



CITY OF PROVIDENCE, RHODE ISLAND

**Department: Public Property**

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

**Opening Date: 1/29/2024**

**Addendum #: 4**

**Issue Date: 1/17/2024**

The purpose of this addendum is to answer additional questions from interested bidders.

99 Kenyon Follow-up Questions

1. If available, please provide property management records for the building, including capital investments (date of roof and boiler replacements, etc.) and repair logs for major systems.

**This is not available. There were some capital investments made in the summer of 2022 to collocate a school, including constructing some walls/painting/flooring, and general maintenance.**

2. There were two of the condensate receivers not working during the walkthrough. Is there any type of records on their maintenance? They could simply just be turned off but there is indication there has been maintenance on the boilers as recent as 12/23/23 so can we assume they are working?

**PPSD reports that work was completed on these to maintain heat in the building. General maintenance was complete including replacing pump seals.**

3. Is there an exhaust fume fan for the mechanical room? The boiler room does not have an exhaust fan. The exhausting of the appliances in the room would require one with the current conditions of the exhaust from the boilers and hot water heaters. Are there any reports for all of the fans for the building?

**There are no reports available. The system utilizes outside air dampers to let required combustion air for heating equipment.**

4. There were pneumatic controls throughout the building. Are they still in operation, and if so would they need to be replaced with electronic operation?

**Pneumatic controls are not in operation.**

5. Could you please provide a copy of the 2020 MEP upgrade and the 2016 Lighting documentation, as well as any other service/repair documentation that may be available.

**Those records are not currently available**

6. Please advise the current age of the roof.

**Please see the attached roof report**

7. Is there any information as to when the windows were replaced? In what locations were the newer windows installed?

**This information is not available.**

8. How does food get delivered to the cafeteria as it is located on the second floor?

**Food services are carried up the front stairwell. A utility person is needed at the school to assist in the process.**

9. Can you please share any reports of hazardous materials or lead paint in the building.

**Please see attached Adhera reports.**

10. In what year was the boiler most recently replaced?

**2014**

11. What is the estimated occupancy of the Cafeteria and Gym?

**Cafeteria: 176 w/ tables and chairs. 377 with chairs only  
Gym: 160 w/ tables and chairs. 343 with chairs only**

12. During the tour, we were told that the city will repair the current roof leaks, is that correct?

**No, this is not correct. Any potential bidder should be prepared to take responsibility for any repairs needed to the building.**

13. Considering there was no access to the roof during the walkthrough on 1/8, would there be an opportunity prior to bid submission to look at the roof?

**No, there will not be access to the roof prior to bid submission. This can however be arranged as part of final negotiations of terms.**

14. Is the satellite parking lot on the north side of Europe St included with the school parcel?

**Yes, that plot is included.**

15. Is the Zuccolo Gym (Providence Parks Department) something that the school could access? What is the process?

**The Zuccolo Gym is managed by the Providence Recreation Department. This would need to be negotiated with that team in follow-up and should not be relied upon as part of the bidding process.**

16. For housing (mixed-income) uses, is the property being offered as a long term ground lease? If so, do you have the general terms for this ground lease (what security would a lender take for example).

**No, the property is available for purchase for the purpose of housing development.**

17. Are bidders submitting bids to purchase the property (freehold or leasehold interests?) or to renovate the property to one of 2 uses (bidder responsible for financing the rehabilitation not the purchase?). Does the city retain ownership of the land under all scenarios.

**Bidders are submitting for either a long-term lease for the use as a public school, in which case the City retains ownership, or, for purchase for the development of housing, in which case the City does not retain ownership.**

18. Is the renovation subject to any Davis Beacon requirements.

**There are not Davis Beacon requirements as it relates to the transaction with the city. These requirements could be triggered if related funding was used as part of the financing.**

19. Is the parking lot at 131 DePasquale Ave. included in the property?

**Yes, that parking lot is included.**

20. Are uses other than school use or residential use something that the City of Providence would consider?

**The city is not considering additional uses at this time.**

21. Under residential use, a zoning change would be required. Is the City of Providence ensuring that residential use and zoning is approved for this site?

**While the city will be supportive of the application to the Zoning Board and Planning Commission, those entities must ultimately approve the plans before they can move forward.**

22. Is the City of Providence open to development proposals that combine multi uses? And if so, how would this dictate the structure (lease vs purchase)?

**The city is only open to residential or school uses. If a bidder wanted to submit a mix of those two uses a lease would not be considered.**

23. What is the timeline for the decision-making process?

**The Administration will move the process as quickly as possible with a goal to make a recommendation back to the Board of Contract and Supply for approval within 60 days of bid opening.**

24. Would the City of Providence be open to a long-term lease with an option to purchase?

**The city is considering a long-term lease for the school's use but not for the residential use option.**

25. Can we have access to the CAD or architectural files?

**Additional CAD or architectural files are not available at this time.**

26. Is there a current title search of the property we can have access to?

**A current title search is not available at this time.**

27. How much are the monthly utilities?

**The City is not able to provide that information at this time.**

28. What is the cause of the odor in the building?

**While the city cannot comment definitively, we believe it is caused by the building being vacant and routine cleaning/maintenance not being done.**

