

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023																
Site	Design Discipline Item No.	Work Category	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	5 Year Capital Plan					5 Year Capital Plan total
											FY 1	FY 2	FY 3	FY 4	FY 5	
											2025	2026	2027	2028	2029	
ROOFS																
NKHS	A4	Arch	Remove and replace TPO roof system at building 1 : A-N & P-S	Capital Renewa	2001	75,277	Sf	1	\$5,554,400	\$6,665,300	\$6,998,565				\$6,998,565	
SL	A17	Arch	Remove PVC & EPDM roof systems and provide TPO roof system	Capital Renewal	1971/ 1996	49,353	Sf	1	\$3,208,400	\$3,850,100				\$4,812,625	\$4,812,625	
SL	S1	Struc	Evidence of roof leaks at several locations See item A17					1	\$0	\$0				\$0	\$0	
SL	S11	Struc	Observed gaps at pitch skylight windows. Potential leak points.			1	EA	1	\$1,100	\$1,300				\$1,625	\$1,625	
QE	A9	Arch	Remove and replace PVC roofing with TPO at entire building	Capital Renewa	2002	44,172	Sf	1	\$2,871,600	\$3,445,900			\$3,962,785		\$3,962,785	
QE	S6	Struc	Minor water staining in various roof/ceiling areas. Multiple locations. See item A9 (This item shall be completed by the school district separate from this study)			NA	NA	2	\$0	\$0			\$0		\$0	
FP	A2	Arch	Remove PVC roof system and provide a TPO roof system	Capital Renewa	2002	31,598	Sf	1	\$1,797,625	\$2,157,200			\$2,480,780		\$2,480,780	

FP	S10	Struc	Ponding observed on roof. Refer to A2					1	\$0	\$0		\$0			\$0
HE	A6	Arch	Remove PVC & EPDM roofing systems & provide TPO roofing system throughout	Capital Renewa	1996	49,202	Sf	1	\$3,198,600	\$3,838,300		\$4,222,130			\$4,222,130
HE	S1	Struc	Several locations within the structure have evidence of leaks. (See Item No. A6)	Capital Renewa	1962/ 1996	49,202	Sf	1	\$0	\$0		\$0			\$0
FC	A1	Arch	Remove PVC Roof system and provide TPO roof system	Capital Renewa	2001	40,881	Sf	1	\$2,491,625	\$2,990,000				\$3,588,000	\$3,588,000
DA	A10	Arch	Remove PVC roof system and provide TPO roof system	Capital Renewal	2001	35,873	Sf	1	\$2,332,250	\$2,798,700				\$3,358,440	\$3,358,440
DA	A11	Arch	Roof Step ladder: Remove wooden step over ladder/ platform assemblies & provide galv. steel step over ladder / platform assemblies	Capital Renewal	2005	2	Ea	1	\$24,375	\$29,300				\$35,160	\$35,160
WMS	A22	Arch	Remove and replace existing PVC roof system Throughout	Capital Renewal	2000	72,726	Sf	1	\$4,727,600	\$5,673,100		\$6,240,410			\$6,240,410
WMS	P5	Plumb	Remove and replace roof drain covers	Functional Deficien	2000	26	Ea	1	\$3,300	\$4,000		\$4,400			\$4,400
WMS	S7	Struc	Evidence of recent patching in ceiling was present in both Rooms #300 and #301	Capital Renewal	1932	1	Lot	2	\$1,300	\$1,600		\$1,760			\$1,760
														Roofs Subtotal	\$35,706,680

Windows & Doors															
SL	A11	Arch	Remove and replace aluminum windows at original building (455 total SF)	Capital Renewal	1971	13	EA	2	\$79,400	\$95,300				\$119,125	\$119,125
SL	A19	Arch	Remove and Replace perimeter exterior door / window caulking			2,950	Lf	2	\$42,500	\$51,000				\$63,750	\$63,750
QE	A2	Arch	Remove and replace aluminum windows at original building (500 total sf).	Capital Renewal	1971	14	Ea	2	\$93,800	\$112,600				\$140,750	\$140,750
QE	A4	Arch	Remove and replace exterior metal doors & frame at front entrance. Provide FRP doors with alum storefront	Capital Renewal	1971	4	Ea	2	\$71,500	\$85,800				\$107,250	\$107,250
QE	A8	Arch	Remove and replace damaged window gaskets at aluminum windows in exterior north wall at Music 57 and Art 58	Capital Renewal	1996	8	Ea	2	\$2,600	\$3,100				\$3,875	\$3,875
QE	A3	Arch	Remove and replace exterior metal doors at original building. Provide FRP Doors	Capital Renewal	1971	12	Ea	2	\$79,900	\$95,900				\$119,875	\$119,875

WMS	A1a	Arch	Remove and replace typical aluminum windows at the basement of the original building. (Size: 4'-0" wide x 5'-7" tall)	Capital Renewal	1932	28	Ea	2	\$152,900	\$183,500	\$201,850						\$201,850
WMS	A1b	Arch	Remove and replace typical aluminum windows at the first and second floors of the original building. (Size: 4'-0" wide x 8'-8" tall)	Capital Renewal	1932	68	Ea	2	\$567,900	\$681,500	\$749,650						\$749,650
WMS	A1c	Arch	Remove and replace wood windows with half round tops at west façade of the original building. (Size: 5'-6" wide x 8'-0" tall)	Capital Renewal	1932	2	Ea	2	\$43,700	\$52,400	\$57,640						\$57,640
WMS	A1d	Arch	Remove and replace wood windows with arched tops at the east facade of the original building. (Size: 5'-6" wide x 6'-6" tall)	Capital Renewal	1932	4	Ea	2	\$65,500	\$78,600	\$86,460						\$86,460
WMS	A1e	Arch	Remove and replace wood windows with arched tops at the north and south facades of the cafetorium. (Size: 5'-6" wide x 8'-0" tall)	Capital Renewal	1932	6	Ea	2	\$131,100	\$157,300	\$173,030						\$173,030

WMS	A1f	Arch	Remove and replace wood window with arched tops at the east facade of the cafetorium. (Size: 7'-4" wide x 7'-6" tall)	Capital Renewal	1932	1	Ea	2	\$43,700	\$52,400	\$57,640					\$57,640
WMS	A1g	Arch	Remove and replace aluminum windows at cafetorium. (Size: 3'-0" wide x 5'-4" tall)	Capital Renewal	1932	6	Ea	2	\$21,800	\$26,200	\$28,820					\$28,820
WMS	A1h	Arch	Remove and replace small aluminum windows above the north and south entrances to the cafetorium. (Size: 3'-0" wide x 4'-0" tall)	Capital Renewal	1932	2	Ea	2	\$21,800	\$26,200	\$28,820					\$28,820
WMS	A1j	Arch	Remove and replace typical aluminum windows at the basement of the building addition. (Size: 4'-0" wide x 6'-8" tall)	Capital Renewal	1950	30	Ea	2	\$284,000	\$340,800	\$374,880					\$374,880
WMS	A1k	Arch	Remove and replace typical aluminum windows at the first and second floors of the building addition. (Size: 4'-0" wide x 9'-4" tall)	Capital Renewal	1950	60	Ea	2	\$808,200	\$969,800	\$1,066,780					\$1,066,780

WMS	A1m	Arch	Remove and replace glass block windows at the building addition. (Size: 4'-8" wide x 20'-0" tall)	Capital Renewal	1950	1	Ea	2	\$21,800	\$26,200		\$28,820				\$28,820
WMS	A1n	Arch	Remove and replace narrow aluminum window at the original building near the elevator. (Size: 2'-0" wide x 8'-8" tall)	Capital Renewal	1932	1	Ea	2	\$21,800	\$26,200		\$28,820				\$28,820
WMS	A31	Arch	Remove and replace existing aluminum wall/window opening infill at Kitchen exhaust at North wall of Cafetorium			85	Sf	2	\$15,800	\$19,000		\$20,900				\$20,900
HE	A4	Arch	Remove and replace all aluminum windows at original building (1,848 total SF)	Capital Renewal	1962	42	Ea	3	\$300,400	\$360,500			\$432,600			\$432,600
FC	A3	Arch	Reseal perimeter of windows at east & west CMU exterior wall of existing building addition	Capital Renewal	1971	320	Lf	3	\$13,000	\$15,600				\$19,500		\$19,500
FC	A23	Arch	Remove and Replace all window gaskets at Stair 59			500	Sf	3	\$108,000	\$129,600				\$162,000		\$162,000

HE	A1	Arch	Remove and replace damaged window screens at 1996 existing building addition window units	Capital Renewa	1996	25	Ea	4	\$7,800	\$9,400				\$11,280	\$11,280
DA	A1	Arch	Remove and replace aluminum windows	Capital Renewal	2001	4,971	Sf	4	\$1,413,625	\$1,696,400				\$2,120,500	\$2,120,500
FP	A1	Arch	Remove and replace failing window gaskets.	Capital Renewa	2005	12	Ea	2	\$49,000	\$58,800				\$73,500	\$73,500
Windows & Doors Subtotal															\$6,278,115

Building Envelope															
FC	A6	Arch	Remove and Replace aluminum fascia (See Item No. A1)	Capital Renewa	2001	1	Lot	1	\$0	\$0				\$0	\$0
FC	S5	Struc	There is a vertical crack through the CMU wall located at the window recess. The location of the window is the east wall of the south portion of the building, outside of classroom #13	Capital Renewa	1971	1	LOT	2	\$16,400	\$19,700	\$20,685				\$20,685
WMS	S6	Struc	The steel lintels above several windows appear to be deteriorating. Rust scaling is building up and caulking is falling off. Location noted is the third floor windows in the girl's bathroom	Capital Renewal	1932/ 1950	166	Lf	2	\$21,100	\$25,300	\$27,830				\$27,830

QE	S3	Struc	Cracking in CMU at Gym partition support.			30	SF	3	\$5,800	\$7,000			\$8,400		\$8,400
FC	S11	Struc	Small vertical crack in masonry exterior wall located in the north wall of the janitor storage room #44	Capital Renewa	1957	4	LF	3	\$600	\$700				\$875	\$875
FC	S1	Struc	Exterior concrete masonry unit (CMU) wall has a vertical crack located on the north side of the main entrance	Capital Renewa	2005	12	LF	3	\$1,400	\$1,700				\$2,125	\$2,125
FC	S12	Struc	Exterior concrete masonry unit (CMU) wall has a horizontal crack located at the top course of the entrance cheek wall.	Capital Renewa	1957	5	LF	3	\$1,900	\$2,300				\$2,875	\$2,875
FC	S14	Struc	Cracked masonry was noted at the upper interior corners of stair #59.	Capital Renewa	2001	12	LF	3	\$4,500	\$5,400				\$6,750	\$6,750
FC	A4	Arch	Repoint areas of exterior CMU wall (See Item No. S3)	Capital Renewa	1957	400	Lf	3	\$0	\$0				\$0	\$0
FC	A22	Arch	Remove and Replace all exterior expansion joints entire perimeter of building			1,000	Lf	3	\$14,400	\$17,300				\$21,625	\$21,625

