Name:</b>	Lauro Elementary School
<b>Address:</b>	99 Kenyon Street Providence, RI 02904

Side C


















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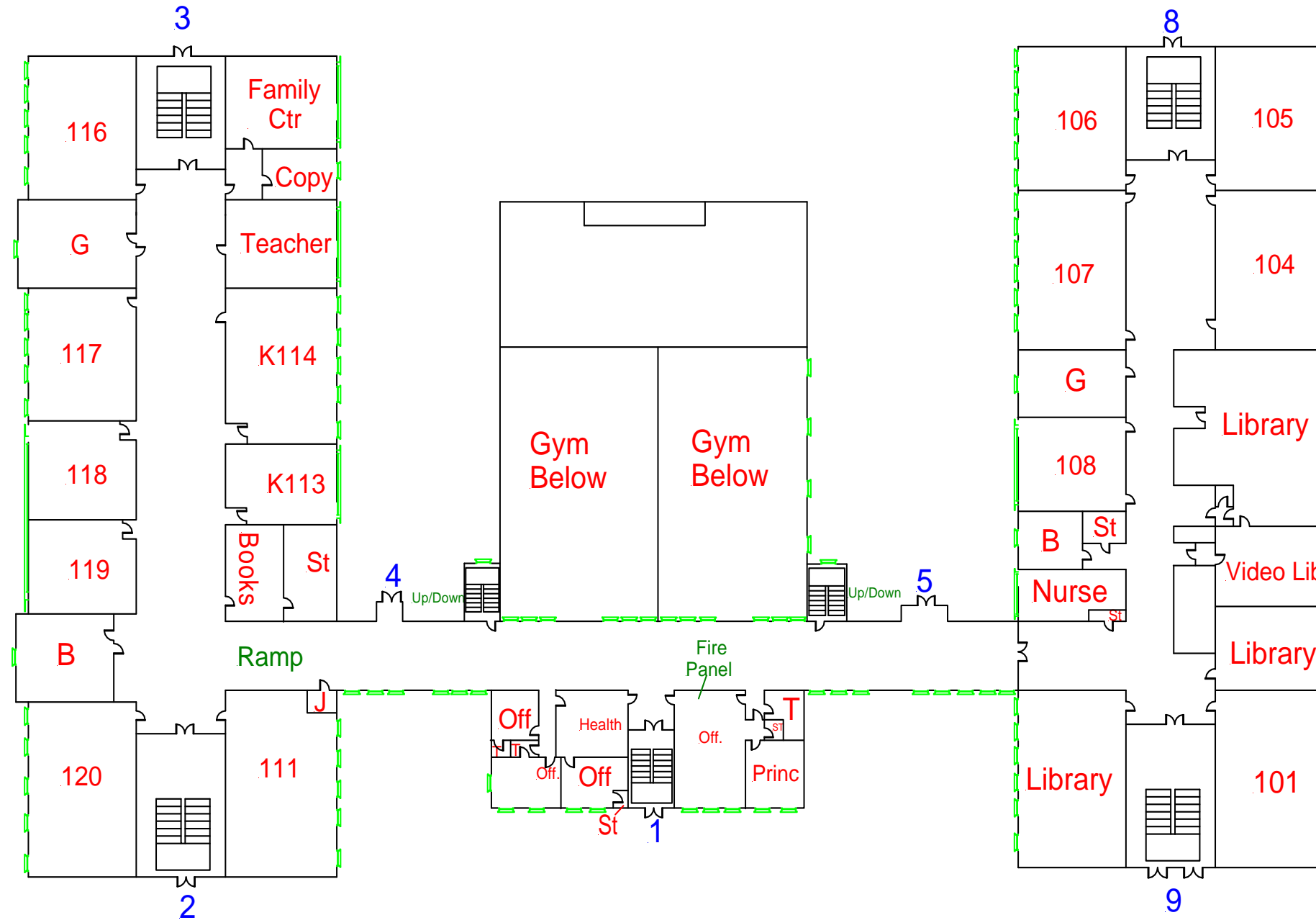
# 1st Floor