29. What repairs have been completed since the 2017 Facilities Assessment?  
**This is not available.**
30. What is the age of the roof and when was the roof last repaired?  
**Please see the attached roof report**
31. What is the cause of the leak on the top floor?  
**The City is not able to comment on the cause of the leak.**
32. A proponent that we've spoken with has a question about the Technical Criteria for the "Evaluation Criteria - Residential Uses" within the RFP for Redevelopment of 99 Kenyon St.  
**The evaluation criteria for residential uses are outlined on page 15 of the RFP**
33. Is the proposed minimum purchase price for 99 Kenyon St. (90% of the appraised value) subject to negotiation? Has the property been appraised for fair market value, and is the appraisal available?  
**The minimum purchase price is not subject to negotiation as it is established in the City Charter. The appraisal is not being made available at this time.**

# AHERA - ASBESTOS RE-INSPECTION OF ACBM & PACM

**CARL LAURO ELEMENTARY SCHOOL**  
Providence School Department

Re-Inspection Date: JUNE 25, 2018

INSPECTION FINDINGS FOR ACM/PACM																	Initials of Surveillance Inspector									
Type and Quantity																	Response Action					6 MONTH SURVEILLANCES				
FLOOR COVERING (NF)																										
Location of ACBM	Floor	FLOOR COVERING (NF)					CEILING TYPE (F)					Wall Material	ACM?	FRIABLE	DAMAGED	ACCESS	POTENT. DAMAGE	RESPONSE	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													SURFACE	SURFACE	TSI
HOMOGENEOUS AREA		MISC.	MISC.		MISC.	MISC.																				
OFFICE	1	125					200	325					PL	A	N	N	Y	N	M8	N/C						
PRINCIPAL	1						200	200					PL	A	N	N	Y	N	M8	N/C						
LANDING	1				50			50					BR	A	N	N	Y	N	M8	N/C						
HEALTH	1	125						125					PL	A	N	N	Y	N	M8	N/C						
MID LANDING	1				50			50					BR	A	N	N	Y	N	M8	N/C						
HALL	1	2000						1000	1000				BR	A	N	N	Y	N	M8	N/C						
110	1	800						800			10		PL	A	N	N	Y	N	M8	N/C						
LANDING	1				50			50					BR	A	N	N	Y	N	M8	N/C						
101	1	800						800					PL	A	N	N	Y	N	M8	N/C						
LIBRARY	1						1600	1600			40		PL	A	N	N	Y	N	M8	N/C						
NURSE	1	250	50					300			20		PL	A	N	N	Y	N	M8	N/C						
HALL/BOY	1	5	5					10					PL	A	N	N	Y	N	M8	N/C						
BOYS	1				200			200					CT/PL	A	N	N	Y	N	M8	N/C						
103	1	450	200					650					PL	A	N	N	Y	N	M8	N/C						
COPY	1						125	125					PL	A	N	N	Y	N	M8	N/C						
104	1	800						800					PL	A	N	N	Y	N	M8	N/C						
107	1	800						800					PL	A	N	N	Y	N	M8	N/C						
106	1	800						800					PL	A	N	N	Y	N	M8	N/C						
105	1	800						800					PL	A	N	N	Y	N	M8	N/C						
115	1	400						400					PL	A	N	N	Y	N	M8	N/C						
COPY	1	125						125					PL	A	N	N	Y	N	M8	N/C						
118	1	800						800					PL	A	N	N	Y	N	M8	N/C						
114	1	800						800					PL	A	N	N	Y	N	M8	N/C						
119	1	800						800					PL	A	N	N	Y	N	M8	N/C						
LANDING	1				50			50					BR	A	N	N	Y	N	M8	N/C						
220	2	800						800					PL	A	N	N	Y	N	M8	N/C						
221	2	800						800					PL	A	N	N	Y	N	M8	N/C						
BOYS	2				200			200					CT/PL	A	N	N	Y	N	M8	N/C						
GIRLS	2				200			200					CT/PL	A	N	N	Y	N	M8	N/C						
212	2	800						800					PL	A	N	N	Y	N	M8	N/C						
219	2	800						800					PL	A	N	N	Y	N	M8	N/C						

INSPECTION FINDINGS FOR ACM/PACM													Response Action					Initials of Surveillance Inspector						
Type and Quantity																								
FLOOR COVERING (NF)																								
CEILING TYPE (F)																								
Location of ACBM	Floor	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	6 MONTH SURVEILLANCES					
HOMOGENEOUS AREA		MISC.	MISC.		MISC.	MISC.			SURFACE	SURFACE	TSI	SURFACE							12/18	6/19	12/19	6/20	12/20	
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			PL	A	N	N	Y	N	M8	N/C					
LANDING	3				200				200			BR	A	N	N	Y	N	M8	N/C					
HALL	2	2000						2000				PL	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				200						20	PL	A	N	N	Y	N	M8	N/C					
GIRLS	2											CT/PL	A	N	N	Y	N	M8	N/C					
208	2	800						800				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					

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**INSPECTION FINDINGS FOR ACM/PACM**