SL	S3	Struc	There is deteriorated mortar in the brick masonry at the concrete landing located at the east side of the building, outside Room #65	Capital Renewal	1971/ 1996	1	LOT	4	\$1,900	\$2,300					\$2,875	\$2,875
SL	A8a	Arch	Repoint existing brick Multiple Locations (See Item No. S2)	Capital Renewal	1971/ 1996	1	LOT	4	\$0	\$0					\$0	\$0
SL	S4	Struc	Cracking in CMU wall at Gym partition support.			30	SF	4	\$5,800	\$7,000					\$8,750	\$8,750
SL	A8b	Arch	Remove and replace caulking at brick expansion joints	Capital Renewal	1971/ 1996	335	LF	4	\$31,300	\$37,600					\$47,000	\$47,000
HE	S3	Struc	There is a vertical crack in the exterior CMU wall of the courtyard at the outside corner of the music Room #26. There are signs of deteriorated mortar in this wall. Courtyard CMU veneer (See Item No. A5)	Capital Renewal	1996	1,464	Sf	4	\$0	\$0	\$0					\$0
HE	A5	Arch	Remove and replace Concrete Masonry Veneer at courtyard	Capital Renewal	1996	1,464	Sf	4	\$148,800	\$178,600	\$187,530					\$187,530

HE	S2	Struc	There is a crack in the CMU exterior wall adjacent to the window in Classroom #11	Capital Renewa	1962	10	Lf	5	\$1,300	\$1,600	\$1,680					\$1,680
HE	S4	Struc	Minor cracking of exterior masonry veneer: a. Upper course of room #25 (Library); b. South east corner step cracking room #25 c. Second course from top of corridor #46.	Capital Renewa	1962	150	LF	5	\$12,500	\$15,000	\$15,750					\$15,750
FP	S1	Struc	The exterior canopy along the front of the building has corrosion at the base of most columns	Capital Renewa	1962	28	EA	3	\$21,800	\$26,200					\$32,750	\$32,750
FP	S14	Struc	Minor damage to canopy roof deck above no parking sign			1	EA	3	\$3,600	\$4,300					\$5,375	\$5,375

QE	S4	Struc	Cracking in CMU in cafeteria at diagonal non loadbearing partition wall on stage. Blocks appear to have been crushed when roof joists deflected. Recommended removal and non replacement to allow joists to deflect. (Note that at several locations throughout the building there appear to be non-loadbearing walls built tight to the underside of framing. Deflection of framing may result in similar damage over time.)			10	SF	3	\$2,200	\$2,600							\$3,120	\$3,120
Building Envelope Subtotal																	\$395,995	

Interior Renovations																		
NKHS	A27	Arch	Remove existing railing at auditorium balcony and install guardrail at appropriate / safe height	Code Complian	2001	80	Lf	1	\$18,300	\$22,000	\$23,100							\$23,100
WMS	A8	Arch	Remove & replace existing moveable partition at gymnasium	Capital Renewal	1971	1,240	Sf	2	\$372,500	\$447,000	\$491,700							\$491,700

WMS	A19	Arch	Remove and replace existing rubber floor at the gymnasium	Capital Renewal	1971	5,157	Sf	2	\$219,300	\$263,200			\$302,680			\$302,680
WMS	S14	Struc	There are cracks such as the one present in the interior finishes located on the second floor outside Room #212. These cracks are not widespread	Capital Renewal	1950	30	Lf	2	\$6,300	\$7,600		\$8,360				\$8,360
WMS	A18	Arch	Remove and replace existing toilet partitions at Girls locker room and Gymnasium Lobby Restrooms	Capital Renewal	1971	3 1	STALLS SCREEN	2	\$12,500	\$15,000			\$18,000			\$18,000
NKHS	A9	Arch	Remove and replace existing carpet at 1st floor administration, auditorium, counseling & resource rooms	Capital Renewal	2001	14,900	Sf	3	\$157,500	\$189,000					\$236,250	\$236,250
NKHS	A10	Arch	Remove and replace existing vinyl base (at carpeted area)	Capital renewal	2001	3,352	Lf	3	\$8,300	\$10,000					\$12,500	\$12,500
NKHS	A12	Arch	Sand and re-finish existing wood flooring at the auditorium stage	Capital renewal	2001	2,450	Sf	3	\$67,600	\$81,100					\$101,375	\$101,375
NKHS	A33a	Arch	Re-upholster existing spring seats at Auditorium	Capital renewal	2001	854	Ea	3	\$195,500	\$234,600					\$293,250	\$293,250
NKHS	A33b	Arch	Repair damaged seats at auditorium (25% of seating)	Capital Renewal	2001	214	Ea	3	\$26,700	\$32,000					\$40,000	\$40,000

NKHS	A17	Arch	Sawcut, rake, clean and install expandable filler existing cracks/ control joints in concrete slab at first floor corridors	Capital renewal	2001	1,000	Lf	1	\$167,400	\$200,900			\$241,080	\$241,080
NKHS	A11c	Arch	Remove and replace portion of damaged vinyl composite floor tile at slab on grade floor crack locations	Capital renewal	2001	1,000	Lf	1	\$41,900	\$50,300			\$60,360	\$60,360
SL	A12	Arch	Remove and replace existing damaged moveable partition at the gymnasium	Capital Renewal	1996	1,056	Sf	3	\$126,000	\$151,200			\$181,440	\$181,440
HE	A7	Arch	Remove and replace carpet throughout entire building	Capital Renewa	1996	685	Sf	3	\$21,700	\$26,000			\$32,500	\$32,500
HE	A15	Arch	Remove and replace existing moveable partition wall system in the gymnasium	Capital Renewa	1971	1,040	Sf	4	\$179,400	\$215,300			\$269,125	\$269,125
HE	A14	Arch	Remove and replace existing vinyl base at areas where new floor is being installed	Capital Renewa	1962/ 1971	2,650	Lf	3	\$26,500	\$31,800			\$39,750	\$39,750
DMS	A14	Arch	Remove and replace acoustical ceiling tile systems throughout the entire school	Capital Renewa	1967	62,468	Sf	4	\$584,100	\$700,900			\$876,125	\$876,125
SL	A22	Arch	Provide and Install Walled Classrooms	250/SF		17,094	SF	3	\$6,153,800	\$7,384,600		\$8,492,290	\$8,492,290	
SL	A23	Arch	21ST Century Media Center	250/SF		1,727	SF	3	\$621,700	\$746,000		\$857,900	\$857,900	

QE	A30	Arch	Provide and Install Walled Classrooms	250/SF		14,410	SF	3	\$5,187,600	\$6,225,100		\$6,909,861				\$6,909,861
QE	A31	Arch	21ST Century Media Center	250/SF		1,825	SF	3	\$657,000	\$788,400		\$867,240				\$867,240
HE	A31	Arch	21st Century Media Center	100/SF		2,074	SF	3	\$298,700	\$358,400					\$448,000	\$448,000
FC	A29	Arch	Provide and Install Walled Classrooms	250/SF			SF	3	\$3,689,300	\$4,427,200				\$5,312,640		\$5,312,640
FC	A30	Arch	21ST Century Learning Center	250/SF			SF	3	\$383,000	\$459,600				\$551,520		\$551,520
DMS	A51	Arch	21st Century Media Center	100/SF		3,278	SF	3	\$536,800	\$644,200				\$805,250		\$805,250
FC			Gymnasium& Media Center					3		\$5,000,000				\$6,250,000		\$6,250,000
FP			Gymnasium& Media Center					3		\$5,000,000				\$6,000,000		\$6,000,000
WMS	A51	21st Century Media Center	21ST Century Media Center			1,738	SF	3	\$250,300	\$300,400		\$330,440				\$330,440
Interior Renovations Subtotal																\$40,052,736

Vestibules																
SL	A16	Arch	Install new security lock vestibule	Capital Renewal	-	110	Sf	1	\$38,100	\$45,700		\$47,985				\$47,985
QE	A18	Arch	Install security interlock vestibule at building main entrance.	Capital renewal	-	110	Sf	1	\$9,800	\$41,800		\$43,890				\$43,890
FC	A21	Arch	Install security interlock vestibule at building main entrance	Capital Renewal	-	160	Sf	1	\$24,600	\$29,500		\$30,975				\$30,975
DA	A19	Arch	Provide main entrance security interlock vestibule	Capital Renewal	-	66	Sf	1	\$35,625	\$42,800		\$44,940				\$44,940
WMS	A21	Arch	Install security interlock vestibule at building main entrance	Capital Renewal	-	180	Sf	1	\$33,800	\$40,600		\$42,630				\$42,630
HE	A13	Arch	Transform existing main entry lobby to include security interlock	Capital Renewal	-	738	Sf	2	\$31,600	\$37,900		\$39,795				\$39,795

Vestibules Subtotal															\$250,215
Fire Alarms															\$0
HE	FA1	Electrical	Remove & replace existing fire alarm system	Code Compliance	1962/ 1996	49,202	Sf	1	\$245,800	\$295,000	\$309,750				\$309,750
FP	FA1	Elect	Fire alarm system replacement	Capital Renewal	1962	31,450	Ea	1	\$157,250	\$188,700				\$235,875	\$235,875
Fire Alarms Subtotal															\$545,625
HVAC															
SL	M3	Mech	Remove & replace Gymnasium HVAC air handling units - New units will have cooling & CO2 monitoring	Capital Renewal	1996	2	Units	1	\$50,000	\$60,000	\$63,000				\$63,000
WMS	M4	Mech	Building Ventilation	Capital Renewal	932/ 1950/ 197	72,726	Sf	1	\$937,800	\$3,108,800		\$3,419,680			\$3,419,680
WMS	M5	Mech	RTU re-commissioning	Capital Renewal	2005	7	Units	1	\$30,200	\$36,200		\$39,820			\$39,820
WMS	M6	Mech	Exhaust hoods	Capital Renewal	1950	3	Units	1	\$37,500	\$45,000		\$49,500			\$49,500
WMS	P6	Plumb	Paint exterior gas piping	Functional Deficien	2005	600	Lf	1	\$3,900	\$4,700		\$5,170			\$5,170
DMS	M10	Mech	Remove & replace all roof exhaust fans and provide energy recovery roof top units for corridor ventilation	Capital Renewal	1967	8	Units	1	\$50,000	\$60,000			\$69,000		\$69,000
DMS	M4	Mech	Building Ventilation	Functional Defi	1967	19,100	Sf	1	\$358,100	\$429,700			\$494,155		\$494,155
NKHS	M8	Mech	Remove portable AC system at IT Rooms and install a dedicated ductless split AC system at each location	Capital Renewal	2001	4	Ea	2	\$75,000	\$90,000		\$99,000			\$99,000

NKHS	M12	Mech	Install a dedicated heat pump split unit with outdoor air connection to cool, heat 7 ventilate the concession stand located near the gymnasium which is currently experiencing excessive heat	Capital Renewa	2001	1	Sum	2	\$18,800	\$22,600		\$24,860				\$24,860
NKHS	M13	Mech	Install a dedicated heat pump split unit with outdoor connection to cool, heat & ventilate the Kitchen Office which is currently having trouble maintaining temperatures	Capital Renewa	2001	1	Sum	2	\$18,800	\$22,600		\$24,860				\$24,860
NKHS	M14	Mech	Install a dedicated energy recovery unit to increase the ventilation rate at the Laundry Room	Functional Defi	-	1	Sum	2	\$43,800	\$52,600		\$57,860				\$57,860
NKHS	M16	Mech	Install VRF systems throughout multiple First, Second and Third Floor spaces to provide cooling.		2001	2	Ea	2	\$237,600	\$285,100		\$313,610				\$313,610
NKHS	M17	Mech	Install ERV systems throughout multiple First, Second and Third Floor spaces to provide cooling.		2001	6	Ea	2	\$1,224,000	\$1,468,800		\$1,615,680				\$1,615,680

