

Cranston Public Schools

Building Cranston's Future One Child at a Time

and School

PROJECT NAME: GARDEN CITY BUILDING PROJECT

ANSWER DATE: July 28, 2021

GENERAL INFORMATION:

PROJECT WEBSITE

Project Website Link : <https://sites.google.com/view/cpsbuildingprojects/home>

Search Keywords: **CPS Building Projects (if Chrome is used, the website is in the 1st five results)**

For **building project related questions only**, questions may be asked through the Q&A portal on the HOME page of the project website.

ANSWERS TO QUESTIONS ASKED JULY 2021

Q1: Just a question - will there be new heating equipment installed at West for this coming winter?

A1: HVAC – This Summer 2021, an upgrade to the Fire Alarm system is taking place, as well as selected bathroom renovations. HVAC (heating system) upgrade is anticipated to take place in the future phases of the 5-year plan for CHS West. The system will be maintained and repaired as needed.

Q2: There is nothing listed on the Eden Park Project Overview section of the building projects website. All of the other schools listed have information on them. Could you please fix/update the site? Thank you.

A2: The Team will update the Eden Park Overview and other sections to ensure information is visible. Please check back after 8.1.2021.

Q3: Who do I contact about the Eden Park School building project regarding a faulty HVAC system that is unbearably loud and running at all hours of the day and night when school is out of session?

A3: The above-mentioned issue has been resolved. All school building operation and education related concerns can be addressed to the Cranston School Department directly. This portal is for planning and construction related items only.

END OF DOCUMENT

Cranston Public Schools

Building Cranston's Future One Child at a Time

and School

PROJECT NAME: GARDEN CITY BUILDING PROJECT

ANSWER DATE: July 26, 2021

GENERAL INFORMATION:

PROJECT WEBSITE

Project Website Link : <https://sites.google.com/view/cpsbuildingprojects/home>

Search Keywords: **CPS Building Projects (if Chrome is used, the website is in the 1st five results)**

For **building project related questions only**, questions may be asked through the Q&A portal on the HOME page of the project website.

Garden City Building Project Progress Update will be posted on the website starting week of July 26, 2021.

GARDEN CITY BUILDING PROJECT: BUILDING CODE SUMMARY

The currently applicable codes, standards, and guidelines for the Garden City Building Project include, but are not limited to the following:

- THE RHODE ISLAND STATE BUILDING CODE (SBC-2019), WHICH ADOPTS AND AMENDS THE INTERNATIONAL BUILDING CODE – 2015 EDITION;
- THE RHODE ISLAND FIRE SAFETY CODE (RIFSC), WHICH INCLUDES:
 - THE RHODE ISLAND FIRE CODE (RIFC), WHICH ADOPTS AND AMENDS THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 1-2015) FIRE CODE (FC); AND
 - THE RHODE ISLAND LIFE SAFETY CODE (RILSC), WHICH ADOPTS AND AMENDS THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101-2015) LIFE SAFETY CODE (LSC)
- ACCESSIBILITY STANDARDS SHALL COMPLY WITH 2010 AMERICAN WITH DISABILITY (ADA) STANDARDS FOR ACCESSIBILITY DESIGN, WHICH IS COMPRISED OF THE FOLLOWING (2010 ADA):
 - ADA TITLE II, 28 CFR PART 35.151, SUBPART D; AND
 - AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), 36 CFR PART 1191, APPENDICES B&D

ANSWERS TO QUESTIONS ASKED DURING JUNE & JULY 2021

Q1: With full knowledge that the Garden City Elementary School was being fully renovated with an entire new complex, why would the Cranston School Committee authorize spending hundreds of thousands of dollars or more on, but not limited to, the following? Installing new fire suppression system? Installing new ceilings? Installing new lighting? Installing new gas burners? Does the School Committee maintain oversight of the Cranston School Department? Does the School Committee hold the Cranston School Department accountable for fiscal responsibility? If necessary, why wasn't a waiver applied for the fire suppression system?

A1: At the time of the repairs mentioned in the letter, it was not known if the Garden City school will be rebuilt or renovated. The upgrades that took place at the time were essential to keep the school operational through the end of 2021 school year. Without these repairs, the school would not functional for as long as it was. It is important to point out that ALL school buildings undergo yearly inspections, the school building maintenance for proper and safe function is mandatory regardless of what future plan is for any given building. If the building fails inspection for any specific function, that function must be repaired or replaced, even if the building is scheduled for future replacement.

The timeline for master plan and 5-year plan development is posted on the school building website under the 5-year plan tab. Link is noted at the beginning of this document or by clicking here for the time line link: <https://sites.google.com/view/cpsbuildingprojects/5-year-plan/timeline> .