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



**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

# AHERA - ASBESTOS RE-INSPECTION OF ACBM & PACM

**CARL LAURO ELEMENTARY SCHOOL**

Re-Inspection Date: JUNE 2021

Providence School Department

		INSPECTION FINDINGS FOR ACM/PACM																Initials of Surveillance Inspector						
		Type and Quantity																						
		FLOOR COVERING (NF)						CEILING TYPE (F)					Response Action											
Location of ACBM	Floor	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	6 MONTH SURVEILLANCES					
		MISC.	MISC.		MISC.	MISC.			SURFACE	SURFACE	TSI	SURFACE							12/21	6/22	12/22	6/23	12/23	
<b>HOMOGENEOUS AREA</b>																								
OFFICE	1	125					200	325				PL	A	N	N	Y	N	M8	N/C	N/C				
PRINCIPAL	1						200	200				PL	A	N	N	Y	N	M8	N/C	N/C				
LANDING	1				50			50				BR	A	N	N	Y	N	M8	N/C	N/C				
HEALTH	1	125						125				PL	A	N	N	Y	N	M8	N/C	N/C				
MID LANDING	1				50			50				BR	A	N	N	Y	N	M8	N/C	N/C				
HALL	1	2000						1000	1000			BR	A	N	N	Y	N	M8	N/C	N/C				
110	1	800						800			10	PL	A	N	N	Y	N	M8	N/C	N/C				
LANDING	1				50			50				BR	A	N	N	Y	N	M8	N/C	N/C				
101	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
LIBRARY	1						1600	1600			40	PL	A	N	N	Y	N	M8	N/C	N/C				
NURSE	1	250	50					300			20	PL	A	N	N	Y	N	M8	N/C	N/C				
HALL/BOY	1	5	5					10				PL	A	N	N	Y	N	M8	N/C	N/C				
BOYS	1					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C				
103	1	450	200					650				PL	A	N	N	Y	N	M8	N/C	N/C				
COPY	1						125	125				PL	A	N	N	Y	N	M8	N/C	N/C				
104	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
107	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
106	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
105	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
115	1							400				PL	A	N	N	Y	N	M8	N/C	N/C				
COPY	1	125						125				PL	A	N	N	Y	N	M8	N/C	N/C				
118	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
114	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
119	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
LANDING	1				50			50				BR	A	N	N	Y	N	M8	N/C	N/C				
220	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
221	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
BOYS	2					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C				
GIRLS	2					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C				
212	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
219	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				

INSPECTION FINDINGS FOR ACM/PACM																			Initials of Surveillance Inspector				
Type and Quantity																			<i>je</i> <i>je</i>				
FLOOR COVERING (NF)							CEILING TYPE (F)				Response Action												
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HOMOGENEOUS AREA		MISC.	MISC.		MISC.	MISC.			SURFACE	SURFACE	TSI	SURFACE							12/21	6/22	12/22	6/23	12/23
213	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
214	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
218	2		800					800				PL	A	N	N	Y	N	M8	N/C	N/C			
217	2		800					800				PL	A	N	N	Y	N	M8	N/C	N/C			
215	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
216	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
GIRLS	2					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C			
LANDING	2				50			50				BR	A	N	N	Y	N	M8	N/C	N/C			
HALL	3	2000						2000				PL	A	N	N	Y	N	M8	N/C	N/C			
315	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
316	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
314	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
318	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
313	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
319	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
312	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
GIRLS	3					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C			
BOYS	3					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C			
311	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
320	3	800							800			PL	A	N	N	Y	N	M8	N/C	N/C			
324	3	800							800			PL	A	N	N	Y	N	M8	N/C	N/C			
LANDING	3				200				200			BR	A	N	N	Y	N	M8	N/C	N/C			
HALL	2	2000						2000				PL	A	N	N	Y	N	M8	N/C	N/C			
205	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
206	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
207	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
GUIDANCE	2			200							20	PL	A	N	N	Y	N	M8	N/C	N/C			
GIRLS	2											CT/PL	A	N	N	Y	N	M8	N/C	N/C			
208	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
203	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
BOYS/HALL	2	8	2					10				PL	A	N	N	Y	N	M8	N/C	N/C			
BOYS	2					200			200			CT/PL	A	N	N	Y	N	M8	N/C	N/C			
202	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
204	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
201	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
210	2	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			
309	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C			

INSPECTION FINDINGS FOR ACM/PACM																			Initials of Surveillance Inspector					
Type and Quantity														Response Action										
		FLOOR COVERING (NF)						CEILING TYPE (F)										6 MONTH SURVEILLANCES						
Location of ACBM	Floor	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		MISC.	MISC.		MISC.	MISC.			SURFACE	SURFACE	TSI	SURFACE								12/21	6/22	12/22	6/23	12/23
301	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
302	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
309	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
302 A	3	400								400		PL	A	N	N	Y	N	M8	N/C	N/C				
BOYS/HALL	3	10						10				PL	A	N	N	Y	N	M8	N/C	N/C				
BOYS	3					200			200			CT/P	A	N	N	Y	N	M8	N/C	N/C				
303	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
308	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
GIRLS	3					200		200				CT/PL	A	N	N	Y	N	M8	N/C	N/C				
304	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
307	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
306	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
305	3	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
LANDING	3				50				50			BR	A	N	N	Y	N	M8	N/C	N/C				
ASST PRINCIPAL	1	200						200				PL	A	N	N	Y	N	M8	N/C	N/C				
GUIDANCE	1	125						125				PL	A	N	N	Y	N	M8	N/C	N/C				
MID LANDING	1				25				25			BR	A	N	N	Y	N	M8	N/C	N/C				
HALL	1	2000						2000			800	BR	A	N	N	Y	N	M8	N/C	N/C				
123	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
120	1	800						800				PL	A	N	N	Y	N	M8	N/C	N/C				
BOYS	1					200		200				CT/BR	A	N	N	Y	N	M8	N/C	N/C				
111	1	ABATED						600				PL/PN	A	N	N	Y	N	M8	N/C	N/C				
112	1	800						600				PL/PN	A	N	N	Y	N	M8	N/C	N/C				
113	1	800						800				BL	A	N	N	Y	N	M8	N/C	N/C				
116	1							800				BL	A	N	N	Y	N	M8	N/C	N/C				
GIRLS	1					200		200				CT/BR	A	N	N	Y	N	M8	N/C	N/C				
117	1							800				BL	A	N	N	Y	N	M8	N/C	N/C				
HALL	B				700				700			BR	A	N	N	Y	N	M8	N/C	N/C				
GYM 1	B			2000					2000			BR	A	N	N	Y	N	M8	N/C	N/C				
INSTRUCTOR 1	B				200			200		15		BR	A	N	N	Y	N	M8	N/C	N/C				
INSTRUCTOR 2	B				200			200		15		BR	A	N	N	Y	N	M8	N/C	N/C				
GIRLS	B					100		100				BR	A	N	N	Y	N	M8	N/C	N/C				
HALL	B				200			200		74		BR	A	N	N	Y	N	M8	N/C	N/C				
HALL	B				800			800		300		BR	A	N	N	Y	N	M8	N/C	N/C				
GYM 2	B			2000				200				BR	A	N	N	Y	N	M8	N/C	N/C				
BOYS	B					120		120				CT/BR	A	N	N	Y	N	M8	N/C	N/C				