NKHS	M2	Mech	Re-commission existing open building management system to accommodate HVAC improvements listed below	Capital Renewa	2015	1	Sum	4	\$69,100	\$82,900			\$95,335			\$95,335
SL	M4	Mech	Remove & replace all AHUs serving the Gymnasium Lobby, Art / Music Rooms, and first grade classrooms. New units will provide cooling	Capital Renewal	1996	4	Units	2	\$50,000	\$240,000				\$288,000		\$288,000
SL	M5	Mech	RTU re-commissioning	Functional Deficien	1971/ 1996	15	Units	2	\$56,100	\$67,300				\$80,760		\$80,760
SL	M6	Mech	IT room AC	Functional Deficien	1971	1	Unit	2	\$18,800	\$22,600				\$27,120		\$27,120
SL	M7	Mech	Sound attenuation	Acoustics	1971/ 1996	11	RTUs	2	\$893,900	\$1,072,700				\$1,287,240		\$1,287,240
SL	M8	Mech	Remove & replace all roof exhaust fans	Capital Renewal	1971/ 1996	10	Units	2	\$62,600	\$75,100				\$90,120		\$90,120
SL	M10	Mech	Remove & replace Kitchen exhaust fan and hood HVAC system - A new split AC system will be provided to cool the kitchen	Functional Deficien	1971	1	Sum	2	\$25,000	\$30,000				\$36,000		\$36,000
QE	M3	Mech	Remove & replace Gymnasium HVAC AHUs - New units will have cooling & CO2 monitoring	Capital Renewa	2002	2	Unit	2	\$50,000	\$120,000			\$138,000			\$138,000

QE	M4	Mech	Remove & replace all AHUs serving the Gymnasium Lobby, Art / Music Rooms, and first grade classrooms. New units will provide cooling	Capital Renewa	2001	2	Units	2	\$150,000	\$180,000			\$207,000			\$207,000
QE	M5	Mech	RTU re-commissioning - Partially completed	Functional Defi	1999/ 2002	12	Unit	2	\$25,900	\$31,100			\$35,765			\$35,765
QE	M6	Mech	IT room AC	Functional Defi	1971	1	Unit	2	\$18,800	\$22,600			\$25,990			\$25,990
QE	M7	Mech	Sound attenuation	Acoustics	1971 & 1996	8	RTUs	2	\$650,000	\$780,000			\$897,000			\$897,000
QE	M8	Mech	Remove & replace all Exhaust fan replacement	Capital Renewa	1971	12	Unit	2	\$75,100	\$90,100			\$103,615			\$103,615
QE	M10	Mech	Remove & replace Kitchen exhaust fan and hood HVAC system - A new split AC system will be provided to cool the kitchen	Functional Defi	1971 & 1996	1	Sum	2	\$21,300	\$25,600			\$29,440			\$29,440
FC	M5	Mech	RTU re-commissioning	Functional Defi	1957/ 1971	8	RTUs	2	\$34,600	\$41,500			\$47,725			\$47,725
FC	M6	Mech	IT room AC should be cooled via dedicated AC split system	Functional Defi	1957/ 1971	1	Unit	2	\$18,800	\$22,600			\$25,990			\$25,990
FC	M7	Mech	Provide HVAC Sound attenuation	Acoustics	1957/ 1971	3	RTUs	2	\$243,900	\$292,700			\$336,605			\$336,605
FC	M8	Mech	Remove & replace all existing exhaust fans	Capital Renewa	1957/ 1971	6	Units	2	\$37,500	\$45,000			\$51,750			\$51,750
FC	M9	Mech	Remove & replace all cabinet unit heaters	Capital Renewa	1957/ 1971	8	Units	2	\$30,000	\$36,000			\$41,400			\$41,400

FC	M10	Mech	Kitchen should be air conditioned and ventilated via a heat pump split system	Functional Defi	2005	1	Sum	2	\$21,300	\$25,600		\$29,440			\$29,440
DA	M6	Mech	Remove & replace all exhaust fan replacement & ERV ventilation at corridors	Capital Renewal	1954	6	Units	2	\$37,500	\$45,000			\$54,000		\$54,000
WMS	M7	Mech	IT room cooling	Capital Renewal	-	1	Units	2	\$18,800	\$22,600		\$24,860			\$24,860
WMS	M8	Mech	Remove and replace Locker Room HVAC systems - Provide ERV with cooling	Capital Renewal	1971	2	Units	2	\$100,000	\$120,000		\$132,000			\$132,000
WMS	M9	Mech	Remove & replace Gymnasium HVAC air handling units - New units will have cooling & CO2 monitoring	Capital Renewal	1971	2	Units	2	\$100,100	\$120,100		\$132,110			\$132,110
WMS	M10	Mech	Remove & replace Kitchen exhaust fan and hood HVAC system - A new split AC system will be provided to cool the kitchen	Functional Deficien	1971	1	Ls	2	\$81,300	\$97,600		\$107,360			\$107,360
DMS	M6	Mech	Provide Exhaust Hoods with fire suppression at Life Skills Classroom	Functional Defi	1967	5	Ea	2	\$62,500	\$75,000		\$82,500			\$82,500
DMS	M7	Mech	IT room cooling	Capital Renewa	2001	1	Unit	2	\$18,800	\$22,600			\$27,120		\$27,120
DMS	M8	Mech	Remove and replace Locker Room HVAC systems - Provide ERV with cooling	Capital Renewa	1967	2	Units	2	\$100,000	\$120,000			\$144,000		\$144,000

DMS	M9	Mech	Remove & replace Gymnasium HVAC air handling units - New units will have cooling & CO2 monitoring	Capital Renewa	1967	2	Units	2	\$100,100	\$120,100				\$144,120		\$144,120
DMS	M13	Mech	Remove & replace all air handling units serving the library, Band Room, Administration, and auditorium area. New units will provide cooling	Capital Renewa	1967	4	Units	2	\$100,000	\$120,000				\$144,000		\$144,000
DMS	E3	Electrical	Replace existing corridor panels	Capital Renewa	1967	10	Ea	2	\$75,300	\$90,400					\$113,000	\$113,000
DMS	M5	Mech	RTU re-commissioning	Functional Defi	1967	9	Ea	3	\$38,900	\$46,700					\$58,375	\$58,375
DMS	M11	Mech	Remove and replace all cabinet unit heaters throughout the building	Capital Renewa	1967	12	Units	3	\$45,000	\$54,000					\$67,500	\$67,500
DMS	M3	Mech	Classroom Cooling	Functional Defi	-	95,630	Sf	4	\$2,091,800	\$2,510,200			\$2,886,730			\$2,886,730
NKHS	M15	Mech	Lab Lacks an appropriate fume hood	Functional Deficien	-	13	Ea	3	\$359,200	\$431,000					\$538,750	\$538,750
SL	M9	Mech	Remove & replace all original cabinet unit heaters	Capital Renewal	1971/ 1996	8	Units	3	\$30,000	\$36,000				\$43,200		\$43,200
QE	M9	Mech	Remove & replace all existing cabinet unit heaters at original building	Capital Renewa	1971	8	Unit	3	\$30,000	\$36,000			\$41,400			\$41,400

FP	M3	Mech	New HVAC system to replace existing thru window AC units	Functional Defi	2005	18	Unit	3	\$629,250	\$755,100				\$906,120		\$906,120
FP	M4	Mech	Teachers Lounge requires cooling & ventilation. Remove & replace fin-tube radiation system	Functional Defi	1962 & 2005	1	Unit	3	\$27,500	\$33,000				\$39,600		\$39,600
FP	M5	Mech	Main Storage & Library Storage requires ventilation	Functional Defi	1962 & 2005	2	Unit	3	\$4,375	\$5,300				\$6,360		\$6,360
FP	M7	Mech	Kitchen has no ventilation or air-conditioning. Provide AC / heat pump split system	Functional Defi	2005	1	Unit	3	\$21,250	\$25,500				\$30,600		\$30,600
FP	M8	Mech	Remove & replace all existing roof & ceiling exhaust fans throughout	Capital Renewa	1962 & 2005	10	Unit	3	\$62,625	\$75,200				\$90,240		\$90,240
FP	M9	Mech	Remove & replace all cabinet unit heaters	Capital Renewa	1962	3	Unit	3	\$11,250	\$13,500				\$16,200		\$16,200
HE	M6	Mech	RTU replacement	Capital Renewa	1996	2	Units	3	\$50,000	\$120,000				\$144,000		\$144,000
HE	M7	Mech	Provide HVAC sound attenuation	Acoustics	1962/ 1996	1	RTUs	3	\$81,300	\$97,560				\$117,072		\$117,072
HE	M3	Mech	New HVAC system to replace existing thru window AC units & hot water heating system	Functional Defi	1962/ 1996	49,202	Sf	4	\$700,000	\$840,000					\$1,050,000	\$1,050,000

FC	M3	Mech	Pre-Kindergarten, kindergarten & First Grade Classrooms are cooled via window AC units. New AC system is recommended to reduce noise	Functional Deficiency	1957/ 1971	10	Units	3	\$437,500	\$525,000				\$656,250	\$656,250
DA	M3	Mech	New HVAC system to replace existing thru window AC units & hot water heating system	Functional Deficiency	1954	31,213	Sf	3	\$1,365,625	\$1,638,800			\$1,966,560		\$1,966,560
DA	M5	Mech	RTU re-commissioning	Capital Renewal	-	7	Units	3	\$30,200	\$36,200			\$43,440		\$43,440
DA	M7	Mech	Remove & replace all cabinet unit heaters	Capital Renewal	1954	6	Units	3	\$22,500	\$27,000			\$32,400		\$32,400
HVAC Subtotal															\$19,990,357

BMS															
SL	M2.a	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewal	1971/ 1996	49,353	Sf	2	\$431,900	\$518,300			\$621,960		\$621,960
FP	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewal	1962 & 2005	31,450	Sf	2	\$330,225	\$396,300			\$475,560		\$475,560
DA	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewal	1954	31,213	Sf	2	\$430,518	\$516,600			\$619,920		\$619,920

FC	M2	Mech	Remove existing stand alone controls and provide new open BMS controls. Integrate any existing updated controls not original to the building into the new BMS	Capital Renewa	1957/ 1971	46,160	Sf	2	\$447,100	\$536,500				\$643,800	\$643,800	
HE	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1962/ 1996	49,202	Sf	2	\$516,600	\$619,900				\$743,880	\$743,880	
WMS	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1932/ 1950/ 197	72,726	Sf	2	\$763,600	\$916,300				\$1,099,560	\$1,099,560	
QE	M2	Mech	Remove existing stand alone controls and provide new open BMS controls - Partially Completed	Capital Renewa	1971	16,663	Sf	2	\$386,500	\$463,800				\$556,560	\$556,560	
DMS	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1967	95,630	Sf	2	\$836,800	\$1,004,200				\$1,205,040	\$1,205,040	
SL	M21.b	Mech	Integrate any existing updated controls not original to the buildings into new BMS					2	\$108,000	\$129,600				\$155,520	\$155,520	
														BMS Subtotal	\$6,121,800	
Electrical																
WMS	E4	Elect	Replacement of Main Circuit Breaker and MDP	Capital Renewal	1970	1	Ea	2	\$20,300	\$24,400		\$26,840			\$26,840	