**Access Controlled  
Doors are displayed  
in ORANGE**

Side B

**Legend**

-  Camera
-  Chair Lift
-  Bathrooms: Mens, Womens, Unisex
-  Storage
-  Overhead Door
-  Elevator
-  Emergency Phone
-  Knox Box
-  Water Shutoff
-  Sprinkler Shutoff
-  Electrical Shutoff
-  Gas Shutoff
-  Ramp
-  Emergency Generator
-  Fire Alarm Control Panel
-  Fire Dept. Connection
-  Fire Extinguisher



Side D

Side A





<b>School Name:</b>	Providence Public Schools
<b>Building Name:</b>	Lauro Elementary School
<b>Address:</b>	99 Kenyon Street Providence, RI 02904

Side C


















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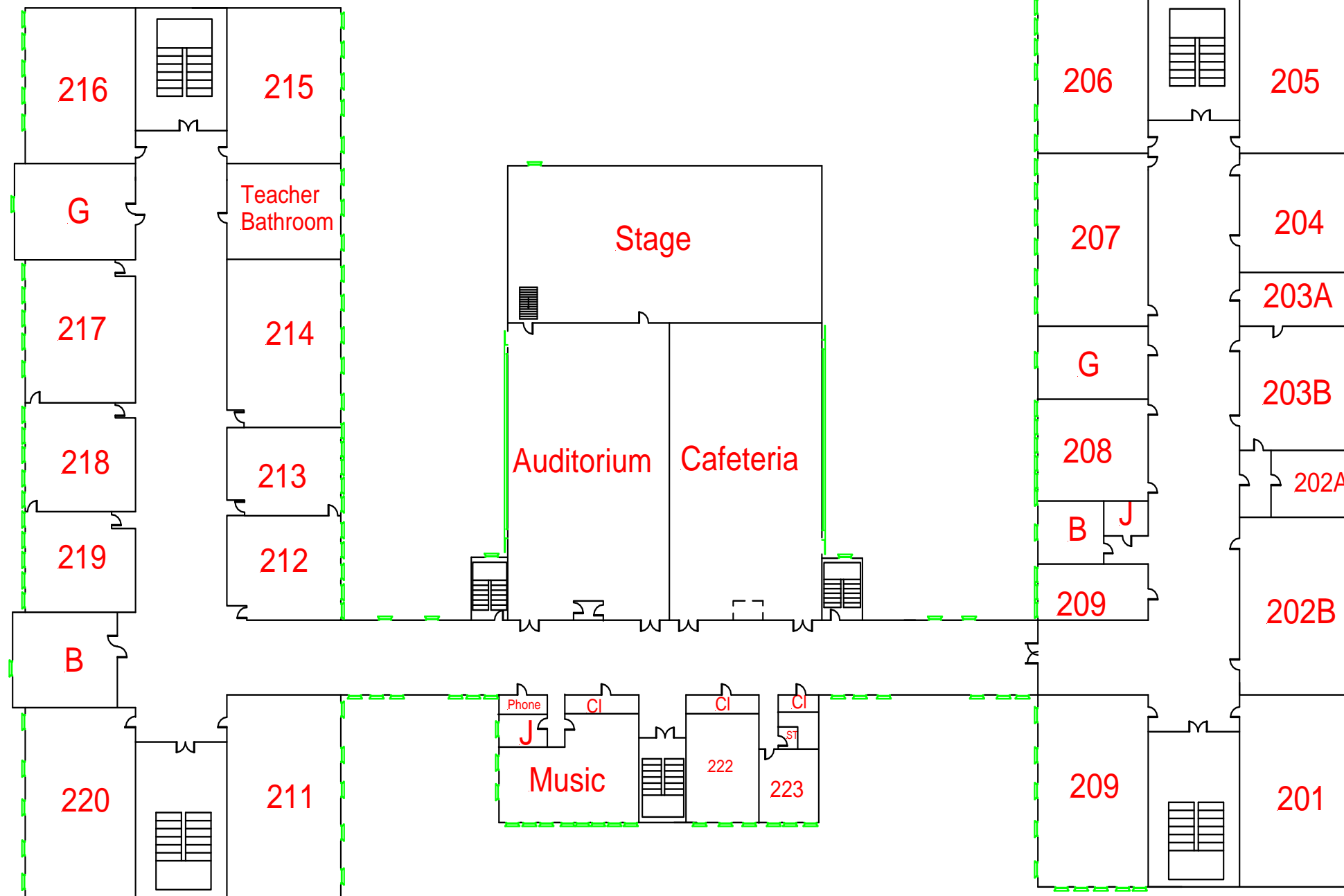
## 2nd Floor