Q2: CONTRACT LEGALITY: Was there a formal request to the School Committee to proceed with bidding out the project? Was approval documented? Why would you provide a clause referencing "substantially complete" as it provides contractors the advantage? Why would you not explain the specific expectations the school department wants by a specific determined date-ie; complete occupancy, mechanicals, interior, exterior, etc...

A2: All contracts and services were voted on, and approved by the School Committee and the Purchasing Board, in accordance with State and Local procurement procedures.
The Term "substantial completion" is a legal term identified in AIA and DCAMM standard contracts. It identifies the time when building is complete, inspected and turned over to the user for occupancy. Please reference AIA Terms and Conditions Glossary available online.

Q3: INVESTMENT: Were there any provisions for cost guarantee measures that could have been sought after in early 2020? What was the initial project cost and now what is the final hard cost or is there none? Why wasn't the abatement project put out to bid in January to have allowed bid evaluations, certification of necessary licensing/paperwork, State approval, vendor selection, and an on-time start date? How can you hire an Environmental Services Company to develop an Abatement plan, submit a request to bid, evaluate results and quality vendors within 90 days? What other parts of the project have not been prepared for bid solicitations?

A3: ALL statements in this question are inaccurate. Garden City School was originally budgeted to be built for \$420/Square foot. The present cost for goods, services and Labor in the construction industry are above and beyond standard escalation for inflation projections. COVID-19 pandemic impacted not just material pricing, but the availability of building materials worldwide and labor availability, thus impacting cost and schedule of building projects. A factor that was not foreseen at the time of earlier estimates for the project, which was done pre pandemic. Taking all these factors into consideration, the School will still be built to not exceed the allowable, by RIDE SBA, maximum cost per square foot of \$489/SF. Depending on how the projects are packaged to RIDE the amount that the City will be response for will range from 46% - 26% from the Total Project Cost with RIDE SBA reimbursing 54%-74% of the Total Project Cost respectively.

- Q3: STRUCTURAL INTEGRITY:** Is completed project guaranteed to be commissioned by Turner to ensure the integrity of mechanical/electrical/etc. installations?
- A3:** Turner is the Cx agent. Commissioning all systems & building envelope is their contractual obligation.
- Q4: STRUCTURAL INTEGRITY:** Is the underground oil storage tank being removed? As area being kept at existing height storage tank being leveled to street height?
- A4:** Yes. The oil tank will be removed.
- Q5: STRUCTURAL INTEGRITY:** Is there an exterior room for storage of gas-powered equipment -lawnmower, trimmers, snowblower?
- A5:** Yes.
- Q6: STRUCTURAL INTEGRITY:** Are roofs designed with a pitch to allow water run off with exterior downspouts?
- A6:** Yes.
- Q7: STRUCTURAL INTEGRITY:** Are there interior drains for roof water that should be eliminated to avoid future unwarranted water intrusion, potential damage, and repair?
- A7:** There no interior drains. The roof drain system is design in conjunction with the increased warranty roofing system with gutters and downspouts as well as properly designed roof tappers and slopes for proper run off to the gutters and downspouts.
- Q8: DESING RESOURCES INPUT:** Has law enforcement had opportunity to evaluate safety designs? Has School Department licensed electricians had any design input? Has School Department licensed plumbers had any design input? Has School Department licensed HVAC technicians had any design input? Have City Engineering overseen design and allowed input? Did you incorporate the above licensed employees to provide insight to actual workings and minimize overwhelming and complicated computer-controlled devices that are prone to operational and calibration nightmares for school staff?
- A8:** All Local and State permitting, safety and approvals Agencies as well as all Authority Having Jurisdiction agencies have been informed of the project through proper approvals process set forth by these Agencies and in accordance with the Local and State General Laws. That includes but not limited to the: Law Enforcement, Fire Department, Building Department, Historic Commission, Planning Board, Commission for Disabilities and more.
- All crucial and essential parties associated with Cranston Public Schools have been involved with the design of the building.
- Q9: GYMNASIUM:** Are retractable basketball nets in gymnasium going to provide height adjustable for elementary? Are there restroom facilities available in location of gymnasium separate from interior of school for security? Is there handicap parking for gymnasium?
- A9:** This item has been addressed and posted in the FAQ section on the website on May 5, 2021. See the FAQ Section on the website or click here: <https://sites.google.com/view/cpsbuildingprojects/faq>.
- Q10: PARKING:** Why were there no provisions for parking spaces due to the doubling of the school student and staff population? Why is there only a small new area with approximately 18 spaces being considered as a relief of the

parking congestion? Why would the City impose resident restricted street access and restricted width for fire safety access by increasing daily vehicle street parking from thirty (30) vehicles to sixty (60) vehicles? Why is there not a large parking area on Magazine Street that could accommodate a minimum of 25 vehicles being created instead of a drop off area for four (4) cars? Why was there not a handicap parking area for visitors and staff in accordance with ADA code requirements in South Island on Plantations Drive?