WMS	E5	Elect	Replacement and relocation of panelboards	Capital Renewal	1970	2	Ea	2	\$15,100	\$18,100		\$19,910				\$19,910
FP	E4	Elect	600 Amp fusible Distribution panel replacement	Capital Renewal	1962	1	Ea	2	\$7,500	\$9,000		\$9,900				\$9,900
FP	E3	Elect	Panelboard replacement	Capital Renewal	1962	4	Ea	2	\$30,250	\$36,300		\$39,930				\$39,930
HE	E4	Electrical	Replace Panelboards	Capital Renewal	1962/ 1996	10	Ea	2	\$75,000	\$90,000		\$99,000				\$99,000
HE	E5	Electrical	Replace Switchboard (600A)	Capital Renewal	1962	1	Ea	2	\$19,000	\$22,800		\$25,080				\$25,080
FC	E3	Electrical	Existing Panelboard replacement	Capital Renewal	1957/ 1971	3	Ea	2	\$22,800	\$27,400		\$30,140				\$30,140
DA	E4	Electrical	Replace panelboards	Capital Renewal	1954	5	Ea	2	\$37,500	\$45,000			\$54,000			\$54,000
DMS	E5	Electrical	Remove & replace panelboards in the boiler/elec room	Capital Renewal	1967	6	Ea	2	\$45,300	\$54,400					\$68,000	\$68,000
															Electrical Subtotal	\$372,800
ADA																
SL	C11.a	Civil	General 2010 ADA Standards for Accessible Design - Outdoor Classroom area on eastern side of the building does not have ADA access. Add ADA Access to Outdoor Classroom (sidewalk or pavement and regrading as necessary)	rier to Accessib	1971	200	Lf	2	\$18,700	\$22,400	\$23,520					\$23,520

SL	C11.b	Civil	Eastern side of the building does not have ADA accessible entry at any of the doors. Add ramp and level landing at one entrance on the eastern side of the building	rier to Accessib	1971	1	Ea	2	\$28,100	\$33,700	\$35,385					\$35,385
QE	C9.a	CIVIL	No ADA access at main entrance. Investigate and install ramps and necessary improvements to create ADA access at main entrance (Full depth replacement of sidewalk and regrading to provide MAX 8% slope with level landing)			256	SF	2	\$18,400	\$22,100	\$23,205					\$23,205
QE	C9.b	CIVIL	Replace temporary metal ramp on the east side of the building with permanent ramp. Refer to Item A21					2	\$0	\$0	\$0					\$0

QE	C9.c	CIVIL	Provide ADA Bituminous access to the playground/outdoor classroom area (install path that complies with ADA requirement to these areas approx 80 LF if existing grades are compliant, this would also include ensuring there is ADA access from the building)			400	sf	2	\$30,800	\$37,000	\$38,850					\$38,850
QE	C9.d	CIVIL	Doorway on the western side of the school had no ADA access Investigate adequate ADA access for the site, if required install ramps for access on the western side of the building. Refer to Item A21					2	\$0	\$0	\$0					\$0
QE	C9.e	CIVIL	Provide New Sidewalk and Ramp			300	sf	2	\$43,200	\$51,800	\$54,390					\$54,390
QE	A21	Arch	Remove Concrete pavement and Provide new ADA accessible ramps at egress door 68B, and also at all Kindergarten egress doors.			Demo 120 New 160	Sf	2	\$11,500	\$13,800	\$14,490					\$14,490

HE	C10	Civil	Install ADA accessible route to and within outdoor classroom area on the southeastern side of the property (install walkway to the ADA classroom)	Barrier to Accessibility		500	Lf	2	\$46,100	\$55,300	\$58,065					\$58,065
HE	A16	Arch	Exterior door from Library does not meet ADA accessibility standards. Provide ADA accessible ramp			204	Sf	2	\$7,200	\$8,600	\$9,030					\$9,030
WMS	C1.a	Civil	Install accessible concrete route to the western fields	rier to Accessib	1971	1,400	Sf	2	\$66,500	\$79,800	\$83,790					\$83,790
WMS	C1.b	Civil	Provide curb ramp on the southern side of the building	rier to Accessibility		1	Ea	2	\$9,400	\$11,300	\$11,865					\$11,865

DMS	C13.a	Civil	Sidewalk on the eastern side of the school has a poured pavement ramp that is an uneven match to the sidewalk and does not appear to allow enough room for use of the ramp to access the building Provide adequate modifications to the sidewalk to permit ADA access to and around the building where poured pavement ramps currently exist	Barrier to Accessibility		2	Ea	2	\$43,200	\$51,800	\$54,390					\$54,390
DMS	C13.b	Civil	There is no external level landing on the north side of the building Provide ADA access into building (if door is used for entrance or egress of students or employees install appropriate ramp and landing)	Barrier to Accessibility		1	Ea	2	\$21,600	\$25,900	\$27,195					\$27,195
NKHS	A32	Arch	Install ambulatory access stall at restrooms	Code Compliant	2001	3	Ea	3	\$6,500	\$7,800	\$8,190					\$8,190

FC	C1	Civil	Remove and replace the walkway leading to the playground to comply with ADA requirements	Barrier to Access	2005	48	Sy	2	\$4,400	\$5,300	\$5,565					\$5,565
DMS	C1	Civil	Install sidewalk curb ramp to serve west building entrance ADA accessibility temporary ramp	Barrier to Access	2014	1	Ea	2	\$6,300	\$7,600	\$7,980					\$7,980
															ADA Subtotal	\$455,910

Plumbing																
FC	P1	Plumb	Remove and replace existing plumbing fixtures at Classrooms 1 - 10, Clinic Toilet 35 and Toilet 46A (Single Use) with high efficiency plumbing fixtures. Provide ADA compliant fixtures as required			18	Ea	2	\$78,500	\$94,200	\$103,620					\$103,620
FC	P2	Plumb	Provide ADA plumbing fixture upgrades at various locations - Refer to P1	Barrier to Access	1957/ 1971			2	\$0	\$0	\$0					\$0
WMS	P2	Plumb	Add thermostatic mixing valves to emergency eyewashes & showers at Woodshop 128, Classroom 310 & Classroom 312	Code Compliance	-	3	Ea	2	\$12,000	\$14,400	\$15,120					\$15,120

WMS	P3	Plumb	Add emergency eyewash with mixing valve at Nurse's Clinic 56	Code Compliance	-	1	Ea	2	\$3,800	\$4,600	\$4,830					\$4,830
WMS	P8	Plumb	Re-establish Classroom 213 as a bathroom and install new plumbing fixtures	Educational Adequacy	1950	2	Lot	2	\$48,100	\$57,700					\$72,125	\$72,125
SL	P8	Plumb	Remove existing water coolers and replace with new HI / LOW Bottle fill water coolers (Life expectancy 20 yrs)		1971/ 1996	2	Ea	4	\$10,076	\$12,100	\$14,520					\$14,520
QE	A28	Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			2	Ea	4	\$10,076	\$12,100	\$14,520					\$14,520
NKHS		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			4	Ea	4	\$20,152	\$24,200	\$29,040					
DA		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			2	Ea	4	\$10,076	\$12,100	\$14,520					
WMS		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			3	Ea	4	\$15,114	\$18,150	\$21,780					
DMS		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			3	Ea	4	\$15,114	\$18,150	\$21,780					

DA	P2	Plumb	Remove and replace gas fired water heater in Boiler Room 52 (Life expectancy 20 yrs)	Code Compliance	1954	1	Ea	4	\$10,625	\$12,800	\$13,440					\$13,440
QE	P2	Plumb	Add thermostatic mixing valve to emergency eyewash at Clinic 27	Code Compliance	-	1	Ea	5	\$3,000	\$3,600	\$3,780					\$3,780
FP	P1	Plumb	Remove and replace existing plumbing fixtures at Toilets 1A, 24A, 25, 23A AND 24A (Single Use) with new high efficiency plumbing fixtures. Provide ADA plumbing fixture upgrades as required. (Life expectancy 35 yrs)	Capital Renewal	1962	10	Each	2	\$33,875	\$40,700	\$44,770					\$44,770
FP	P2	Plumb	Provide ADA plumbing fixture upgrades at various locations - Refer to P1	Barrier to Access	1962			2	\$0	\$0	\$0					\$0

HE	P1	Plumb	Remove and replace plumbing fixtures at Classrooms, Gym and all single use toilets with new high efficiency fixtures. Provide ADA plumbing fixture upgrades as required. (Life expectancy 35 yrs)	Capital Renewa	1962/ 1996	50	Ea	2	\$171,900	\$206,280		\$226,908				\$226,908
Plumbing Subtotal															\$513,633	
Generators																
QE	E6	Elect	Install a new generator set with transfer switches	Capital Renewa	-	1	Lot	2	\$112,500	\$135,000		\$141,750				\$141,750
FP	E5	Elect	Install a new generator set with transfer switches	Capital Renewa	-	1	Lot	2	\$112,500	\$135,000		\$148,500				\$148,500
HE	E6	Electrical	Remove and Replace Gnerator	49,220 sf at 9/sf		1	EA	2	\$120,000	\$135,000		\$148,500				\$148,500
FC	E4	Electrical	Provide new emergency generator and transfer switches	Capital Renewa	-	1	Ea	2	\$112,500	\$135,000		\$148,500				\$148,500
DA	E6	Electrical	Provide new generator set	Education Adequacy	-	1	Lot	2	\$112,500	\$135,000		\$141,750				\$141,750
WMS	E6	Elect	Relocate the generator annunciator	Capital Renewal	1970	1	Ea	2	\$7,600	\$9,100		\$9,555				\$9,555
WMS	E7	Elect	Generator Replacement	Capital Renewal		1	Ea	2	\$125,300	\$150,400		\$157,920				\$157,920
DMS	E4	Electrical	Replace existing generator with exterior unit 65 kW	Capital Renewa	1967	1	Ea	2	\$125,300	\$150,400		\$157,920				\$157,920
Generators Subtotal															\$1,054,395	
Site Work																

NKHS	C12	Civil	Minimal lighting currently at parking areas at the eastern campus parking areas. Install new exterior parking light fixtures. (consult with electrical engineer)	Capital Renewal	-	16,000	Sf	3	\$30,000	\$36,000					\$45,000	\$45,000	
FP	C3	CIVIL	Provide turn around at western parking lot	Traffic	-	4,000	Sf	3	\$137,500	\$165,000					\$206,250	\$206,250	
HE	C2	Civil	Provide new parent drop-off culd-a-sac (pavement, curb, Loam and seed,)	Traffic	1962/ 1996	1	Ls	3	\$158,400	\$190,100					\$237,625	\$237,625	
HE	C12	Civil	Remove and replace fencing on entire property of school	Capital Renewal		1,000	Lf	3	\$7,300	\$88,000	\$92,400					\$92,400	
Site Work Subtotal																\$581,275	
										Total	\$97,004,440	\$9,180,810	\$29,208,709	\$21,652,775	\$31,736,112	\$20,628,250	\$112,406,656.00