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

# CARL G. LAURO MIDDLE SCHOOL

99 Kenyon Street, Providence, RI 02903

PROJECT AERIAL VIEW



DRAWING LIST

C-0 COVER SHEET  
A-101 OVERALL ROOF PLAN

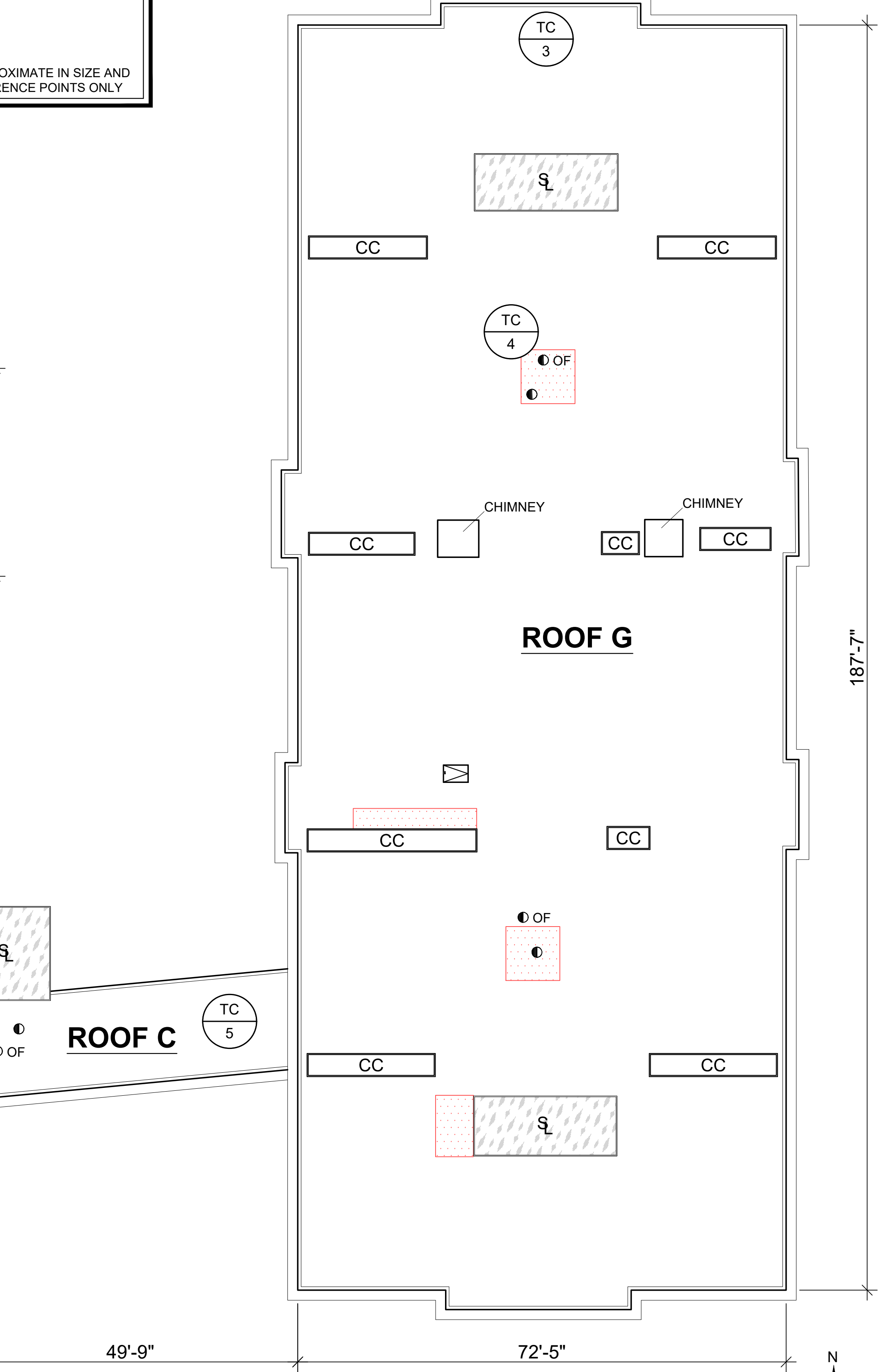
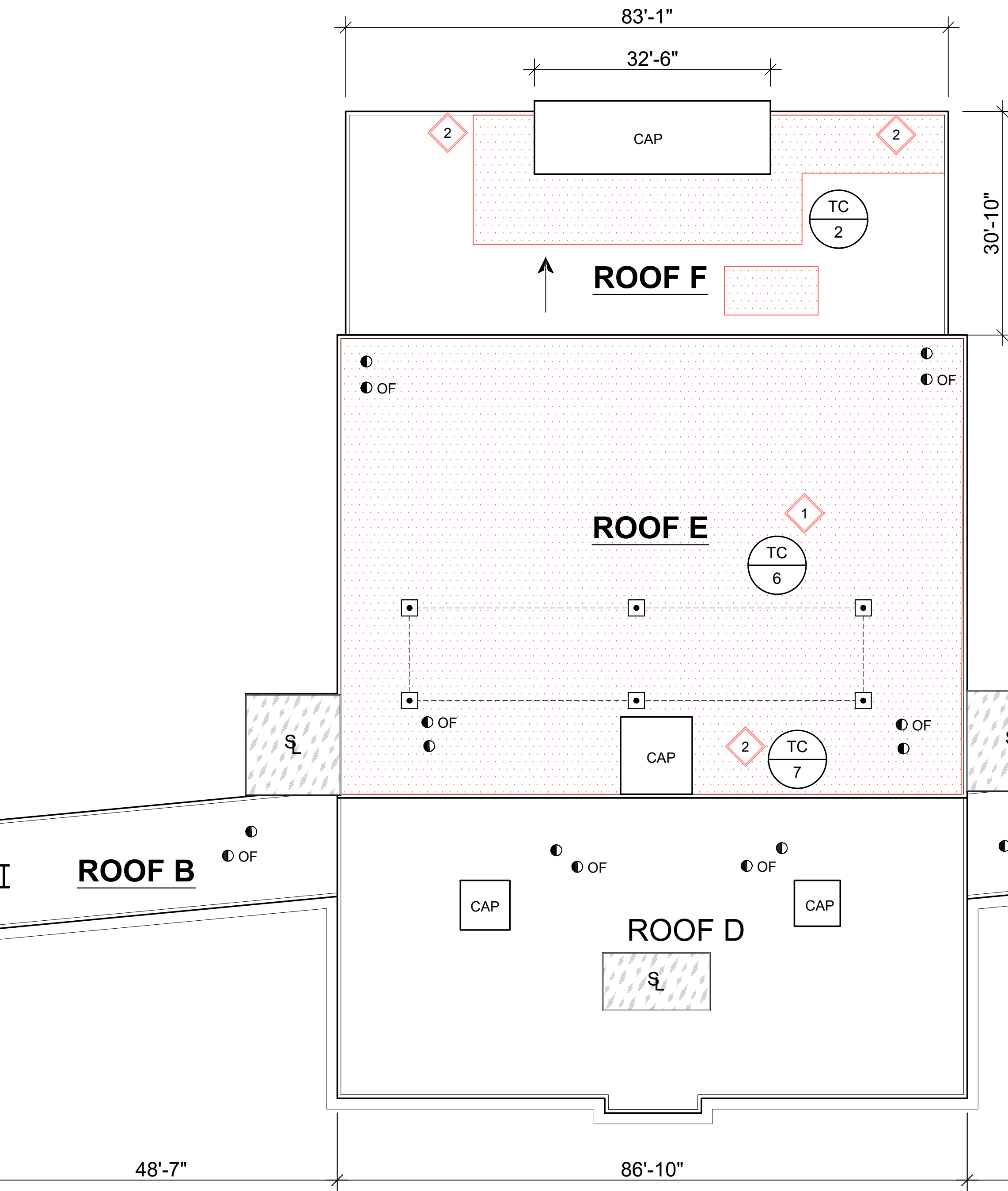
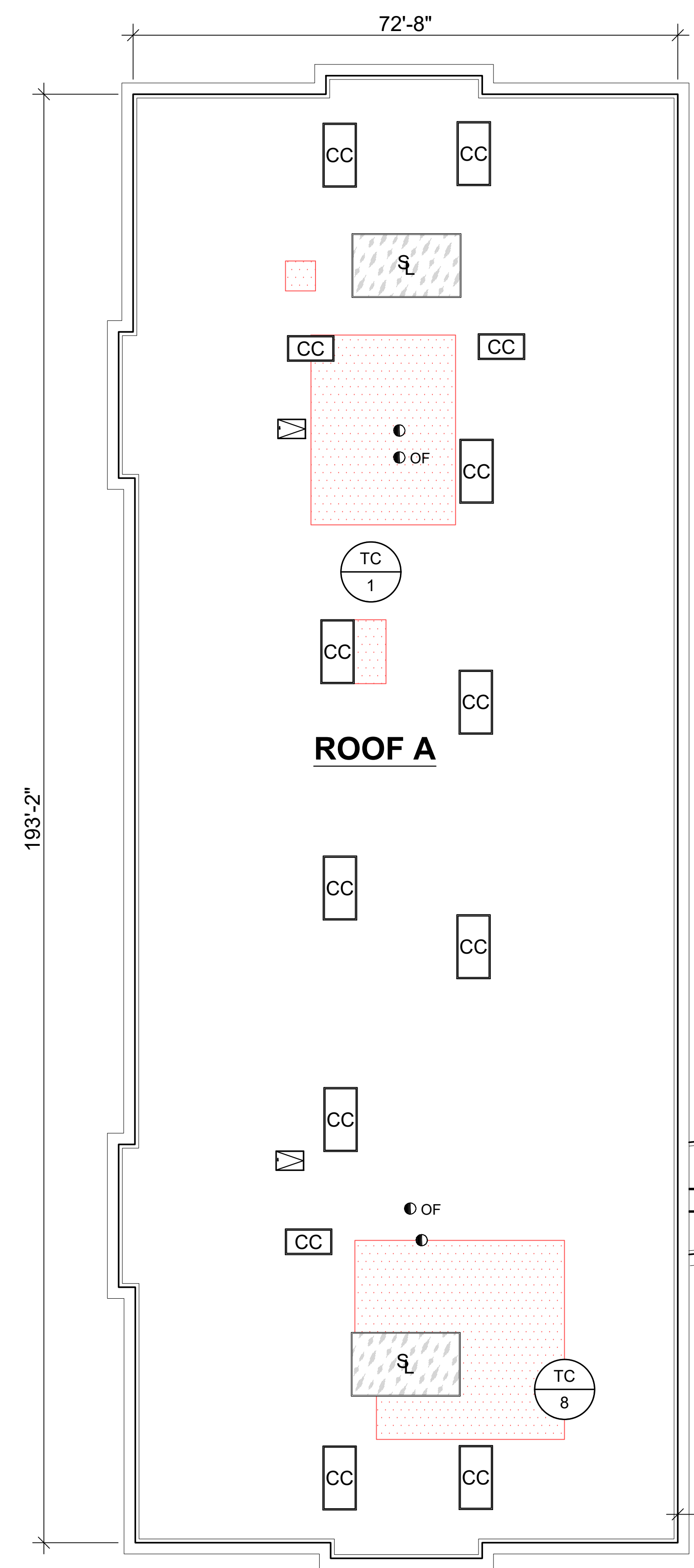
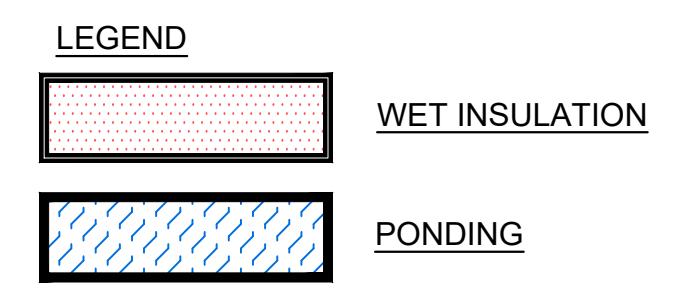
DEFICIENCY LIST	
1	DETERIORATED MEMBRANE
2	DEBRIS

