



State of Rhode Island and Providence Plantations  
**DEPARTMENT OF EDUCATION**  
Shepard Building  
255 Westminster Street  
Providence, Rhode Island 02903-3400

Enclosure 6c  
November 3, 2011

Deborah A. Gist  
Commissioner

November 3, 2011

**TO:** Board of Regents for Elementary and Secondary Education

**FROM:** Deborah A. Gist, Commissioner 

**SUBJECT:** Approval of Necessity of School Construction: Little Compton

The Board of Regents for Elementary and Secondary Education has as one of its responsibilities reviewing and certifying the need for school construction projects to be reimbursed through the school housing aid program. Most large projects are supported by bonds and are comprehensive projects with major renovation and/or new construction components. The school construction regulations instituted a rolling application process that allows districts to submit their applications when they are complete. Because of this, the Regents will be asked to review and approve projects on an ongoing basis throughout the year. The FY 2012 State budget imposed a three year moratorium on Board of Regents approvals, except for projects necessitated by immediate health and safety reasons.

At this meeting, the Regents are being asked to approve several health and safety projects. A chart summarizing the Little Compton Public Schools' project for your approval is provided in Attachment 1 and a more detailed description of the project is found in Attachment 2.

Therefore, I RECOMMEND THAT, the Board of Regents approve the necessity of school construction project totaling **\$11,306,519** pursuant to 16-7-41.1 as follows (please note that when the applicable reimbursement share ratios are applied to the estimated total project costs noted below, the state share excluding interest is estimated to be **\$4,522,608** and the interest included to be **\$2,374,369** assuming a 20 year bond at 5%):

Little Compton:

a.	Wilbur & McMahon Schools Renovation	
i.	Portion 1	\$ 1,090,796
ii.	Portion 2	\$ 2,637,495
iii.	Portion 3	\$ 3,148,805
iv.	Portion 4	\$ 2,119,376
v.	Portion 5	\$ 2,310,047

## SUMMARY: FY 2012 NECESSITY OF CONSTRUCTION PROJECTS

LITTLE COMPTON PUBLIC SCHOOLS	BRIEF DESCRIPTION	JUSTIFICATION	FY 2012 AID SHARE RATIO*	ESTIMATED PROJECT COST	STATE SHARE	STATE SHARE W/ INTEREST**
<b>Wilbur &amp; McMahon School Renovations</b>	Major renovation to the existing Wilbur & McMahon School.	The renovation at the Wilbur & McMahon School will help the district address emergency repairs, code compliance, and other immediate health and life safety issues. Fire alarm upgrades and building sprinklers will be installed to bring the school up to compliance. New mechanical and electrical systems will be installed to replace inadequate infrastructure and provide code compliant heat, improve indoor environmental quality, and provide required ventilation. Building envelope will be improved to eliminate leaks and ensure a healthy learning environment.	40%	\$11,306,519	\$4,522,608	\$6,896,977

\* State share ratio is based on FY 2012 calculation and based on 2010 amendment to RIGL §16-7-39. Final state share ratio is assigned when the district bonds. District is eligible for additional reimbursement through bonuses awarded for energy and water efficiency, ADA improvements, and asbestos abatement.

\*\* State share listed includes interest on the bond and assumes a 5% rate. Only bonds financed through RIHEBC are eligible for reimbursement on interest.

**Little Compton Public Schools  
Wilbur & McMahon School Renovation**

Project Cost: \$11,306,519

Project Description: The K-8 Wilbur & McMahon School is in need of extensive renovations and this project addresses emergency repairs and high priority code and regulatory issues identified in a number of studies. The project will correct numerous life-safety deficiencies, improve indoor air quality, and establish a safe learning environment.

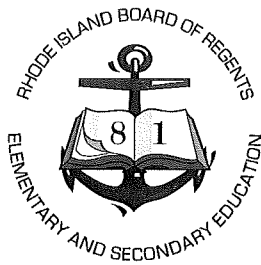
Project Justification:

- The project will address health hazards and high priority life safety, code, and accessibility issues.
- The building's systems, including mechanical, electrical, plumbing, and building envelope, are at the end of their useful life and in need of immediate replacement.
- The existing science labs and other program spaces are significantly outdated and in need of health and safety upgrades.
- Limited site improvements will improve vehicular circulation during drop off and pick up, while increasing pedestrian safety.

\* \* \*

This project is approved by the School Committee and Town Council.

**Special Contingency:** All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.



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**PROJECT CERTIFICATION – IMMEDIATE HEALTH AND SAFETY**

SCHOOL DISTRICT Little Compton DATE September 26, 2011  
 PROJECT Wilbur & McMahan School  
 ADDRESS 28 Commons Road - Little Compton, RI

SCOPE OF PROJECT (by school):

Description of Work	Preliminary Cost	Justification (per applicable health and safety codes)
Roofing	\$ 1,144,234	The roofs are 20 years old and have failed. Water is entering the structure causing damage and disruption to education.
Fire Protection	\$ 537,768	The facility does not meet current building and fire codes. The sprinkler system is required as a compliance alternative in lieu of extensive alterations.
Hazardous Material Abatement	\$ 545,000	ACM's and lead paint are present and must be removed to provide a safe environment.
Fire Alarm	\$ 120,000	The fire alarm needs to be modified to meet current code.
Mechanical	\$ 2,151,072	The facility does not have code required fresh air system. Also, electric and steam heat are at the end of useful life.
Electrical	\$ 1,093,544	The facility lacks adequate power, communications and data within classrooms. The emergency generator is antiquated.
Plumbing	\$ 348,760	The facility lacks code compliant accessible toilet rooms, age appropriate fixtures and public facilities.
Elevator	\$ 90,628	The facility lacks reliable handicapped access between floors.
Site Utilities	\$ 200,000	Site work required for new fire service and upgraded electrical service.
Selective Interior Renovations	\$ 1,736,754	Interior modifications required for egress, accessibility and safety.
OH&P, Phasing, Insurance, Bonds, Escalation	\$ 1,609,521	
Soft Costs	\$ 1,729,238	