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023											
Site	Design Discipline Item No.	Work Category	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	FY 1
											2025
ROOFS											
NKHS	A4	Arch	Remove and replace TPO roof system at building 1 : A-N & P-S	Capital Renewa	2001	75,277	Sf	1	\$5,554,400	\$6,665,300	\$6,998,565
Roofs Subtotal											\$6,998,565
Building Envelope											
FC	S5	Struc	There is a vertical crack through the CMU wall located at the window recess. The location of the window is the east wall of the south portion of the building, outside of classroom #13	Capital Renewa	1971	1	LOT	2	\$16,400	\$19,700	\$20,685
HE	S3	Struc	There is a vertical crack in the exterior CMU wall of the courtyard at the outside corner of the music Room #26. There are signs of deteriorated mortar in this wall. Courtyard CMU veneer (See Item No. A5)	Capital Renewa	1996	1,464	Sf	4	\$0	\$0	\$0

HE	A5	Arch	Remove and replace Concrete Masonry Veneer at courtyard	Capital Renewa	1996	1,464	Sf	4	\$148,800	\$178,600	\$187,530
HE	S2	Struc	There is a crack in the CMU exterior wall adjacent to the window in Classroom #11	Capital Renewa	1962	10	Lf	5	\$1,300	\$1,600	\$1,680
HE	S4	Struc	Minor cracking of exterior masonry veneer: a. Upper course of room #25 (Library); b. South east corner step cracking room #25 c. Second course from top of corridor #46.	Capital Renewa	1962	150	LF	5	\$12,500	\$15,000	\$15,750
Building Envelope Subtotal										\$225,645	
Interior Renovations											
NKHS	A27	Arch	Remove existing railing at auditorium balcony and install guardrail at appropriate / safe height	Code Complian	2001	80	Lf	1	\$18,300	\$22,000	\$23,100
Interior Renovations Subtotal										\$23,100	
Vestibules											
SL	A16	Arch	Install new security lock vestibule	Capital Renewal	-	110	Sf	1	\$38,100	\$45,700	\$47,985
QE	A18	Arch	Install security interlock vestibule at building main entrance.	Capital renewal	-	110	Sf	1	\$9,800	\$41,800	\$43,890

FC	A21	Arch	Install security interlock vestibule at building main entrance	Capital Renewal	-	160	Sf	1	\$24,600	\$29,500	\$30,975
DA	A19	Arch	Provide main entrance security interlock vestibule	Capital Renewal	-	66	Sf	1	\$35,625	\$42,800	\$44,940
WMS	A21	Arch	Install security interlock vestibule at building main entrance	Capital Renewal	-	180	Sf	1	\$33,800	\$40,600	\$42,630
HE	A13	Arch	Transform existing main entry lobby to include security interlock	Capital Renewal	-	738	Sf	2	\$31,600	\$37,900	\$39,795
Vestibules Subtotal										\$250,215.00	
Fire Alarms											
HE	FA1	Electrical	Remove & replace existing fire alarm system	Code Compliance	1962/ 1996	49,202	Sf	1	\$245,800	\$295,000	\$309,750
Fire Alarms Subtotal										\$309,750	
HVAC											
SL	M3	Mech	Remove & replace Gymnasium HVAC air handling units - New units will have cooling & CO2 monitoring	Capital Renewal	1996	2	Units	1	\$50,000	\$60,000	\$63,000
HVAC Subtotal										\$63,000	
ADA											

SL	C11.a	Civil	General 2010 ADA Standards for Accessible Design - Outdoor Classroom area on eastern side of the building does not have ADA access. Add ADA Access to Outdoor Classroom (sidewalk or pavement and regrading as necessary)	rior to Accessib	1971	200	Lf	2	\$18,700	\$22,400	\$23,520
SL	C11.b	Civil	Eastern side of the building does not have ADA accessible entry at any of the doors. Add ramp and level landing at one entrance on the eastern side of the building	rior to Accessib	1971	1	Ea	2	\$28,100	\$33,700	\$35,385
QE	C9.a	CIVIL	No ADA access at main entrance. Investigate and install ramps and necessary improvements to create ADA access at main entrance (Full depth replacement of sidewalk and regrading to provide MAX 8% slope with level landing)			256	SF	2	\$18,400	\$22,100	\$23,205

QE	C9.b	CIVIL	Replace temporary metal ramp on the east side of the building with permanent ramp. Refer to Item A21					2	\$0	\$0	\$0
QE	C9.c	CIVIL	Provide ADA Bituminous access to the playground/outdoor classroom area (install path that complies with ADA requirement to these areas approx 80 LF if existing grades are compliant, this would also include ensuring there is ADA access from the building)			400	sf	2	\$30,800	\$37,000	\$38,850
QE	C9.d	CIVIL	Doorway on the western side of the school had no ADA access Investigate adequate ADA access for the site, if required install ramps for access on the western side of the building. Refer to Item A21					2	\$0	\$0	\$0
QE	C9.e	CIVIL	Provide New Sidewalk and Ramp			300	sf	2	\$43,200	\$51,800	\$54,390

QE	A21	Arch	Remove Concrete pavement and Provide new ADA accessible ramps at egress door 68B, and also at all Kindergarten egress doors.			Demo 120 New 160	Sf	2	\$11,500	\$13,800	\$14,490
HE	C10	Civil	Install ADA accessible route to and within outdoor classroom area on the southeastern side of the property (install walkway to the ADA classroom)	Barrier to Accessibility		500	Lf	2	\$46,100	\$55,300	\$58,065
HE	A16	Arch	Exterior door from Library does not meet ADA accessibility standards. Provide ADA accessible ramp			204	Sf	2	\$7,200	\$8,600	\$9,030
WMS	C1.a	Civil	Install accessible concrete route to the western fields	rier to Accessib	1971	1,400	Sf	2	\$66,500	\$79,800	\$83,790
WMS	C1.b	Civil	Provide curb ramp on the southern side of the building	rier to Accessibility		1	Ea	2	\$9,400	\$11,300	\$11,865

			Sidewalk on the eastern side of the school has a poured pavement ramp that is an uneven match to the sidewalk and does not appear to allow enough room for use of the ramp to access the building Provide adequate modifications to the sidewalk to permit ADA access to and around the building where poured pavement ramps currently exist							
DMS	C13.a	Civil		Barrier to Accessibility	2	Ea	2	\$43,200	\$51,800	\$54,390
			There is no external level landing on the north side of the building Provide ADA access into building (if door is used for entrance or egress of students or employees install appropriate ramp and landing)							
DMS	C13.b	Civil		Barrier to Accessibility	1	Ea	2	\$21,600	\$25,900	\$27,195
			Install ambulatory access stall at restrooms	Code Compliant	2001					
NKHS	A32	Arch			3	Ea	3	\$6,500	\$7,800	\$8,190

FC	C1	Civil	Remove and replace the walkway leading to the playground to comply with ADA requirements	Barrier to Access	2005	48	Sy	2	\$4,400	\$5,300	\$5,565
DMS	C1	Civil	Install sidewalk curb ramp to serve west building entrance ADA accessibility temporary ramp	Barrier to Access	2014	1	Ea	2	\$6,300	\$7,600	\$7,980
ADA Subtotal										\$455,910	
Plumbing											
WMS	P2	Plumb	Add thermostatic mixing valves to emergency eyewashes & showers at Woodshop 128, Classroom 310 & Classroom 312	Code Compliance	-	3	Ea	2	\$12,000	\$14,400	\$15,120
WMS	P3	Plumb	Add emergency eyewash with mixing valve at Nurse's Clinic 56	Code Compliance	-	1	Ea	2	\$3,800	\$4,600	\$4,830
SL	P8	Plumb	Remove existing water coolers and replace with new HI / LOW Bottle fill water coolers (Life expectancy 20 yrs)		1971/ 1996	2	Ea	4	\$10,076	\$12,100	\$14,520

QE	A28	Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			2	Ea	4	\$10,076	\$12,100	\$14,520
NKHS		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			4	Ea	4	\$20,152	\$24,200	\$29,040
DA		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			2	Ea	4	\$10,076	\$12,100	\$14,520
WMS		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			3	Ea	4	\$15,114	\$18,150	\$21,780
DMS		Arch Plumb	Remove existing water coolers and replace with new HI/LOW Bottle fill water coolers			3	Ea	4	\$15,114	\$18,150	\$21,780
DA	P2	Plumb	Remove and replace gas fired water heater in Boiler Room 52 (Life expectancy 20 yrs)	Code Compliance	1954	1	Ea	4	\$10,625	\$12,800	\$13,440
QE	P2	Plumb	Add thermostatic mixing valve to emergency eyewash at Clinic 27	Code Compliance	-	1	Ea	5	\$3,000	\$3,600	\$3,780
Plumbing Subtotal										\$153,330	
Generators											

QE	E6	Elect	Install a new generator set with transfer switches	Capital Renewal	-	1	Lot	2	\$112,500	\$135,000	\$141,750
DA	E6	Electrical	Provide new generator set	Education Adequacy	-	1	Lot	2	\$112,500	\$135,000	\$141,750
WMS	E6	Elect	Relocate the generator annunciator	Capital Renewal	1970	1	Ea	2	\$7,600	\$9,100	\$9,555
WMS	E7	Elect	Generator Replacement	Capital Renewal		1	Ea	2	\$125,300	\$150,400	\$157,920
DMS	E4	Electrical	Replace existing generator with exterior unit 65 kW	Capital Renewal	1967	1	Ea	2	\$125,300	\$150,400	\$157,920
Generators Subtotal										\$608,895	
Site Work											
HE	C12	Civil	Remove and replace fencing on entire property of school	Capital Renewal		1,000	Lf	3	\$7,300	\$88,000	\$92,400
Site Work Subtotal										\$92,400	
FY25 Total										\$9,180,810	

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023											
Site	Design Discipline Item No.	Work Category	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	FY 2
											2026
ROOFS											
HE	A6	Arch	Remove PVC & EPDM roofing systems & provide TPO roofing system throughout	Capital Renewal	1996	49,202	Sf	1	\$3,198,600	\$3,838,300	\$4,222,130
HE	S1	Struc	Several locations within the structure have evidence of leaks. (See Item No. A6)	Capital Renewal	1962/ 1996	49,202	Sf	1	\$0	\$0	\$0
HE	S1	Struc	Several locations within the structure have evidence of leaks. (See Item No. A6)	Capital Renewal	1962/ 1996	49,202	Sf	1	\$0	\$0	\$0
WMS	A22	Arch	Remove and replace existing PVC roof system Throughout	Capital Renewal	2000	72,726	Sf	1	\$4,727,600	\$5,673,100	\$6,240,410
WMS	P5	Plumb	Remove and replace roof drain covers	Functional Deficiency	2000	26	Ea	1	\$3,300	\$4,000	\$4,400
WMS	S7	Struc	Evidence of recent patching in ceiling was present in both Rooms #300 and #301	Capital Renewal	1932	1	Lot	2	\$1,300	\$1,600	\$1,760
										Roofs Subtotal	\$10,468,700
Windows & Doors											