A10: The building is currently in the Design Development Stage with parking related items in process of resolution and design. The Project Team has submitted to the Department of Planning and Zoning. To date, there have been several hearings relative to this project. All supplemental information has been submitted as requested by the Department. Upon conclusion of the review of the Department of Planning, an update statement will be issued and posted on the website under a separate cover from this Q&A DOCUMENT.

Q11: EVIROMNTAL: Is there a clause in the project that no asbestos materials/lead paints are to be used, and each contractor must sign-off with a certified letter prior to completion of payment, and a letter of asbestos free/lead free become part of the AHERA plan to the State to eliminate any future inspections?

A11: The asbestos related question has been addressed in previous FAQ, please reference answers from the 4-28-2021 neighborhood meeting, posted on the website or click here: <https://sites.google.com/view/cpsbuildingprojects/faq> . There will be NO asbestos in the new building or any of the materials used for constructing it. Asbestos is banned and is illegal to be used in any code compliant building applications. ALL existing asbestos materials in the existing building will be properly abated and disposed off prior to the demolition of the existing building. This will be done in accordance with the building code and local building / general laws as it relates to handling of hazardous materials.

Q12: EVIROMNTAL: Are provisions being made for-pre-wiring and accessible panels in glass surfaces- to accommodate future ceiling fans, and air conditioners in classrooms to eliminate future retrofits-and piecemealing?

A12: The building will have a state-of-the-art HVAC system. Ceiling fans will not need to be added in the future.

Q13: EVIROMNTAL: Are provisions being made for-pre-wiring and accessible panels in glass surfaces- to accommodate future ceiling fans, and air conditioners in classrooms to eliminate future retrofits-and piecemealing? Is school being outfitted with central air conditioning?

A13: The building will have a state-of-the-art HVAC system. Ceiling fans will not need to be added in the future. The building will have air conditioning.

Q14: ADA / ACCESSIBILITY: Are the restroom facilities/water fountains, hand sanitation stations lower for the age group as there are no distinguishing ADA codes for adults or elementary students? Are the interior doors able to accommodate or are extra operable panels needed due to the larger motorized wheelchairs/scooters (addressing student/staff/or guest accessibility)? Is the ramping from Magazine Street for handicap accessibility and if so, are there level stops on the ramping for rest or continuous? How are you handling restroom facilities for transgender staff or students?

A14: This has been previously addressed, please reference answers from the 4-28-2021 neighborhood meeting, posted on the website or click here: <https://sites.google.com/view/cpsbuildingprojects/faq> . Should there be further questions, please submit through the FAQ Form on the website as noted at the beginning of this document.

Q15: MATERIALS: Are carpet tiles being utilized instead of broadloom carpeting that would eliminate future carpet pulls and repairs? Are there window shades being installed and do they extend 6" past sill height to prevent roll separation? Are window shades fire rated? Are contractors being held to provide a spreadsheet location list of fire extinguishers and filters with sizes? Should top lites (glass above initial plates) be eliminated-maintenance concerns/overtime?

A15: Several of these questions have been previously addressed, please reference answers from the 4-28-2021 neighborhood meeting, posted on the website or click here: <https://sites.google.com/view/cpsbuildingprojects/faq> . Carpet tiles are being installed. Window shade will be provided and installed per code and design standards. All materials in the building comply with code required fire rating. Fire extinguisher location plan is part of the drawing set that is required by the fire department. Filters and sizes for maintenance are part of the O&M Manuals and specifications that will be turned over to the Owner at the end of the project. Top clear story lites will be installed as designed.

Q16: MATERIALS: Is Formica being used as countertop materials that will deteriorate and cause repair necessities along with formaldehyde gassing or a one-piece solid composite? Are handwashing sinks in all classrooms and are counter tops a one-piece with sink bowl fabricated out of same material? Are composite materials being utilized for restroom partitions or Formica that will deteriorate or metal that will rust/corrode?

A16: Several of these questions have been previously addressed, please reference answers from the 4-28-2021 neighborhood meeting, posted on the website or click here <https://sites.google.com/view/cpsbuildingprojects/faq> . All materials and their quality are designed to last and fit within budget. The assembly of the casework and furniture has been vetted and reviewed with the manufacturers, the design team and observed in the Eden Park Pathfinder project from 2019. Materials or assemblies that did not perform will not be used in this building.