**Access Controlled  
Doors are displayed  
in ORANGE**

Side B

**Legend**

-  Camera
-  Chair Lift
-  Bathrooms: Mens, Womens, Unisex
-  Storage
-  Overhead Door
-  Elevator
-  Emergency Phone
-  Knox Box
-  Water Shutoff
-  Sprinkler Shutoff
-  Electrical Shutoff
-  Gas Shutoff
-  Ramp
-  Emergency Generator
-  Fire Alarm Control Panel
-  Fire Dept. Connection
-  Fire Extinguisher



Side D

Side A



<b>School Name:</b>	Providence Public Schools
<b>Building Name:</b>	Lauro Elementary School
<b>Address:</b>	99 Kenyon Street Providence, RI 02904

Side C


















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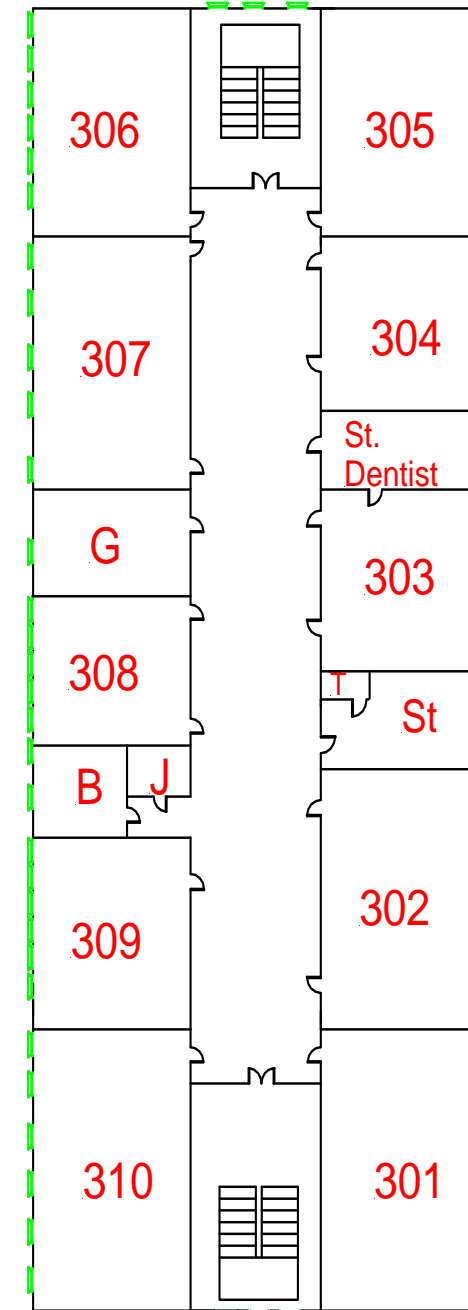
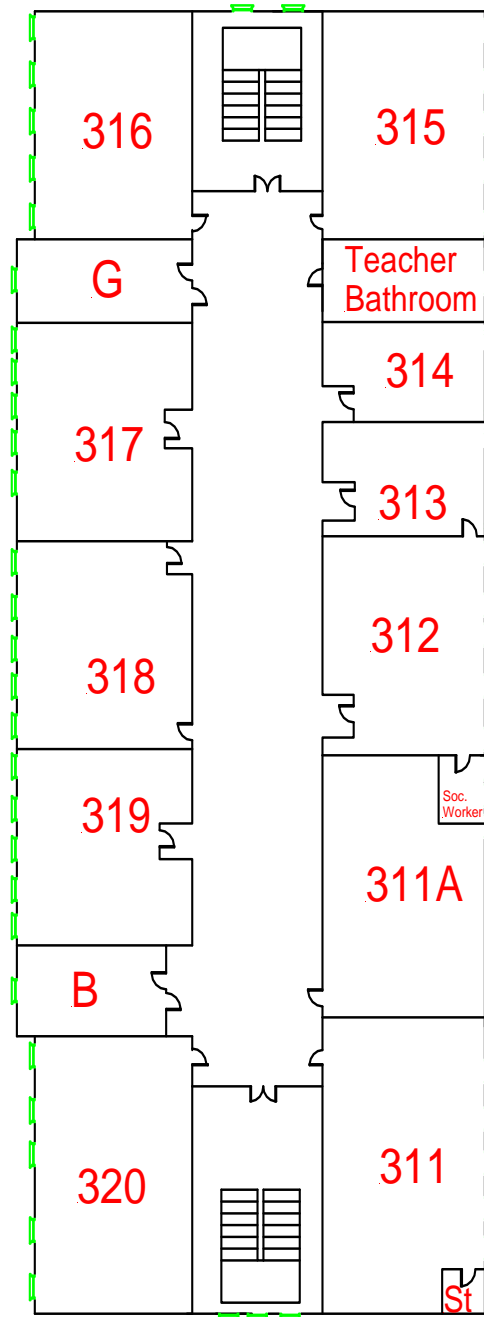
### 3rd Floor