WMS	A1a	Arch	Remove and replace typical aluminum windows at the basement of the original building. (Size: 4'-0" wide x 5'-7" tall)	Capital Renewal	1932	28	Ea	2	\$152,900	\$183,500	\$201,850
WMS	A1b	Arch	Remove and replace typical aluminum windows at the first and second floors of the original building. (Size: 4'-0" wide x 8'-8" tall)	Capital Renewal	1932	68	Ea	2	\$567,900	\$681,500	\$749,650
WMS	A1c	Arch	Remove and replace wood windows with half round tops at west façade of the original building. (Size: 5'-6" wide x 8'-0" tall)	Capital Renewal	1932	2	Ea	2	\$43,700	\$52,400	\$57,640
WMS	A1d	Arch	Remove and replace wood windows with arched tops at the east facade of the original building. (Size: 5'-6" wide x 6'-6" tall)	Capital Renewal	1932	4	Ea	2	\$65,500	\$78,600	\$86,460
WMS	A1e	Arch	Remove and replace wood windows with arched tops at the north and south facades of the cafetorium. (Size: 5'-6" wide x 8'-0" tall)	Capital Renewal	1932	6	Ea	2	\$131,100	\$157,300	\$173,030

WMS	A1f	Arch	Remove and replace wood window with arched tops at the east facade of the cafetorium. (Size: 7'-4" wide x 7'-6" tall)	Capital Renewal	1932	1	Ea	2	\$43,700	\$52,400	\$57,640
WMS	A1g	Arch	Remove and replace aluminum windows at cafetorium. (Size: 3'-0" wide x 5'-4" tall)	Capital Renewal	1932	6	Ea	2	\$21,800	\$26,200	\$28,820
WMS	A1h	Arch	Remove and replace small aluminum windows above the north and south entrances to the cafetorium. (Size: 3'-0" wide x 4'-0" tall)	Capital Renewal	1932	2	Ea	2	\$21,800	\$26,200	\$28,820
WMS	A1j	Arch	Remove and replace typical aluminum windows at the basement of the building addition. (Size: 4'-0" wide x 6'-8" tall)	Capital Renewal	1950	30	Ea	2	\$284,000	\$340,800	\$374,880
WMS	A1k	Arch	Remove and replace typical aluminum windows at the first and second floors of the building addition. (Size: 4'-0" wide x 9'-4" tall)	Capital Renewal	1950	60	Ea	2	\$808,200	\$969,800	\$1,066,780

WMS	A1m	Arch	Remove and replace glass block windows at the building addition. (Size: 4'-8" wide x 20'-0" tall)	Capital Renewal	1950	1	Ea	2	\$21,800	\$26,200	\$28,820
WMS	A1n	Arch	Remove and replace narrow aluminum window at the original building near the elevator. (Size: 2'-0" wide x 8'-8" tall)	Capital Renewal	1932	1	Ea	2	\$21,800	\$26,200	\$28,820
WMS	A31	Arch	Remove and replace existing aluminum wall/window opening infill at Kitchen exhaust at North wall of Cafetorium			85	Sf	2	\$15,800	\$19,000	\$20,900
Windows & Doors Subtotal										\$2,904,110	
Building Envelope											
WMS	S6	Struc	The steel lintels above several windows appear to be deteriorating. Rust scaling is building up and caulking is falling off. Location noted is the third floor windows in the girl's bathroom	Capital Renewal	1932/ 1950	166	Lf	2	\$21,100	\$25,300	\$27,830
Building Envelope Subtotal										\$27,830	
Interior Renovations											

WMS	A8	Arch	Remove & replace existing moveable partition at gymnasium	Capital Renewal	1971	1,240	Sf	2	\$372,500	\$447,000	\$491,700
WMS	S14	Struc	There are cracks such as the one present in the interior finishes located on the second floor outside Room #212. These cracks are not widespread	Capital Renewal	1950	30	Lf	2	\$6,300	\$7,600	\$8,360
QE	A30	Arch	Provide and Install Walled Classrooms	250/SF		14,410	SF	3	\$5,187,600	\$6,225,100	\$6,909,861
QE	A31	Arch	21ST Century Media Center	250/SF		1,825	SF	3	\$657,000	\$788,400	\$867,240
WMS	A51	21st Century Media Center	21ST Century Media Center			1,738	SF	3	\$250,300	\$300,400	\$330,440
Interior Renovations Subtotal										\$8,607,601	
HVAC											
WMS	M4	Mech	Building Ventilation	Capital Renewal	932/ 1950/ 1971	72,726	Sf	1	\$937,800	\$3,108,800	\$3,419,680
WMS	M5	Mech	RTU re-commissioning	Capital Renewal	2005	7	Units	1	\$30,200	\$36,200	\$39,820
WMS	M6	Mech	Exhaust hoods	Capital Renewal	1950	3	Units	1	\$37,500	\$45,000	\$49,500
WMS	P6	Plumb	Paint exterior gas piping	Functional Deficient	2005	600	Lf	1	\$3,900	\$4,700	\$5,170
NKHS	M8	Mech	Remove portable AC system at IT Rooms and install a dedicated ductless split AC system at each location	Capital Renewal	2001	4	Ea	2	\$75,000	\$90,000	\$99,000

NKHS	M12	Mech	Install a dedicated heat pump split unit with outdoor air connection to cool, heat & ventilate the concession stand located near the gymnasium which is currently experiencing excessive heat	Capital Renewa	2001	1	Sum	2	\$18,800	\$22,600	\$24,860
NKHS	M13	Mech	Install a dedicated heat pump split unit with outdoor connection to cool, heat & ventilate the Kitchen Office which is currently having trouble maintaining temperatures	Capital Renewa	2001	1	Sum	2	\$18,800	\$22,600	\$24,860
NKHS	M14	Mech	Install a dedicated energy recovery unit to increase the ventilation rate at the Laundry Room	Functional Defi	-	1	Sum	2	\$43,800	\$52,600	\$57,860
NKHS	M16	Mech	Install VRF systems throughout multiple First, Second and Third Floor spaces to provide cooling.		2001	2	Ea	2	\$237,600	\$285,100	\$313,610

NKHS	M17	Mech	Install ERV systems throughout multiple First, Second and Third Floor spaces to provide cooling.		2001	6	Ea	2	\$1,224,000	\$1,468,800	\$1,615,680
WMS	M7	Mech	IT room cooling	Capital Renewal	-	1	Units	2	\$18,800	\$22,600	\$24,860
WMS	M8	Mech	Remove and replace Locker Room HVAC systems - Provide ERV with cooling	Capital Renewal	1971	2	Units	2	\$100,000	\$120,000	\$132,000
WMS	M9	Mech	Remove & replace Gymnasium HVAC air handling units - New units will have cooling & CO2 monitoring	Capital Renewal	1971	2	Units	2	\$100,100	\$120,100	\$132,110
WMS	M10	Mech	Remove & replace Kitchen exhaust fan and hood HVAC system - A new split AC system will be provided to cool the kitchen	Functional Deficien	1971	1	Ls	2	\$81,300	\$97,600	\$107,360
DMS	M6	Mech	Provide Exhaust Hoods with fire suppression at Life Skills Classroom	Functional Defi	1967	5	Ea	2	\$62,500	\$75,000	\$82,500
HVAC Subtotal										\$6,128,870	
Electrical											
WMS	E4	Elect	Replacement of Main Circuit Breaker and MDP	Capital Renewal	1970	1	Ea	2	\$20,300	\$24,400	\$26,840

WMS	E5	Elect	Replacement and relocation of panelboards	Capital Renewal	1970	2	Ea	2	\$15,100	\$18,100	\$19,910
FP	E4	Elect	600 Amp fusible Distribution panel replacement	Capital Renewal	1962	1	Ea	2	\$7,500	\$9,000	\$9,900
FP	E3	Elect	Panelboard replacement	Capital Renewal	1962	4	Ea	2	\$30,250	\$36,300	\$39,930
HE	E4	Electrical	Replace Panelboards	Capital Renewal	1962/ 1996	10	Ea	2	\$75,000	\$90,000	\$99,000
HE	E5	Electrical	Replace Switchboard (600A)	Capital Renewal	1962	1	Ea	2	\$19,000	\$22,800	\$25,080
FC	E3	Electrical	Existing Panelboard replacement	Capital Renewal	1957/ 1971	3	Ea	2	\$22,800	\$27,400	\$30,140
Electrical Subtotal										\$250,800	
Plumbing											
FC	P1	Plumb	Remove and replace existing plumbing fixtures at Classrooms 1 - 10, Clinic Toilet 35 and Toilet 46A (Single Use) with high efficiency plumbing fixtures. Provide ADA compliant fixtures as required			18	Ea	2	\$78,500	\$94,200	\$103,620
FC	P2	Plumb	Provide ADA plumbing fixture upgrades at various locations - Refer to P1	Barrier to Access	1957/ 1971			2	\$0	\$0	\$0

FP	P1	Plumb	Remove and replace existing plumbing fixtures at Toilets 1A, 24A, 25, 23A AND 24A (Single Use) with new high efficiency plumbing fixtures. Provide ADA plumbing fixture upgrades as required. (Life expectancy 35 yrs)	Capital Renewa	1962	10	Each	2	\$33,875	\$40,700	\$44,770
FP	P2	Plumb	Provide ADA plumbing fixture upgrades at various locations - Refer to P1	Barrier to Acces	1962			2	\$0	\$0	\$0
HE	P1	Plumb	Remove and replace plumbing fixtures at Classrooms, Gym and all single use toilets with new high efficiency fixtures. Provide ADA plumbing fixture upgrades as required. (Life expectancy 35 yrs)	Capital Renewa	1962/ 1996	50	Ea	2	\$171,900	\$206,280	\$226,908
Plumbing Subtotal										\$375,298	
Generators											
FP	E5	Elect	Install a new generator set with transfer switches	Capital Renewa	-	1	Lot	2	\$112,500	\$135,000	\$148,500

HE	E6	Electrical	Remove and Replace Gnerator	49,220 sf at 9/sf		1	EA	2	\$120,000	\$135,000	\$148,500
FC	E4	Electrical	Provide new emergency generator and transfer switches	Capital Renewal	-	1	Ea	2	\$112,500	\$135,000	\$148,500
Generators Subtotal										\$445,500	
FY26 Subtotal										\$29,208,709	

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023									
Site	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	FY 3
									2027
ROOFS									
FP	Remove PVC roof system and provide a TPO roof system	Capital Renewal	2002	31,598	Sf	1	\$1,797,625	\$2,157,200	\$2,480,780
FP	Ponding observed on roof. Refer to A2					1	\$0	\$0	\$0
QE	Remove and replace PVC roofing with TPO at entire building	Capital Renewal	2002	44,172	Sf	1	\$2,871,600	\$3,445,900	\$3,962,785
QE	Minor water staining in various roof/ceiling areas. Multiple locations. See item A9 (This item shall be completed by the school district separate from this study)			NA	NA	2	\$0	\$0	\$0
								Roofs Subtotal	\$6,443,565
Interior Renovations									
WMS	Remove and replace existing rubber floor at the gymnasium	Capital Renewal	1971	5,157	Sf	2	\$219,300	\$263,200	\$302,680
SL	Provide and Install Walled Classrooms	250/SF		17,094	SF	3	\$6,153,800	\$7,384,600	\$8,492,290
SL	21ST Century Media Center	250/SF		1,727	SF	3	\$621,700	\$746,000	\$857,900