- EXISTING ROOF CORE SAMPLES:**
- Test Cut 1**
    - Wood Deck
    - 1.5 ISO
    - 1/2" Fiberboard
    - EPDM
    - TPO
  - Test Cut 2**
    - Concrete Deck
    - 1/2" Fiberboard
    - EPDM
  - Test Cut 3 & 4**
    - Wood Deck
    - Lightweight Concrete
    - 1.5 ISO
    - 1/2" Fiberboard
    - EPDM
    - TPO
  - Test Cut 5, 6, 7, 8**
    - Concrete Deck
    - 1.5 ISO
    - 1/2" Fiberboard
    - EPDM
    - TPO

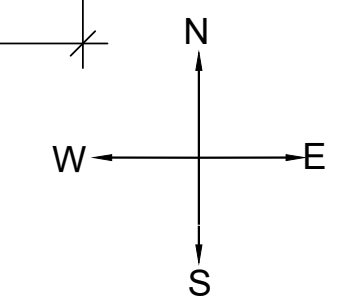
SYMBOL LEGEND	
⊙	GOOSE NECK
—	ELECTRICAL CONDUIT
○	CONDUIT
—	SLEEPER
⊠	ROOF HATCH
⊞	CAPPED CURB
⊞	STANDARD CURB
RTU	ROOF TOP UNIT
⊙	PLUMBING VENT
⊙	HOT PIPE
⊙	PITCH POCKET
⊞	SKYLIGHT
⊙	EXHAUST UNIT
⊙	ROOF DRAIN
⊙ OF	OVERFLOW DRAIN
⊞	SCUPPER

NOTE: PENETRATIONS ARE APPROXIMATE IN SIZE AND LOCATION TO BE USED AS REFERENCE POINTS ONLY

MOISTURE SURVEY RESULTS				
ROOF SECTION	APPROX. SIZE (SF)	NUMBER OF WET AREAS	APPROX. WET AREAS (SF)	PERCENTAGE WET
ROOF 'A'	13,894	4	1,253	9%
ROOF 'B'	665	--	-	-
ROOF 'C'	689	--	-	-
ROOF 'D'	3,474	--	-	-
ROOF 'E'	5,452	1	5,452	100%
ROOF 'F'	2,272	2	786	35%
ROOF 'G'	13,600	4	234	2%
TOTAL	40,046	11	7,725	19%



1 OVERALL ROOF PLAN  
A-1 SCALE: NTS



**Providence Schools**

**A&M SHEET METAL & ROOFING**  
NEW ENGLAND'S PREMIER ROOFING CONTRACTOR  
9 Industrial Way, Riverside, RI 02915

**CARL G. LAURO**  
MIDDLE SCHOOL  
99 Kenyon Street  
Providence, RI 02903

DATE: MAY 30, 2022	
DRAWN BY:	
PROGRESS DRAWING	
RELEASED FOR BID	
RELEASED FOR PERMIT	
RELEASED FOR CONSTRUCTION	
RECORD DRAWING	
REVISIONS:	DATE:

OVERALL ROOF PLAN  
**A-101**

## Central High School

The existing **52,985 square foot** low slope roof on this facility consists of a PVC membrane installed over polyisocyanurate insulation and gypsum coverboard, on concrete substrate decks. The roof is approximately 20+ years old. Roof drainage is facilitated by internal drains and scuppers.