**Access Controlled  
Doors are displayed  
in ORANGE**

### Side B

**Legend**

-  Camera
-  Chair Lift
-  Bathrooms: Mens, Womens, Unisex
-  Storage
-  Overhead Door
-  Elevator
-  Emergency Phone
-  Knox Box
-  Water Shutoff
-  Sprinkler Shutoff
-  Electrical Shutoff
-  Gas Shutoff
-  Ramp
-  Emergency Generator
-  Fire Alarm Control Panel
-  Fire Dept. Connection
-  Fire Extinguisher



Side D

Side A



<b>School Name:</b>	Providence Public Schools
<b>Building Name:</b>	Lauro Elementary School
<b>Address:</b>	99 Kenyon Street Providence, RI 02904

Side C


















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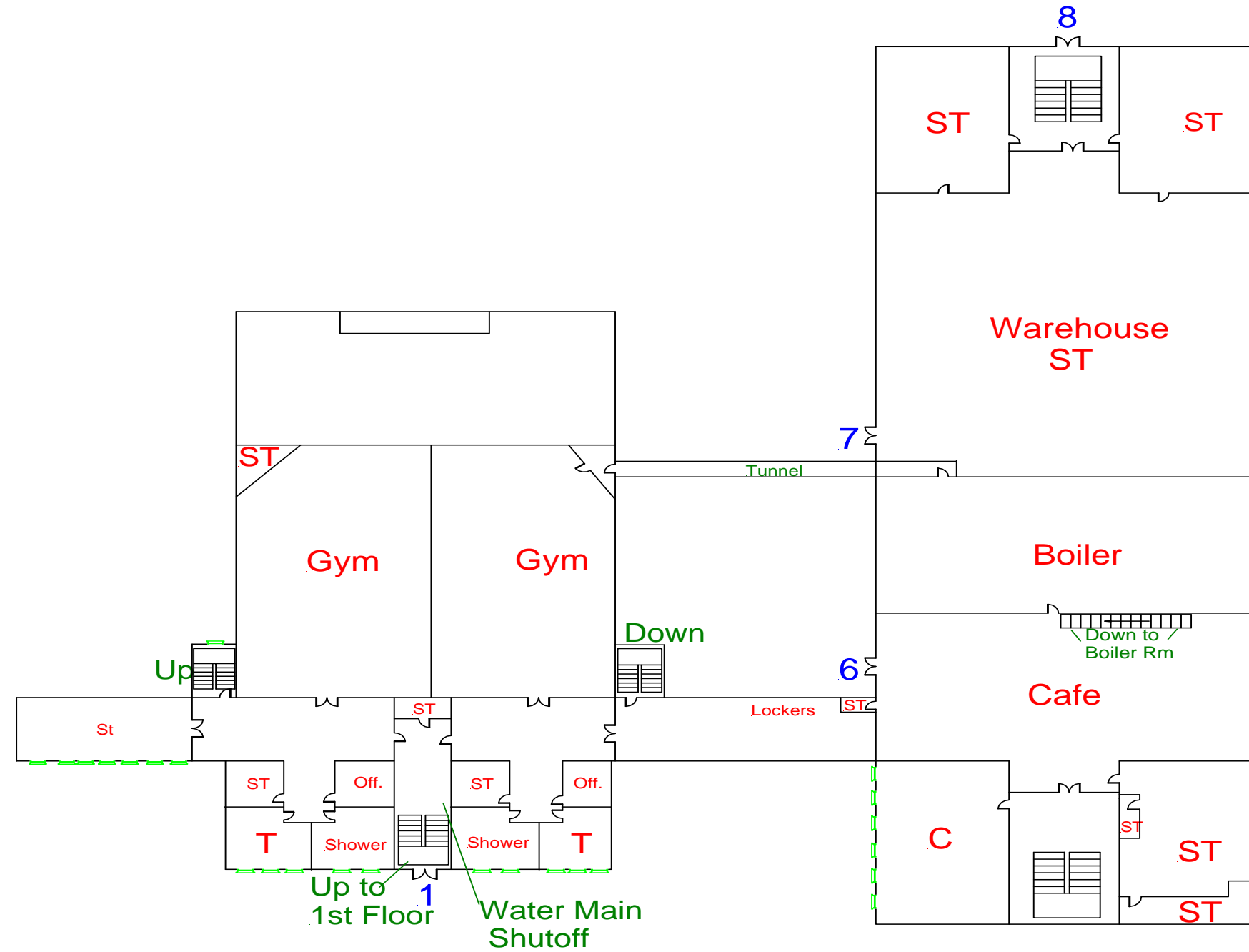
# Basement

