



RISE Prep Mayoral Academy

Multi-Phase Retrofit | Phase I & II Woonsocket, Rhode Island



Project Summary

The RISE Prep Mayoral Academy project comprises a multi-phase retrofit of an existing four-story office building into a new K-8 educational facility. Phase 1 of the retrofit encompasses a complete interior gut and renovation of the first and second floor, including mechanical, electrical, plumbing and fire safety infrastructure upgrades for the entire building, roof replacement and an enhanced new outdoor playground. This was followed by a gut and renovation of the third and fourth floors, including renovations to the elevator and abatement/replacement of hazardous materials. The site was repositioned to meet efficiency and safety requirements required for an educational facility and includes a beautiful courtyard and enclosed playground.

Rosalind DaCruz, Superintendent

RISE Prep Board of Directors

Lisa Baldelli-Hunt, Mayor of Woonsocket

Christopher Beauchamp

Paulette Hamilton

Thomas Calouro

Jerry Leveille

Georgeta Caratas-Gassey

Scott MacLennan

Carolyn Dias

Project Team

Keough Construction Management
Owner's Project Manager

Case Construction Company
Construction Manager

Studio Meja Architecture
Architect

ABOUT THE PROJECT



\$ 4.9 million
Project Cost



3,400
Square Feet

Summer 2019
Completion Date

540
students
Grades K-8



\$ 2.2 million
Total State Support



15%
Housing Aid
Bonuses

45% Final
Reimbursement Rate

\$ 562,532
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

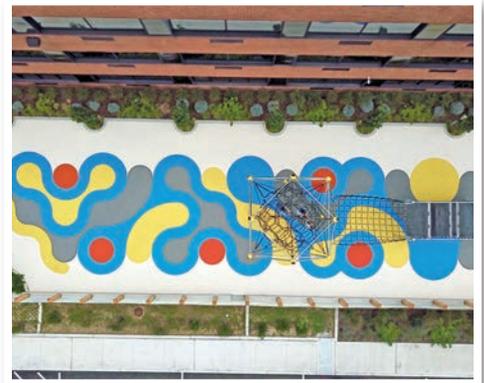
- This project meets or exceeds NE-CHPS, as well as all health, safety and security standards.
- New HVAC system, improved efficiency and air quality
- Replace old leaky roof with new PVC membrane, 4.5" insulation
- New acoustical ceilings
- Sprinkler & fire safety upgrades
- Abatement & replacement of flooring at stairways
- Raised stairway guardrail height from 36" to 42"

ADA UPDATES

- Site accessibility upgrades were incorporated in this project.
- All restrooms were gutted and renovated to ADA compliance.
- Barrier free room and door signs were incorporated throughout the facility.

INCREASED UTILIZATION

- As part of this renovation, functional utilization increased from 43.6% to 92.08%



"RISE Prep scholars were able to transition from learning out of basement and office space into an intentionally renovated school building through the school's partnership with the School Building Authority. With the support of state aid reimbursements, RISE Prep leadership was able to thoughtfully renovate in ways that enhance programming instead of limiting academic programming and offerings due to facility shortcomings. The process of working with the SBA was comprehensive and pushed RISE Prep's leadership team to consider every angle, from mechanical engineering to academic spaces and zones in order to provide RISE Prep scholars with a safe, clean and purposeful environment that will drive their learning during the K-8 experience at RISE Prep."

— Rosalind DaCruz, RISE Superintendent