								Interior Renovations Subtotal	\$9,652,870
HVAC									
DMS	Remove & replace all roof exhaust fans and provide energy recovery roof top units for corridor ventilation	Capital Renewa	1967	8	Units	1	\$50,000	\$60,000	\$69,000
DMS	Building Ventilation	Functional Defi	1967	19,100	Sf	1	\$358,100	\$429,700	\$494,155
NKHS	Re-commission existing open building management system to accommodate HVAC improvements listed below	Capital Renewa	2015	1	Sum	4	\$69,100	\$82,900	\$95,335
QE	Remove & replace Gymnasium HVAC AHUs - New units will have cooling & CO2 monitoring	Capital Renewa	2002	2	Unit	2	\$50,000	\$120,000	\$138,000
QE	Remove & replace all AHUs serving the Gymnasium Lobby, Art / Music Rooms, and first grade classrooms. New units will provide cooling	Capital Renewa	2001	2	Units	2	\$150,000	\$180,000	\$207,000
QE	RTU re-commissioning - Partially completed	Functional Defi	1999/ 2002	12	Unit	2	\$25,900	\$31,100	\$35,765
QE	IT room AC	Functional Defi	1971	1	Unit	2	\$18,800	\$22,600	\$25,990
QE	Sound attenuation	Acoustics	1971 & 1996	8	RTUs	2	\$650,000	\$780,000	\$897,000

QE	Remove & replace all Exhaust fan replacement	Capital Renewa	1971	12	Unit	2	\$75,100	\$90,100	\$103,615
QE	Remove & replace Kitchen exhaust fan and hood HVAC system - A new split AC system will be provided to cool the kitchen	Functional Defi	1971 & 1996	1	Sum	2	\$21,300	\$25,600	\$29,440
FC	RTU re-commissioning	Functional Defi	1957/ 1971	8	RTUs	2	\$34,600	\$41,500	\$47,725
FC	IT room AC should be cooled via dedicated AC split system	Functional Defi	1957/ 1971	1	Unit	2	\$18,800	\$22,600	\$25,990
FC	Provide HVAC Sound attenuation	Acoustics	1957/ 1971	3	RTUs	2	\$243,900	\$292,700	\$336,605
FC	Remove & replace all existing exhaust fans	Capital Renewa	1957/ 1971	6	Units	2	\$37,500	\$45,000	\$51,750
FC	Remove & replace all cabinet unit heaters	Capital Renewa	1957/ 1971	8	Units	2	\$30,000	\$36,000	\$41,400
FC	Kitchen should be air conditioned and ventilated via a heat pump split system	Functional Defi	2005	1	Sum	2	\$21,300	\$25,600	\$29,440
DMS	Classroom Cooling	Functional Defi	-	95,630	Sf	4	\$2,091,800	\$2,510,200	\$2,886,730
QE	Remove & replace all existing cabinet unit heaters at original building	Capital Renewa	1971	8	Unit	3	\$30,000	\$36,000	\$41,400
HVAC Subtotal								\$5,556,340	

FY27 Subtotal \$21,652,775

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023											
Site	Design Discipline Item No.	Work Category	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	FY 4
											2028
ROOFS											
FC	A1	Arch	Remove PVC Roof system and provide TPO roof system	Capital Renewa	2001	40,881	Sf	1	\$2,491,625	\$2,990,000	\$3,588,000
DA	A10	Arch	Remove PVC roof system and provide TPO roof system	Capital Renewal	2001	35,873	Sf	1	\$2,332,250	\$2,798,700	\$3,358,440
DA	A11	Arch	Roof Step ladder: Remove wooden step over ladder/ platform assemblies & provide galv. steel step over ladder / platform assemblies	Capital Renewal	2005	2	Ea	1	\$24,375	\$29,300	\$35,160
										Roofs Subtotal	\$6,981,600
Windows & Doors											
HE	A4	Arch	Remove and replace all aluminum windows at original building (1,848 total SF)	Capital Renewa	1962	42	Ea	3	\$300,400	\$360,500	\$432,600
HE	A1	Arch	Remove and replace damaged window screens at 1996 existing building addition window units	Capital Renewa	1996	25	Ea	4	\$7,800	\$9,400	\$11,280

Windows & Doors Subtotal										\$443,880	
Building Envelope											
FC	A6	Arch	Remove and Replace aluminum fascia (See Item No. A1)	Capital Renewa	2001	1	Lot	1	\$0	\$0	\$0
QE	S3	Struc	Cracking in CMU at Gym partition support.			30	SF	3	\$5,800	\$7,000	\$8,400
QE	S4	Struc	Cracking in CMU in cafeteria at diagonal non loadbearing partition wall on stage. Blocks appear to have been crushed when roof joists deflected. Recommended removal and non replacement to allow joists to deflect. (Note that at several locations throughout the building there appear to be non-loadbearing walls built tight to the underside of framing. Deflection of framing may result in similar damage over time.)			10	SF	3	\$2,200	\$2,600	\$3,120
Building Envelope Subtotal										\$11,520	
Interior Renovations											

WMS	A18	Arch	Remove and replace existing toilet partitions at Girls locker room and Gymnasium Lobby Restrooms	Capital Renewal	1971	3 1	STALLS SCREEN	2	\$12,500	\$15,000	\$18,000
NKHS	A17	Arch	Sawcut, rake, clean and install expandable filler existing cracks/ control joints in concrete slab at first floor corridors	Capital renewal	2001	1,000	Lf	1	\$167,400	\$200,900	\$241,080
NKHS	A11c	Arch	Remove and replace portion of damaged vinyl composite floor tile at slab on grade floor crack locations	Capital renewal	2001	1,000	Lf	1	\$41,900	\$50,300	\$60,360
SL	A12	Arch	Remove and replace existing damaged moveable partition at the gymnasium	Capital Renewal	1996	1,056	Sf	3	\$126,000	\$151,200	\$181,440
FC	A29	Arch	Provide and Install Walled Classrooms	250/SF			SF	3	\$3,689,300	\$4,427,200	\$5,312,640
FC	A30	Arch	21ST Century Learning Center	250/SF			SF	3	\$383,000	\$459,600	\$551,520
FP			Gymnasium & Media Center					3		\$5,000,000	\$6,000,000
Interior Renovations Subtotal										\$12,365,040	
HVAC											

SL	M4	Mech	Remove & replace all AHUs serving the Gymnasium Lobby, Art / Music Rooms, and first grade classrooms. New units will provide cooling	Capital Renewal	1996	4	Units	2	\$50,000	\$240,000	\$288,000
SL	M5	Mech	RTU re-commissioning	Functional Deficient	1971/ 1996	15	Units	2	\$56,100	\$67,300	\$80,760
SL	M6	Mech	IT room AC	Functional Deficient	1971	1	Unit	2	\$18,800	\$22,600	\$27,120
SL	M7	Mech	Sound attenuation	Acoustics	1971/ 1996	11	RTUs	2	\$893,900	\$1,072,700	\$1,287,240
SL	M8	Mech	Remove & replace all roof exhaust fans	Capital Renewal	1971/ 1996	10	Units	2	\$62,600	\$75,100	\$90,120
SL	M10	Mech	Remove & replace Kitchen exhaust fan and hood HVAC system - A new split AC system will be provided to cool the kitchen	Functional Deficient	1971	1	Sum	2	\$25,000	\$30,000	\$36,000
DA	M6	Mech	Remove & replace all exhaust fan replacement & ERV ventilation at corridors	Capital Renewal	1954	6	Units	2	\$37,500	\$45,000	\$54,000
DMS	M7	Mech	IT room cooling	Capital Renewal	2001	1	Unit	2	\$18,800	\$22,600	\$27,120
DMS	M8	Mech	Remove and replace Locker Room HVAC systems - Provide ERV with cooling	Capital Renewal	1967	2	Units	2	\$100,000	\$120,000	\$144,000

DMS	M9	Mech	Remove & replace Gymnasium HVAC air handling units - New units will have cooling & CO2 monitoring	Capital Renewa	1967	2	Units	2	\$100,100	\$120,100	\$144,120
DMS	M13	Mech	Remove & replace all air handling units serving the library, Band Room, Administration, and auditorium area. New units will provide cooling	Capital Renewa	1967	4	Units	2	\$100,000	\$120,000	\$144,000
SL	M9	Mech	Remove & replace all original cabinet unit heaters	Capital Renewa	1971/ 1996	8	Units	3	\$30,000	\$36,000	\$43,200
FP	M3	Mech	New HVAC system to replace existing thru window AC units	Functional Defi	2005	18	Unit	3	\$629,250	\$755,100	\$906,120
FP	M4	Mech	Teachers Lounge requires cooling & ventilation. Remove & replace fin-tube radiation system	Functional Defi	1962 & 2005	1	Unit	3	\$27,500	\$33,000	\$39,600
FP	M5	Mech	Main Storage & Library Storage requires ventilation	Functional Defi	1962 & 2005	2	Unit	3	\$4,375	\$5,300	\$6,360

FP	M7	Mech	Kitchen has no ventilation or air-conditioning. Provide AC / heat pump split system	Functional Defici	2005	1	Unit	3	\$21,250	\$25,500	\$30,600
FP	M8	Mech	Remove & replace all existing roof & ceiling exhaust fans throughout	Capital Renewa	1962 & 2005	10	Unit	3	\$62,625	\$75,200	\$90,240
FP	M9	Mech	Remove & replace all cabinet unit heaters	Capital Renewa	1962	3	Unit	3	\$11,250	\$13,500	\$16,200
HE	M6	Mech	RTU replacement	Capital Renewa	1996	2	Units	3	\$50,000	\$120,000	\$144,000
HE	M7	Mech	Provide HVAC sound attenuation	Acoustics	1962/ 1996	1	RTUs	3	\$81,300	\$97,560	\$117,072
DA	M3	Mech	New HVAC system to replace existing thru window AC units & hot water heating system	Functional Deficiency	1954	31,213	Sf	3	\$1,365,625	\$1,638,800	\$1,966,560
DA	M5	Mech	RTU re-commissioning	Capital Renewal	-	7	Units	3	\$30,200	\$36,200	\$43,440
DA	M7	Mech	Remove & replace all cabinet unit heaters	Capital Renewal	1954	6	Units	3	\$22,500	\$27,000	\$32,400
HVAC Subtotal										\$5,758,272	
BMS											
SL	M2.a	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewal	1971/ 1996	49,353	Sf	2	\$431,900	\$518,300	\$621,960

FP	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1962 & 2005	31,450	Sf	2	\$330,225	\$396,300	\$475,560
DA	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewal	1954	31,213	Sf	2	\$430,518	\$516,600	\$619,920
FC	M2	Mech	Remove existing stand alone controls and provide new open BMS controls. Integrate any existing updated controls not original to the building into the new BMS	Capital Renewa	1957/ 1971	46,160	Sf	2	\$447,100	\$536,500	\$643,800
HE	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1962/ 1996	49,202	Sf	2	\$516,600	\$619,900	\$743,880
WMS	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1932/ 1950/ 197	72,726	Sf	2	\$763,600	\$916,300	\$1,099,560
QE	M2	Mech	Remove existing stand alone controls and provide new open BMS controls - Partially Completed	Capital Renewa	1971	16,663	Sf	2	\$386,500	\$463,800	\$556,560
DMS	M2	Mech	Remove existing stand alone controls and provide new open BMS controls	Capital Renewa	1967	95,630	Sf	2	\$836,800	\$1,004,200	\$1,205,040

SL	M21.b	Mech	Integrate any existing updated controls not original to the buildings into new BMS					2	\$108,000	\$129,600	\$155,520
										BMS Subtotal	\$6,121,800
Electrical											
DA	E4	Electrical	Replace panelboards	Capital Renewal	1954	5	Ea	2	\$37,500	\$45,000	\$54,000
										Electrical Subtotal	\$54,000
										FY28 Subtotal	\$31,736,112