An infrared moisture survey was performed, and the result of the survey was positive - approximately **6,372 square feet (12%)** of the roof was wet, and the remaining roof area was dry. Please reference the roof plans for additional information.

The overall condition of this roof area is considered **poor**. The condition is based on the age and the deteriorated condition of the membrane, wet insulation, buckled insulation, low flashing heights, punctures, open conditions, debris/vegetation, missing drain strainers, ponding, extensive repairs, and other deficiencies. The roof system has surpassed its useful service life and should be budgeted for restoration / replacement within the next 1-2 years.

Repairs and preventative maintenance have been recently performed by A & M.

The wet insulation should be removed / replaced with like kind as soon as budget allows. This repair work will be required before performing a roof restoration and will cost approx. \$25.00 square foot - **\$159,000. The masonry conditions that interface with the roof should be repaired before performing this scope.**

A roof restoration budget estimate of \$22.00 square foot is based on repairing all deficiencies noted above and installing a new polyester reinforced urethane restoration coating, which will include a manufacturer's 20-Year warranty. The specified roof restoration budget is **\$1,165,000.**

A roof replacement budget estimate of \$48.00 square foot is based on removing the entire roof assembly down to the deck. Any abatement costs (if required) are not included. Then, install new tapered polyisocyanurate insulation and coverboard, which is required to meet current building code requirements and a two-ply SBS modified bitumen roof membrane system that includes a manufacturer's 30 – 40 Year NDL warranty. The specified roof system budget is **\$2,544,000.**

A complete building façade condition evaluation should be performed as soon as budget allows. Many of the roofing deficiencies/failures are from poor masonry conditions found at the roof interfaces i.e., low/damaged thru-wall flashings, deteriorated cap stones/joints, etc.

Last, there are many other rooftop conditions that require further consideration for repair/replacement. There are many obsolete/damaged rooftop exhaust fans, abandoned equipment i.e., satellite dishes, antennae that should be removed or replaced. The drains and plumbing leaders should also be checked for blockages and other deficiencies.





Overview



Overview



Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



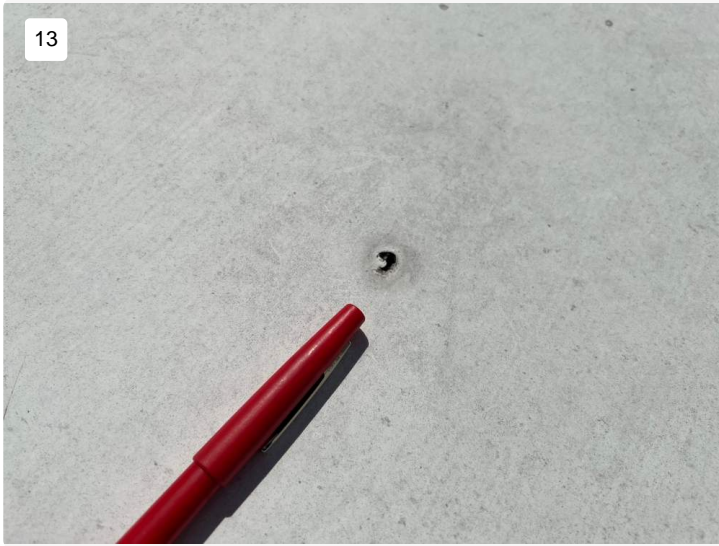
Anomaly - wet insulation - marked with spray paint