Access Controlled  
Doors are displayed  
in **ORANGE**

Side B

**Legend**

-  Camera
-  Chair Lift
-  Bathrooms: Mens, Womens, Unisex
-  Storage
-  Overhead Door
-  Elevator
-  Emergency Phone
-  Knox Box
-  Water Shutoff
-  Sprinkler Shutoff
-  Electrical Shutoff
-  Gas Shutoff
-  Ramp
-  Emergency Generator
-  Fire Alarm Control Panel
-  Fire Dept. Connection
-  Fire Extinguisher



Side D

Side A







# Providence Public Schools Lauro Elementary School

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## Side A Photographs



Side A, Door 1



Side A



Side A, Door 2



Side A, Door 9



# Providence Public Schools Lauro Elementary School

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## Side B Photographs



Side B





# Providence Public Schools Lauro Elementary School

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## Side C Photographs



Side C, Door 3



Side C, Door 4



Side C, Doors 5 & 6 (Basement)



Side C, Door 7



# Providence Public Schools Lauro Elementary School

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## Side C Photographs



Side C, Door 8



# Providence Public Schools Lauro Elementary School

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## Side D Photographs



Side D



**AHERA - ASBESTOS RE-INSPECTION OF ACBM & PACM**

**CARL LAURO ELEMENTARY SCHOOL**  
 Providence School Department

Re-Inspection Date: JUNE 25, 2018

Location of ACBM Area		INSPECTION FINDINGS FOR ACMI/PACM													Initials of Surveillance Inspector							
		Type and Quantity													Response Action				6 MONTH SURVEILLANCES			
		FLOOR COVERING (NF)			CEILING TYPE (F)			WALL MATERIAL														
9" x 9" floor tile	12"x12" floor tile	wood	concrete	ceramic	CARPET	metal	plaster	1" x 1"	pipe	Wall Material	ACM?	FRIABLE	DAMAGED	ACCESS	POTENT. DAMAGE	RESPONSE	12/18	6/19	12/19	6/20	12/20	
HOMOGENEOUS																						
OFFICE	1	125			200	325				PL	A	N	N	Y	N	M8						
PRINCIPAL	1				200	200				PL	A	N	N	Y	N	M8						
LANDING	1			50		50				BR	A	N	N	Y	N	M8						
HEALTH	1	125				125				PL	A	N	N	Y	N	M8						
MID LANDING	1			50		50				BR	A	N	N	Y	N	M8						
HALL	1	2000				1000				BR	A	N	N	Y	N	M8						
110	1	800				800			10	PL	A	N	N	Y	N	M8						
LANDING	1			50		50				BR	A	N	N	Y	N	M8						
101	1	800				800				PL	A	N	N	Y	N	M8						
LIBRARY	1				1600	1600			40	PL	A	N	N	Y	N	M8						
NURSE	1	250	50			300			20	PL	A	N	N	Y	N	M8						
HALL/BOY	1	5	5			10				PL	A	N	N	Y	N	M8						
BOYS	1					200				CT/PL	A	N	N	Y	N	M8						
103	1	450	200			650				PL	A	N	N	Y	N	M8						
COPY	1				125	125				PL	A	N	N	Y	N	M8						
104	1	800				800				PL	A	N	N	Y	N	M8						
107	1	800				800				PL	A	N	N	Y	N	M8						
106	1	800				800				PL	A	N	N	Y	N	M8						
105	1	800				800				PL	A	N	N	Y	N	M8						
115	1	400				400				PL	A	N	N	Y	N	M8						
COPY	1	125				125				PL	A	N	N	Y	N	M8						
118	1	800				800				PL	A	N	N	Y	N	M8						
114	1	800				800				PL	A	N	N	Y	N	M8						
119	1	800				800				PL	A	N	N	Y	N	M8						
LANDING	1			50		50				BR	A	N	N	Y	N	M8						
220	2	800				800				PL	A	N	N	Y	N	M8						
221	2	800				800				PL	A	N	N	Y	N	M8						
BOYS	2					200				CT/PL	A	N	N	Y	N	M8						
GIRLS	2				200	200				CT/PL	A	N	N	Y	N	M8						
212	2	800				800				PL	A	N	N	Y	N	M8						
219	2	800				800				PL	A	N	N	Y	N	M8						