Q17: SAFETY: Are there ballasts at entrances to prevent vehicle intrusion? While entrance doors maybe bullet resistant/bullet proof are the large side glass panels just plate glass? Why are classroom plates of glass/windows at ground level? Is there a "red" panic button for ventilation shut off for biological contaminants as was required? Is the hvac recovery area above drop ceilings a sealed duct system or are there ceiling hangers, ceiling tiles, able to accumulate dust/dirt? Is the hvac recovery area above the drop ceiling covered by sprinklers? Is there dual-purpose intrusion detection in each room that would minimize false alarms? Are there glass breaks detectors as part of the burglar alarm protection system? Why are exterior /plate glass window heights at ground level that would not protect occupants in an emergency and provide visual /security concerns? Why do stairwell have total glass plates at lower levels that would sacrifice student security from exterior? Why is there a pass-through underneath the walkway entrance that would entice students/animals to play in and hold standing water where mosquito like to dwell and carry potential diseases? Are elevators meeting new fire code in order that they be used in evacuation as a closed air filtration system? Review of the fire department is part of the permitting procedures. Are elevators being included in generator back-up? Why are the classroom doors not being controlled by fire release magnets? Would fire release magnets eliminate staff from forcing doors open with wood chucks or placing chairs in front or materials at top corners stressing the door closers resulting in hinge and closer repairs? Are elevated hanging light fixtures being outfitted with secondary drop safety cables? Is gymnasium lighting secured by face caging and drop safety cables? Are fire sprinklers, exit signs and emergency light systems in gymnasium protected by face cage? Where there appears to be a solid fenced in courtyard is there a direct rated access out of the area in case of fire, playtime, or evacuation? Are under-stair storage areas covered by suppression system?

A17: Several of these questions have been previously addressed, please reference answers from the 4-28-2021 neighborhood meeting, posted on the website or click here: <https://sites.google.com/view/cpsbuildingprojects/faq>. The building is designed IN ACCORDANCE WITH ALL APPLICABLE LIFE AND SAFETY REGULATIONS AND CODES, as well as best practices. Final design will undergo review and approval of ALL local building authorities such as the Fire Department, Police Department, Building Department and Stage Agencies including ADA Commission and Historic. RIDE SBA also reviews the Design at all stages, to ensure we meet and exceed the all standards. The building is NECHPS Compliant for air quality and sustainable design.

There will be no standing water in the water retention system, it is not designed to accumulate water, it is designed to drain it. it is not a deep basin with water accumulation.

All elevators will be built to code – ALL Codes, fire and Safety.

All equipment at Gymnasium will be properly protected.

END OF DOCUMENT

Cranston Public Schools

*Building Cranston's Future One Child at a Time
and School*

Garden City Elementary School Construction FAQs Updated February 2021



This is a digital image of the proposed entryway of the new GCES.
(Photo courtesy of Fielding International)

The following questions were received in recent weeks, and were not previously answered in the FAQs posted on the construction website in January.

Q. Will all of the surfaces in the new school be cleaned thoroughly?

A. The cleaning protocols for the new school will be the same as in all of our schools. Our school district has been using fogging machines for the thorough disinfection of surfaces for several years, even prior to COVID-19.

Q. What is the HVAC system like at Barrows?

A. Air purifiers will be in every classroom at Barrows and the cleaning and disinfection protocols will be just the same as they are at Garden City Elementary school now, as well as in all of our facilities.

Q. What will learning at Barrows look like?

A. Learning at Barrows will look the same as learning at Garden City Elementary School. Because our school district is on the cutting edge of education, with our facilities now beginning to catch up thanks to our five-year plan, our educators district-wide have been receiving professional development and training in how to teach in the new 21st century teaching environment. They continue to utilize these new skills in preparation for being in the new teaching and learning environment which will be well-equipped to support their needs. They will

continue to receive professional development well beyond the opening of the new building, as our district has built professional development and support into the five-year plan. Our educators have been using many of these skills already while we have been in the current GCES facility, despite not having the proper space and/or equipment with which to best carry them out. This is, however, the direction our entire district is moving in, hence the widespread professional development opportunities for all of our educators. This five-year plan is the first in a series of five-year plans in which we update **all** of our facilities for the teaching and learning environments to be on par with Eden Park, Garden City and Gladstone (the three major projects in this five-year plan).

Q. What other spaces were considered [to house students during construction] besides Barrows?

A. There are no other available school spaces besides Barrows for use here in Cranston. Our goal for our Garden City community was to keep everyone together as much as possible and to keep our educators and our students in Cranston. We did not want to do as other districts have done and send our students to other spaces across the state, especially when we had our own school facility nearby, ready and waiting. That would have been very inconvenient for our families. The regulations for where students can be housed are very specific and we cannot just utilize any space in the city (such as the old Citizens Bank building where the field hospital is currently located, for example). The best place for our students is in a school, and even better, our own school which is less than four miles from the current Garden City School, and only a ten minute ride.