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023											
Site	Design Discipline Item No.	Work Category	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	FY 5
											2029
ROOFS											
SL	A17	Arch	Remove PVC & EPDM roof systems and provide TPO roof system	Capital Renewal	1971/ 1996	49,353	Sf	1	\$3,208,400	\$3,850,100	\$4,812,625
SL	S1	Struc	Evidence of roof leaks at several locations See item A17					1	\$0	\$0	\$0
SL	S11	Struc	Observed gaps at pitch skylight windows. Potential leak points.			1	EA	1	\$1,100	\$1,300	\$1,625
Roofs Subtotal										\$4,814,250	
Windows & Doors											
SL	A11	Arch	Remove and replace aluminum windows at original building (455 total SF)	Capital Renewal	1971	13	EA	2	\$79,400	\$95,300	\$119,125
SL	A19	Arch	Remove and Replace perimeter exterior door / window caulking			2,950	Lf	2	\$42,500	\$51,000	\$63,750
QE	A2	Arch	Remove and replace aluminum windows at original building (500 total sf).	Capital Renewal	1971	14	Ea	2	\$93,800	\$112,600	\$140,750

QE	A4	Arch	Remove and replace exterior metal doors & frame at front entrance. Provide FRP doors with alum storefront	Capital Renewa	1971	4	Ea	2	\$71,500	\$85,800	\$107,250
QE	A8	Arch	Remove and replace damaged window gaskets at aluminum windows in exterior north wall at Music 57 and Art 58	Capital Renewa	1996	8	Ea	2	\$2,600	\$3,100	\$3,875
QE	A3	Arch	Remove and replace exterior metal doors at original building. Provide FRP Doors	Capital Renewa	1971	12	Ea	2	\$79,900	\$95,900	\$119,875
FC	A3	Arch	Reseal perimeter of windows at east & west CMU exterior wall of existing building addition	Capital Renewa	1971	320	Lf	3	\$13,000	\$15,600	\$19,500
FC	A23	Arch	Remove and Replace all window gaskets at Stair 59			500	Sf	3	\$108,000	\$129,600	\$162,000
DA	A1	Arch	Remove and replace aluminum windows	Capital Renewal	2001	4,971	Sf	4	\$1,413,625	\$1,696,400	\$2,120,500
FP	A1	Arch	Remove and replace failing window gaskets.	Capital Renewa	2005	12	Ea	2	\$49,000	\$58,800	\$73,500
Windows & Doors Subtotal										\$2,930,125	
Building Envelope											

FC	S11	Struc	Small vertical crack in masonry exterior wall located in the north wall of the janitor storage room #44	Capital Renewa	1957	4	LF	3	\$600	\$700	\$875
FC	S1	Struc	Exterior concrete masonry unit (CMU) wall has a vertical crack located on the north side of the main entrance	Capital Renewa	2005	12	LF	3	\$1,400	\$1,700	\$2,125
FC	S12	Struc	Exterior concrete masonry unit (CMU) wall has a horizontal crack located at the top course of the entrance cheek wall.	Capital Renewa	1957	5	LF	3	\$1,900	\$2,300	\$2,875
FC	S14	Struc	Cracked masonry was noted at the upper interior corners of stair #59.	Capital Renewa	2001	12	LF	3	\$4,500	\$5,400	\$6,750
FC	A4	Arch	Repoint areas of exterior CMU wall (See Item No. S3)	Capital Renewa	1957	400	Lf	3	\$0	\$0	\$0
FC	A22	Arch	Remove and Replace all exterior expansion joints entire perimeter of building			1,000	Lf	3	\$14,400	\$17,300	\$21,625

SL	S3	Struc	There is deteriorated mortar in the brick masonry at the concrete landing located at the east side of the building, outside Room #65	Capital Renewal	1971/ 1996	1	LOT	4	\$1,900	\$2,300	\$2,875
SL	A8a	Arch	Repoint existing brick Multiple Locations (See Item No. S2)	Capital Renewal	1971/ 1996	1	LOT	4	\$0	\$0	\$0
SL	S4	Struc	Cracking in CMU wall at Gym partition support.			30	SF	4	\$5,800	\$7,000	\$8,750
SL	A8b	Arch	Remove and replace caulking at brick expansion joints	Capital Renewal	1971/ 1996	335	LF	4	\$31,300	\$37,600	\$47,000
FP	S1	Struc	The exterior canopy along the front of the building has corrosion at the base of most columns	Capital Renewal	1962	28	EA	3	\$21,800	\$26,200	\$32,750
FP	S14	Struc	Minor damage to canopy roof deck above no parking sign			1	EA	3	\$3,600	\$4,300	\$5,375
Building Envelope Subtotal										\$131,000	
Interior Renovations											
NKHS	A9	Arch	Remove and replace existing carpet at 1st floor administration, auditorium, counseling & resource rooms	Capital Renewal	2001	14,900	Sf	3	\$157,500	\$189,000	\$236,250

NKHS	A10	Arch	Remove and replace existing vinyl base (at carpeted area)	Capital renewal	2001	3,352	Lf	3	\$8,300	\$10,000	\$12,500
NKHS	A12	Arch	Sand and re-finish existing wood flooring at the auditorium stage	Capital renewal	2001	2,450	Sf	3	\$67,600	\$81,100	\$101,375
NKHS	A33a	Arch	Re-upholster existing spring seats at Auditorium	Capital renewal	2001	854	Ea	3	\$195,500	\$234,600	\$293,250
NKHS	A33b	Arch	Repair damaged seats at auditorium (25% of seating)	Capital Renewal	2001	214	Ea	3	\$26,700	\$32,000	\$40,000
HE	A7	Arch	Remove and replace carpet throughout entire building	Capital Renewal	1996	685	Sf	3	\$21,700	\$26,000	\$32,500
HE	A15	Arch	Remove and replace existing moveable partition wall system in the gymnasium	Capital Renewal	1971	1,040	Sf	4	\$179,400	\$215,300	\$269,125
HE	A14	Arch	Remove and replace existing vinyl base at areas where new floor is being installed	Capital Renewal	1962/ 1971	2,650	Lf	3	\$26,500	\$31,800	\$39,750
DMS	A14	Arch	Remove and replace acoustical ceiling tile systems throughout the entire school	Capital Renewal	1967	62,468	Sf	4	\$584,100	\$700,900	\$876,125
HE	A31	Arch	21st Century Media Center	100/SF		2,074	SF	3	\$298,700	\$358,400	\$448,000
DMS	A51	Arch	21st Century Media Center	100/SF		3,278	SF	3	\$536,800	\$644,200	\$805,250
FC			Gymnasium & Media Center					3		\$5,000,000	\$6,250,000

Interior Renovations Subtotal											\$9,404,125
Fire Alarms											
FP	FA1	Elect	Fire alarm system replacement	Capital Renewa	1962	31,450	Ea	1	\$157,250	\$188,700	\$235,875
Fire Alarms Subtotal											\$235,875
HVAC											
DMS	E3	Electrical	Replace existing corridor panels	Capital Renewa	1967	10	Ea	2	\$75,300	\$90,400	\$113,000
DMS	M5	Mech	RTU re-commissioning	Functional Defi	1967	9	Ea	3	\$38,900	\$46,700	\$58,375
DMS	M11	Mech	Remove and replace all cabinet unit heaters throughout the building	Capital Renewa	1967	12	Units	3	\$45,000	\$54,000	\$67,500
NKHS	M15	Mech	Lab Lacks an appropriate fume hood	Functional Deficien	-	13	Ea	3	\$359,200	\$431,000	\$538,750
HE	M3	Mech	New HVAC system to replace existing thru window AC units & hot water heating system	Functional Defi	1962/ 1996	49,202	Sf	4	\$700,000	\$840,000	\$1,050,000
FC	M3	Mech	Pre-Kindergarten, kindergarten & First Grade Classrooms are cooled via window AC units. New AC system is recommended to reduce noise	Functional Defi	1957/ 1971	10	Units	3	\$437,500	\$525,000	\$656,250
HVAC Subtotal											\$2,483,875
Electrical											

DMS	E5	Electrical	Remove & replace panelboards in the boiler/elec room	Capital Renewa	1967	6	Ea	2	\$45,300	\$54,400	\$68,000
Electrical Subtotal										\$68,000	
Plumbing											
WMS	P8	Plumb	Re-establish Classroom 213 as a bathroom and install new plumbing fixtures	ucational Adequ	1950	2	Lot	2	\$48,100	\$57,700	\$72,125
Plumbing Subtotal										\$72,125	
Site Work											
NKHS	C12	Civil	Minimal lighting currently at parking areas at the eastern campus parking areas. Install new exterior parking light fixtures. (consult with electrical engineer)	Capital Renewa	-	16,000	Sf	3	\$30,000	\$36,000	\$45,000
FP	C3	CIVIL	Provide turn around at western parking lot	Traffic	-	4,000	Sf	3	\$137,500	\$165,000	\$206,250
HE	C2	Civil	Provide new parent drop-off culd-a-sac (pavement, curb, Loam and seed,)	Traffic	1962/ 1996	1	Ls	3	\$158,400	\$190,100	\$237,625
Site Work Subtotal										\$488,875	
FY29 Subtotal										\$20,628,250	

Rowse Architects, Inc. North Kingstown School Department - RIDE Stage II - Facilities Condition Assessment June 22, 2023																
Site	Design Discipline Item No.	Work Category	Description of Work	Observed Deficiency Category	System Year	Quantity	Unit of Measure (UoM)	LEA Assessment Priority	LEA Estimated Constr. Value	LEA Estimated Constr. Value w/ 20% Soft Cost Add	5 Year Capital Plan					5 Year Capital Plan total
											FY 1	FY 2	FY 3	FY 4	FY 5	
											2025	2026	2027	2028	2029	
ROOFS																
NKHS	A4	Arch	Remove and replace TPO roof system at building 1 : A-N & P-S	Capital Renewa	2001	75,277	Sf	1	\$5,554,400	\$6,665,300	\$485,290	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,485,290
Roofs Subtotal															\$4,485,290	
Building Envelope																
HE	S3	Struc	There is a vertical crack in the exterior CMU wall of the courtyard at the outside corner of the music Room #26. There are signs of deteriorated mortar in this wall. Courtyard CMU veneer (See Item No. A5)	Capital Renewa	1996	1,464	Sf	4	\$0	\$0	\$0					\$0
HE	A5	Arch	Remove and replace Concrete Masonry Veneer at courtyard	Capital Renewa	1996	1,464	Sf	4	\$148,800	\$178,600	\$187,530					\$187,530
HE	S2	Struc	There is a crack in the CMU exterior wall adjacent to the window in Classroom #11	Capital Renewa	1962	10	Lf	5	\$1,300	\$1,600	\$1,680					\$1,680

HE	S4	Struc	Minor cracking of exterior masonry veneer: a. Upper course of room #25 (Library); b. South east corner step cracking room #25 c. Second course from top of corridor #46.	Capital Renewa	1962	150	LF	5	\$12,500	\$15,000	\$15,750						\$15,750
Building Envelope Subtotal																\$204,960	
Fire Alarms																\$0	
HE	FA1	Electrical	Remove & replace existing fire alarm system	Code Complian	1962/ 1996	49,202	Sf	1	\$245,800	\$295,000	\$309,750						\$309,750
Fire Alarms Subtotal																\$309,750	
									Total	\$7,155,500	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000.00	