INSPECTION FINDINGS FOR ACM/PCM

Location of ACBM		Type and Quantity											Response Action						Initials of Surveillance Inspector					
		FLOOR COVERING (NF)			CEILING TYPE (F)			ACM/PCM					RESPONSE		6 MONTH SURVEILLANCES									
		9" x 9" floor tile	12" x 12" floor tile	MISC.	wood	concrete	ceramic	CARPET	metal	plaster	1" x 1" pipe	Wall Material	ACM?	FRIABLE	DAMAGED	ACCESS	POTENT. DAMAGE	RESPONSE	12/18	6/19	12/19	6/20	12/20	
HOMOGENEOUS AREA																								
213	2	800						800			PL	A	N	N	Y	N	M8	N/C						
214	2	800						800			PL	A	N	N	Y	N	M8	N/C						
218	2		800					800			PL	A	N	N	Y	N	M8	N/C						
217	2		800					800			PL	A	N	N	Y	N	M8	N/C						
215	2	800						800			PL	A	N	N	Y	N	M8	N/C						
216	2	800						800			PL	A	N	N	Y	N	M8	N/C						
GIRLS	2				200			200			CT/PL	A	N	N	Y	N	M8	N/C						
LANDING	2			50				50			BR	A	N	N	Y	N	M8	N/C						
HALL	3	2000						2000			PL	A	N	N	Y	N	M8	N/C						
315	3	800						800			PL	A	N	N	Y	N	M8	N/C						
316	3	800						800			PL	A	N	N	Y	N	M8	N/C						
314	3	800						800			PL	A	N	N	Y	N	M8	N/C						
318	3	800						800			PL	A	N	N	Y	N	M8	N/C						
313	3	800						800			PL	A	N	N	Y	N	M8	N/C						
319	3	800						800			PL	A	N	N	Y	N	M8	N/C						
312	3	800						800			PL	A	N	N	Y	N	M8	N/C						
GIRLS	3				200			200			CT/PL	A	N	N	Y	N	M8	N/C						
BOYS	3				200			200			CT/PL	A	N	N	Y	N	M8	N/C						
311	3	800						800			PL	A	N	N	Y	N	M8	N/C						
320	3	800						800			PL	A	N	N	Y	N	M8	N/C						
324	3	800						800	800		PL	A	N	N	Y	N	M8	N/C						
LANDING	3								800		PL	A	N	N	Y	N	M8	N/C						
HALL	2	2000						2000			BR	A	N	N	Y	N	M8	N/C						
205	2	800						800			PL	A	N	N	Y	N	M8	N/C						
206	2	800						800			PL	A	N	N	Y	N	M8	N/C						
207	2	800						800			PL	A	N	N	Y	N	M8	N/C						
GUIDANCE	2										PL	A	N	N	Y	N	M8	N/C						
GIRLS	2			200				200			PL	A	N	N	Y	N	M8	N/C						
208	2	800						800			CT/PL	A	N	N	Y	N	M8	N/C						
203	2	800						800			PL	A	N	N	Y	N	M8	N/C						
BOYS/HALL	2	8	2					10			PL	A	N	N	Y	N	M8	N/C						
BOYS	2				200			200			CT/PL	A	N	N	Y	N	M8	N/C						
202	2	800						800			PL	A	N	N	Y	N	M8	N/C						
204	2	800						800			PL	A	N	N	Y	N	M8	N/C						
201	2	800						800			PL	A	N	N	Y	N	M8	N/C						
210	2	800						800			PL	A	N	N	Y	N	M8	N/C						
309	3	800						800			PL	A	N	N	Y	N	M8	N/C						