Q. What will the school hours be at Barrows?

A. The school hours will be in line with our other elementary schools in the district. We have some schools which begin and end just before or just after other schools, but relatively speaking the start and end times will not be much different than the current start and end times. As the new school year gets closer we will have very specific details as to the start and end times for Barrows and all families will have that information before the start of school in September 2021.

Q. What company is doing the construction?

A. That application, interview, and decision process is still ongoing. An announcement will be made when a company has been chosen.

Q. What will the construction hours be?

A. There are zoning laws in Cranston regarding hours of operation for construction sites and all construction will follow those laws.

Q. Will the Garden City project be the only project assigned to the contractors?

A. Yes, the Garden City project will be their only focus throughout the months of construction. Any other concurrent projects in the district will go through the RFQ process for selection and award.

Q. Will the HVAC in the new building have UV lights?

A. The HVAC systems in the new building will meet and exceed current COVID-19 requirements. Whether or not they include UV lighting is still in the decision-making process.

Q. How do schools set up like this [new school] do during flu season?

A. Because of the stringent requirements for HVAC systems that are now in place for school construction projects, our school facilities will be more than ready for cold and flu seasons ahead, as well as any future pandemics that may take place. The facilities will have systems that go far beyond any COVID-19 requirements that are currently in place. The students will not be limited to such small, cramped spaces and close quarters as they are in the former traditional classroom designs and all of the surfaces are created for

easy cleaning and disinfecting (including the rugs). Additionally, there is extra emphasis on hand-washing, with working sinks and running water located in every classroom.

Q. Why, if the construction timeline is 12-14 months, is the winter break scheduled to be the time to move into the new building when 14 months would be early fall?

A. Currently, we are slated for a full opening of the new building as of the start of the new year in January 2023. This allows for any delays in the construction timeline to be addressed and keeps our Garden City students and educators in their same familiar space from the previous year until plans are solidified for the transition. Sufficient time is needed for moving educators' classroom belongings out of Barrows where they have been for the past year, and into the new space. This moving process takes a significant amount of time, more than just a weekend in between classes ending on a Friday afternoon and reopening with teachers ready for school on the following Monday. There is time needed for reorganizing in order to be ready for students. However, as the work is completed we will be constantly assessing the progress and determining what we, as the Leadership Team for CPS, determine is best for all of our students and our educators in terms of a move-in timeline. As always we will communicate this information to families as we have it.

Q. Will PreK be located at Barrows?

A. No, PreK will not be located at Barrows as the facility is not set up for our PreK needs. Additionally there may be other special programming which is located in other facilities in Cranston, depending on space availability and program needs.

Q. Will there be a space in the new school that can accommodate the entire student population at once?

A. No, there will not be a space that can accommodate everyone at one time. However the available large group spaces will be larger than what exists now at the current Garden City Elementary School location. There will be several spaces available for larger groups to gather however, including in the Learning Commons, on the kiva in the social heart/cafeteria, and in the gymnasium.

Q. Where does the review and approval process stand with RIDE?

A. Our master plan, as well as the plans for Garden City Elementary School have all been approved by RIDE. We are now in the design phase of the planning process for Garden City, per the rigorous RIDE guidelines. Additionally, representatives from RIDE have publicly commended Cranston Public Schools for the tremendous job that has been done with our planning and initial designs. We have been hailed as one of the best in the state and we were the first at the table with our plans. Our school bond which was approved by voters was the largest, most comprehensive school construction bond in the entire state of Rhode Island and our new schools will be evidence of that.

Q. Where are the other 200 kids coming from to make up the increased population numbers?

A. The students from Waterman Elementary School will be joining the students from Garden City Elementary School in the fall of 2023, and the two school communities will be combined into one, making up the entire population and school community of the new Garden City School. Additionally, this creates an additional swing space at Waterman for our next major construction project at Gladstone Elementary School. RIDE reimbursement incentives are given for creating "newer and fewer" schools, and this part of our master plan incorporates that RIDE goal in order to maximize our rate of reimbursement for our city.

Q. How will the future fifth-graders fare when going from this new learning model to Western Hills where a more traditional learning model is in place?

A. All of our CPS educators will have the same opportunities for professional development in order to prepare them for this 21st century teaching model to be implemented in all of our buildings district-wide as our plans

progress. As in at the current Garden City Elementary School, there are many educators across the district who are already using these teaching and learning models despite not having the facility upgrades to support them, including educators at Western Hills Middle School.

Q. How much of the existing blacktop, playgrounds and ball field will be available during construction and after?

A. There will be areas that are not accessible during the construction phase in order to keep residents safe. Those areas will be closed off with fencing during construction. Any areas left open and accessible are free to be used by residents during the construction phase. During our planning we have made certain that the memorial playground that was recently created and dedicated will remain untouched by the process and will be as is when the school reopens.