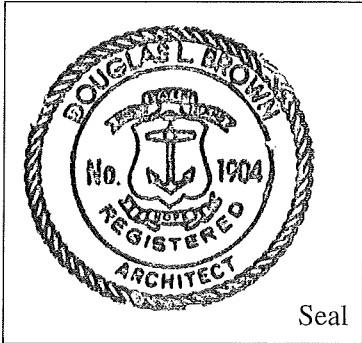
**\$ 11,306,519**

In accordance with Rhode Island General Law 16-7-41.1, I Douglas L. Brown, AIA; RI Registration Number 1904, being a registered professional Architect/Engineer hereby certify that the scope of work described above consists of immediate health and safety issues per the Rhode Island State Building Codes and all applicable codes and regulations promulgated to ensure the health and safety of building inhabitants.

(Based upon deficiencies noted in the "Existing Conditions Report" dated July 23, 2010 and submitted as part of the RIDE Stage II Application.)

**16-7-41.1. Eligibility for reimbursement. --**

Notwithstanding the provisions of this section, the Board of Regents shall not grant final approval for any project between June 30, 2011 and June 30, 2014 except for **projects that are necessitated by immediate health and safety reasons**. In the event that a project is requested during the moratorium because of immediate health and safety reasons, those proposals shall be reported to the chairs of the house and senate finance committees.

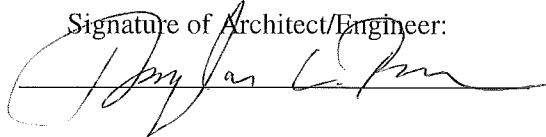


Firm Name: Durkee Brown Viveiros Werenfels Architects

Address: 111 Chestnut Street - Providence, RI 02903

Phone: 401-831-1240

Signature of Architect/Engineer:



***Superintendent's Statement:***

I certify that the above information is correct to the best of my knowledge and belief and that the project costs include only immediate health and safety issues.

  
\_\_\_\_\_  
Signature of Superintendent

## Housing Aid Bond Projection

LEA: Little Compton  
 No. Yrs: 20  
 Amount: \$11,306,519  
 Rate: 5.00%  
 Year of Sale: 2013  
 Share: 40.00%

Schedule:	Principal Payment	Interest Payment	Total	State Share Project Cost	State Share Interest Only	State Share	Local Share
2014		\$565,326	\$565,326	\$0	\$226,130	\$226,130	\$339,196
2015	\$565,326	\$537,060	\$1,102,386	\$226,130	\$214,824	\$440,954	\$661,431
2016	\$565,326	\$508,793	\$1,074,119	\$226,130	\$203,517	\$429,648	\$644,472
2017	\$565,326	\$480,527	\$1,045,853	\$226,130	\$192,211	\$418,341	\$627,512
2018	\$565,326	\$452,261	\$1,017,587	\$226,130	\$180,904	\$407,035	\$610,552
2019	\$565,326	\$423,994	\$989,320	\$226,130	\$169,598	\$395,728	\$593,592
2020	\$565,326	\$395,728	\$961,054	\$226,130	\$158,291	\$384,422	\$576,632
2021	\$565,326	\$367,462	\$932,788	\$226,130	\$146,985	\$373,115	\$559,673
2022	\$565,326	\$339,196	\$904,522	\$226,130	\$135,678	\$361,809	\$542,713
2023	\$565,326	\$310,929	\$876,255	\$226,130	\$124,372	\$350,502	\$525,753
2024	\$565,326	\$282,663	\$847,989	\$226,130	\$113,065	\$339,196	\$508,793
2025	\$565,326	\$254,397	\$819,723	\$226,130	\$101,759	\$327,889	\$491,834
2026	\$565,326	\$226,130	\$791,456	\$226,130	\$90,452	\$316,583	\$474,874
2027	\$565,326	\$197,864	\$763,190	\$226,130	\$79,146	\$305,276	\$457,914
2028	\$565,326	\$169,598	\$734,924	\$226,130	\$67,839	\$293,969	\$440,954
2029	\$565,326	\$141,331	\$706,657	\$226,130	\$56,533	\$282,663	\$423,994
2030	\$565,326	\$113,065	\$678,391	\$226,130	\$45,226	\$271,356	\$407,035
2031	\$565,326	\$84,799	\$650,125	\$226,130	\$33,920	\$260,050	\$390,075
2032	\$565,326	\$56,533	\$621,859	\$226,130	\$22,613	\$248,743	\$373,115
2033	\$565,326	\$28,266	\$593,592	\$226,130	\$11,307	\$237,437	\$356,155
2034	\$565,326	\$0	\$565,326	\$226,130	\$0	\$226,130	\$339,196
	<u>\$11,306,519</u>	<u>\$5,935,922</u>	<u>\$17,242,441</u>	<u>\$4,522,608</u>	<u>\$2,374,369</u>	<u>\$6,896,977</u>	<u>\$10,345,465</u>

**State Share during the moratorium will be \$226,130**

\*Only bonds financed through RIHEBC are eligible for reimbursement on interest.

\*\*State share ratio is based on FY2012 calculation and based on amendment to RIGL 16-7-39.

Final state share ratio is assigned when district bonds.