Anomaly - wet insulation - marked with spray paint



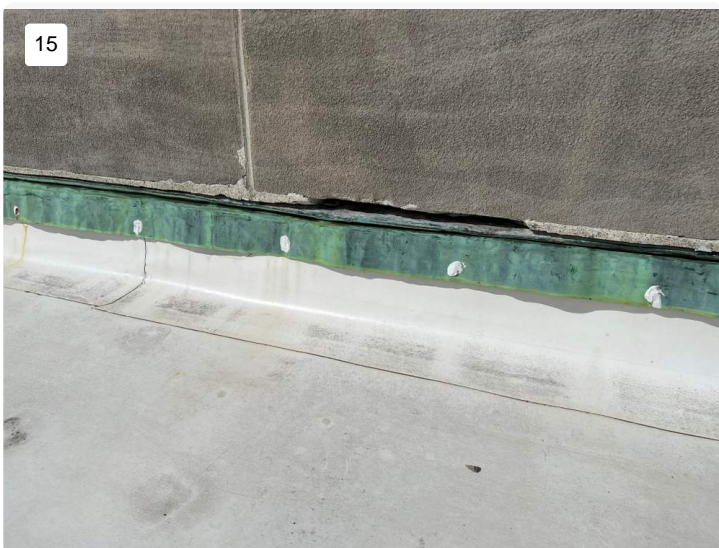
Missing drain strainer



Puncture in single ply membrane



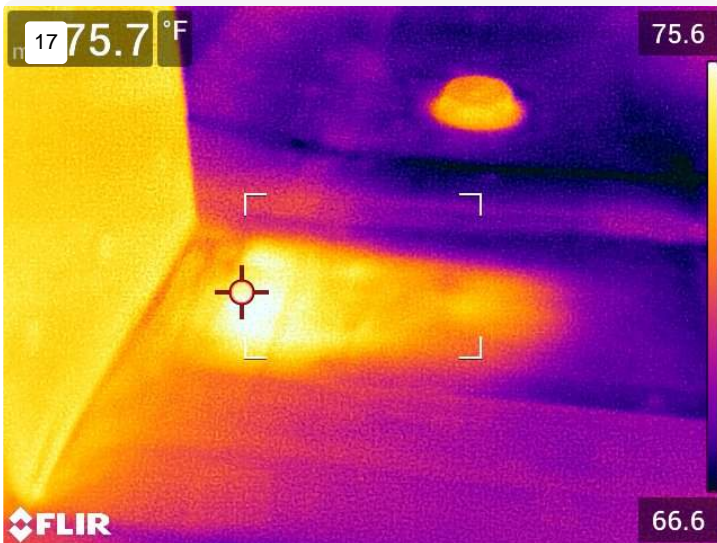
Deteriorated mortar joint at copper thru-wall flashing - typical



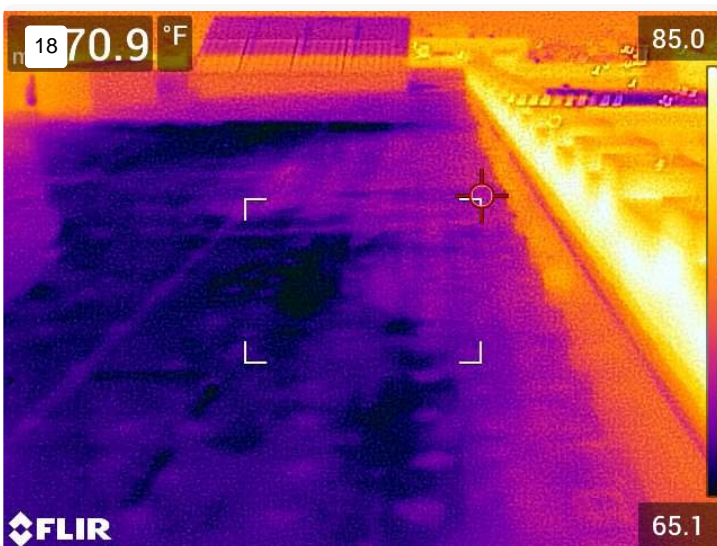
Deteriorated mortar joint at copper thru-wall flashing - typical



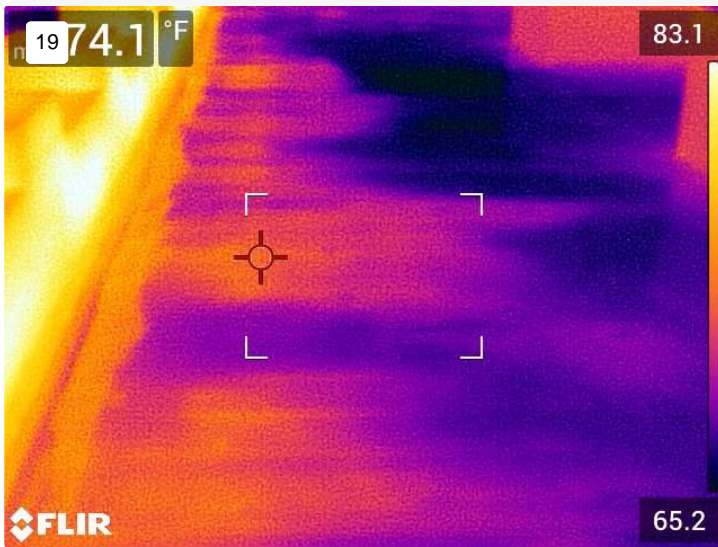
Thermogram identifying anomaly (wet insulation) in the roof assembly.



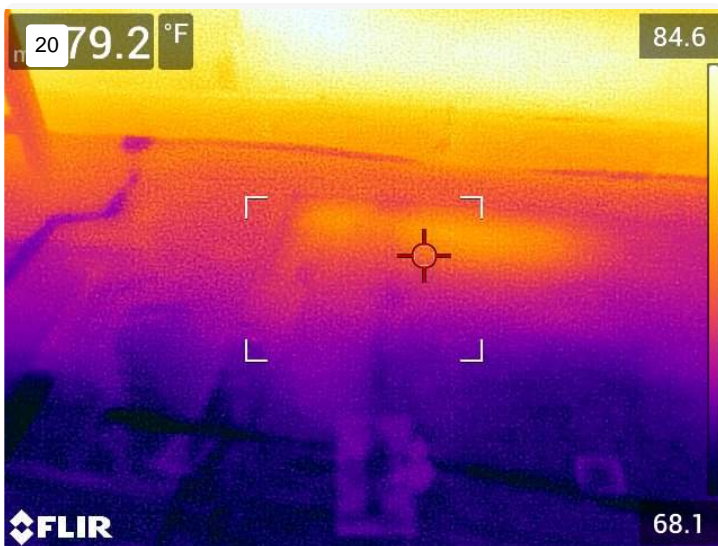
Thermogram identifying anomaly (wet insulation) in the roof assembly.



Thermogram identifying anomaly (wet insulation) in the roof assembly.



Thermogram identifying anomaly (wet insulation) in the roof assembly.



Thermogram identifying anomaly (wet insulation) in the roof assembly.



Thermogram identifying anomaly (wet insulation) in the roof assembly.