Cranston Public Schools

*Building Cranston's Future One Child at a Time
and School*

PROJECT NAME: GARDEN CITY BUILDING PROJECT

DATE ASKED: APRIL 28, 2021 AT THE NEIGHBORHOOD MEETING NO.1

ANSWER DATE: MAY 5, 2021

GENERAL INFORMATION:

PROJECT WEBSITE

Project Website Link : <https://sites.google.com/view/cpsbuildingprojects/home>

For **building project related questions only**, questions may be asked through the Q&A portal on the HOME page of the project website or by following the link below.

https://docs.google.com/forms/d/e/1FAIpQLSeNiz05jK7UtWyGKBGnpK_tGmoDzz4xjdErbopuBkDh49id9A/viewform

CURRENT BUILDING CODE

The currently applicable codes, standards, and guidelines for this project includes, but are not limited to the following:

- THE RHODE ISLAND STATE BUILDING CODE (SBC-2019), WHICH ADOPTS AND AMENDS THE INTERNATIONAL BUILDING CODE – 2015 EDITION;
- THE RHODE ISLAND FIRE SAFETY CODE (RIFSC), WHICH INCLUDES:
 - THE RHODE ISLAND FIRE CODE (RIFSC), WHICH ADOPTS AND AMENDS THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 1-2015) FIRE CODE (FC); AND
 - THE RHODE ISLAND LIFE SAFETY CODE (RILSC), WHICH ADOPTS AND AMENDS THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101-2015) LIFE SAFETY CODE (LSC)
- ACCESSIBILITY STANDARDS SHALL COMPLY WITH 2010 AMERICAN WITH DISABILITY (ADA) STANDARDS FOR ACCESSIBILITY DESIGN, WHICH IS COMPRISED OF THE FOLLOWING (2010 ADA):
 - ADA TITLE II, 28 CFR PART 35.151, SUBPART D; AND
 - AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), 36 CFR PART 1191, APPENDICES B&D

ANSWERS

Q: Is there going to be a correspondence with the neighborhood regarding design/construction? Time frame? Is entire structure being demolished? Or parts of it?

A: Communication relative to the building project will be posted at the project website listed above. The existing Garden City Building Project is scheduled to be fully demolished and abated with new building structure built in its place on the same site.

Question 2: Is there an outside construction management firm overseeing project?

Answer 2: Yes. Dimeo Construction Company is the Construction Manager at Risk for this project.

Q: Is completed project being commissioned for insuring integrity of mechanical/electrical installation?

A: Yes. A 3rd party commissioning agent is on board for the Commissioning of the building.

Q: Are pictures of existing being taken to insure building integrity? Based upon past roof construction at Garden City there was significant damage to exterior walls/overhangs due to weight on roofing.

A: Yes, the existing building has been photographed and 3D scanned.

Q: Is the underground oil storage tank being removed? Or has plans to permanently fill been filed? Is all the asbestos being removed? Floors, pipe coverings, etc...ceilings

A: Yes, the underground fuel tank is being removed and abated in its entirety.

Q: Is all the asbestos being removed? Floors, pipe coverings, etc...ceilings?

A: Yes, the entire existing structure is being demolished, and the material containing hazardous material including asbestos will be abated responsibility.

Q: Has lead paint been determined for removal?

A: Yes, the entire building structure is determined for removal and abatement. A full hazmat report has been prepared by a 3rd party hazmat consultant, the plan has been submitted and approved per state and city regulations.

Q: Is there a clause in the project that no asbestos material are to be used, and each contractor must sign-off prior to completion of payment, and a letter of asbestos free become part of the AH ERA plan to the State?

A: Correct, asbestos is a prohibited material. New building is design to meet all applicable building codes and regulations, prohibiting asbestos in the building.

Q: Contractors shall provide a spreadsheet location list of fire extinguishers and filters with sizes.

A: The fire extinguisher locations as required by the building code are being identified in the design documents by the fire protection engineer on board. The Construction Manager will provide as-built documentation at the completion of construction.

Q: Because there is no differential in handicap requirements from adult to youth, are the restroom facilities lower for the age group?

A: ADA requirements for toilet heights and grab bars accounts for different age groups. Garden City is being designed to be fully accessible, and ADA plumbing fixtures will be provided at the appropriate height for each age level.

Q: Due to the larger motorized wheelchair sized up to 40" are the interior doors able to accommodate or are extra operable panels needed?

A: Garden City is being designed to be fully accessible, and door sizes and door swings will fully comply with ADA clearance requirements.

Q: Is there an, exterior room for storage of gas-powered equipment -lawnmower, trimmers, snowblower?

A: Yes, there is a service loading area that will accommodate site maintenance equipment.

Q: Are basketball nets adjustable for elementary?

A: The basketball hoops in the gymnasium will be ceiling retractable to allow flexibility in the use of space.