INSPECTION FINDINGS FOR ACM/PACMI															Initials of Surveillance Inspector						
Location of ACBM AREA	Floor	Type and Quantity												6 MONTH SURVEILLANCES							
		FLOOR COVERING (NF)				CEILING TYPE (F)				Response Action				12/18	6/19	12/19	6/20	12/20			
	9" x 9" floor tile	12"x12" floor tile	wood	concrete	ceramic	CARPET	metal	plaster	1" x 1" pipe	Wall Material	ACM?	FRIABLE	DAMAGED	ACCESS	POTENT. DAMAGE	RESPONSE					
HOMOGENEOUS AREA																					
301	3	800					800			PL	A	N	N	Y	N	M8					
302	3	800					800			PL	A	N	N	Y	N	M8					
309	3	800					800			PL	A	N	N	Y	N	M8					
302 A	3	400						400		PL	A	N	N	Y	N	M8					
BOYS/HALL	3	10					10			PL	A	N	N	Y	N	M8					
BOYS	3				200			200		CT/PL	A	N	N	Y	N	M8					
303	3	800					800			PL	A	N	N	Y	N	M8					
308	3	800					800			PL	A	N	N	Y	N	M8					
GIRLS	3				200		200			CT/PL	A	N	N	Y	N	M8					
304	3	800					800			PL	A	N	N	Y	N	M8					
307	3	800					800			PL	A	N	N	Y	N	M8					
306	3	800					800			PL	A	N	N	Y	N	M8					
305	3	800					800			PL	A	N	N	Y	N	M8					
LANDING	3							50		BR	A	N	N	Y	N	M8					
ASST PRINCIPAL	1	200					200			PL	A	N	N	Y	N	M8					
GUIDANCE	1	125					125			PL	A	N	N	Y	N	M8					
MID LANDING	1							25		BR	A	N	N	Y	N	M8					
HALL	1	2000					2000		800	BR	A	N	N	Y	N	M8					
123	1	800					800			PL	A	N	N	Y	N	M8					
120	1	800					800			PL	A	N	N	Y	N	M8					
BOYS	1									CT/BR	A	N	N	Y	N	M8					
111	1	ABATED					200			PL/PN	A	N	N	Y	N	M8					
112	1	800					600			PL/PN	A	N	N	Y	N	M8					
113	1	800					800			BL	A	N	N	Y	N	M8					
116	1	800					800			BL	A	N	N	Y	N	M8					
GIRLS	1						200			CT/BR	A	N	N	Y	N	M8					
117	1	800					800			BL	A	N	N	Y	N	M8					
HALL	B							700		BR	A	N	N	Y	N	M8					
GYM 1	B		2000					2000		BR	A	N	N	Y	N	M8					
INSTRUCTOR 1	B							200	15	BR	A	N	N	Y	N	M8					
INSTRUCTOR 2	B							200	15	BR	A	N	N	Y	N	M8					
GIRLS	B							100		BR	A	N	N	Y	N	M8					
HALL	B							200	74	BR	A	N	N	Y	N	M8					
HALL	B							800	300	BR	A	N	N	Y	N	M8					
GYM 2	B		2000					200		BR	A	N	N	Y	N	M8					
BOYS	B							120		CT/BR	A	N	N	Y	N	M8					

Code: N = NO; Y = YES; T = THERMAL; S = SURFACING; M = MISCELLANEOUS; PL=PLASTER; C=CERAMIC, PL=PANELING;  
NC = NO CHANGE; R = REPAIRED; D = DAMAGED; RAD = RADIATOR; A=ASSUMED; CT=SUSPEND CEILING TILE; NEG=NEGATIVE LAB RESULTS