Q: Are there restroom facilities available in location of gymnasium separate from interior of school for security? Handicap parking for gymnasium?

A: Yes, restroom facilities are available at Gym. Yes, the new on site parking has the required ADA parking spaces.

Q: Is a complete fire alarm system being installed?

A: Yes. The new building will be built in full compliance of current fire code and will be fully sprinklered and alarmed.

Q: Are there dual-purpose intrusion detection in each room? Motion/heat to minimize false alarms? Glass breaks?

A: Yes, the new building will have a complete security system including access control and intrusion detection.

Q: Existing parking is horrendous. Magazine street should be additional lot with retaining wall.

A: The new building is design with adequate parking provided.

Q: Are carpet tiles being utilized?

A: Yes

Q: Exterior window heights do not protect visual /security concerns.

A: Exterior windows are essential for providing natural light, views to the outdoors, and fresh air to each space. The windows at Garden City will be very secure (glass will be safety laminated to prevent intrusion; roller shades are being provided for solar gain and visual access control, and operable windows have a multi-point locking system.

Q: Window shades? And extend 6" past sill to prevent roll separation. Fire rated.

A: Yes, all exterior and interior windows will have roller shades.

Q: Top lites (glass above initial plates should be eliminated-maintenance concerns/overtime. Generators? Designate school as evacuation site and get federal funds.

A: Yes, a back-up generator is being provided.

Q: Exterior vegetation/student gardens should be minimized. Annual nightmare! Retention ponding area?

A: The landscape architect is designing outdoor areas with native plantings that do not require irrigation and are lower maintenance. Site storm water is being collected and treated in lieu of feeding onto the municipal system, including surface basins.

Q: Are there ballasts at entrances to prevent vehicle intrusion?

A: Yes, bollards are being provided where necessary.

Q: Is glass bullet proof?

A: Yes, some specific areas of the school will have ballistic rated materials including bullet proof glass.

Q: Is there a panic button for ventilation shut off for biological contaminants?

A: Yes, the mechanical systems have carbon monoxide and smoke sensors to monitor indoor air quality.

Q: Is the HVAC recovery area above drop ceilings? Is it clear path or are there ceiling hangers, sprinklers?

A: The mechanical system is being designed to meet or exceed code and will implement a combination of a 2-pipe FCU heating and cooling system with dedicated outdoor air supply (DOAS) via energy recovery ventilators.

Q: Dust accumulation prevention

A: The mechanical ventilation system has a high level of filtration that will remove dust, pollen, and other allergens from the air.

Q: Walkway entrance elevated with pass through underneath? Safety issue/kids/standing water/animals/mosquito w diseases?

A: The proposed design includes covered walkway canopies leading from the bus drop-off and parent drop-off areas to the main entrance point. The storm water design does not allow for increased mosquito growth, all water accumulation is designed to runoff through surface or underground infiltration basins.

Cranston Public Schools

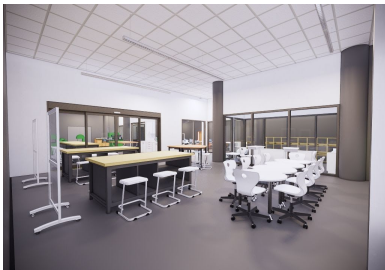
*Building Cranston's Future One Child at a Time
and School*

Frequently Asked Questions January 2021

The five year planning process

On November 3, 2020 voters in Cranston overwhelmingly approved Question 2 in the general election with **79.4% of voters** supporting a generation of improvements to our Cranston Public Schools facilities. The first five years of school construction plans that we have developed take full advantage of the state's reimbursement incentives and we will be undertaking these projects at rates of reimbursement which range from 54% to 74%. The \$147 million bond amount includes \$133 million for five core projects at Garden City Elementary School, Gladstone Elementary School, Eden Park Elementary School, Park View Middle School and Cranston High School West. Additionally, \$14 million is included which is set aside for projects which qualify for reimbursement at any of the other schools not included in those five school projects.

Below are some digital renderings of some aspects of the projects, followed by some of the most frequently asked questions about our plans.



Park View Middle School
STEAM Lab



Cranston High School West
Secure Entryway



Gladstone Elementary School
Learning Commons

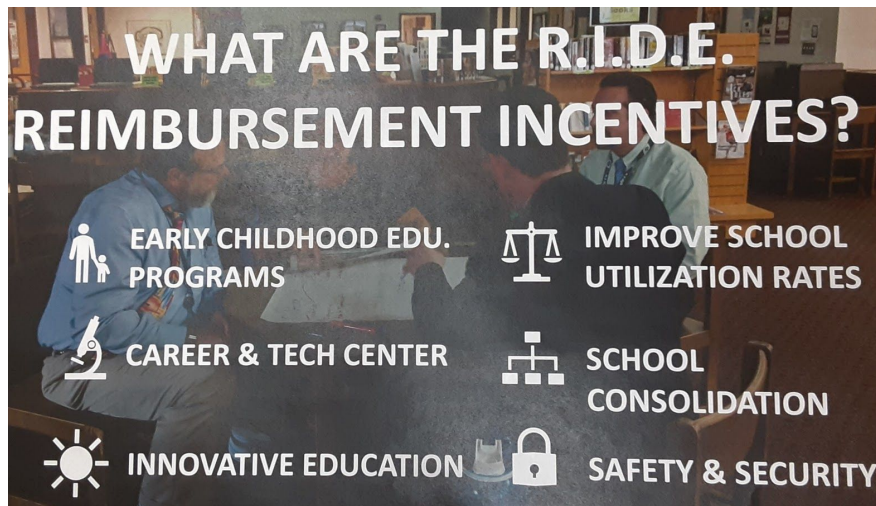
Q: When will the first of the five projects begin?

A: The first of the major projects, Garden City Elementary School, is slated to begin in the summer of 2021 at the conclusion of the school year. It is estimated that the project will take approximately 12-18 months to complete, with students housed elsewhere during the construction period and are expected to be moved back into the building at the conclusion of the winter break in January 2023.

Q: How did you choose the five schools for the core projects, and why wasn't my child's school chosen?

A: The process for choosing the first five school facilities to receive work was multifaceted.

- We examined the reports submitted by Jacobs in 2016 as to the condition of each of our schools and the recommendations for repurposing, renovating or replacing them.
- We examined the new Rhode Island Department of Education's (RIDE) rules for school construction which include things like required square footage per student for classrooms and the need for separate spaces for cafeterias, gymnasiums and auditoriums, for example. RIDE will not approve construction projects that do not meet the requirements, making some of our schools ineligible due to a lack of available square footage alone.
- We looked at the projects that were critical at each school. Things that included the safety and security of our students, accessibility for those with disabilities, and the need to keep our students warm, safe and dry, while delivering a 21st century education were all at the top of our list of priorities.
- We considered the projects that would qualify for the most state reimbursement possible in order to accomplish a great deal of work at a fraction of the cost. See the photo below for the types of projects that qualify for reimbursement from the state.



- We looked at projects which would fulfill facility needs such as secure entryways and new HVAC systems, but also allowed us to improve the teaching and learning spaces for our educators and our students, putting the teaching and learning environment on par with the education we are delivering to our students. No longer do we want to “just” fix a roof, “just” add sprinklers, or “just” replace windows. Going forward, we want our projects to benefit our students’ education as much as possible, while still tending to the needs of our buildings too. For too long, we have spent money on “band-aid” fixes that were short term, expensive, and do not impact our students and their education in any way. Our plans reflect this new mission.
- Ultimately and most importantly, we tried to choose schools that would affect the largest amount of students in as many areas of our city as possible, at as many educational levels as possible, while continuing to make our facilities a resource for all, the hub of our communities, and available for community groups to utilize citywide. We chose schools all over the city from the eastern side to the western side, and in between, and students from preschool through high school will all benefit from these improvements to our facilities. By consolidating some of our schools, the maximum number of students will be able to benefit from our extraordinary educational facilities.

Q: When will the construction take place at each of the five schools?

A: The timeline of plans would be as follows, although details are subject to change:

Garden City Elementary School:

Project Timeline from design to completion: November 2021 - December 2022

Construction Timeline: July 2021 - November 2022

Gladstone Elementary School:

Project Timeline from design to completion: January 2022 - June 2025

Construction Timeline: July 2023 - May 2025

Phased Renovation Projects:

Phased Renovation Project 1: Eden Park Elementary School (East Wing and Gym):

Project timeline from design to completion: September 2021-August 2024

Construction timeline: Phased over three summers: 2022, 2023, 2024

Phased Renovation Project 2: Cranston High School West (bathrooms, security, HVAC, envelope):

Project timeline from design to completion: January 2021-August 2024

Construction timeline: Phased over three summers: 2021, 2023, 2024

Phased Renovation Project 3: Park View Middle School (Security, HVAC, Envelope):

Project timeline from design to completion: January 2022-August 2023

Construction timeline: Phased over two summers 2022, 2023

Cranston Public Schools

*Building Cranston's Future One Child at a Time
and School*



Garden City Elementary School

Q: Where will my child/children be during the construction process?

A: It is our intention to keep the Garden City Elementary School community together as much as is possible. We realize that the students thrive when they are with their own teachers, staff, and administrators, utilizing their normal routines. Therefore, in order to lessen the impact on our students, the GCES school community will be housed together in our Chester Barrows Elementary School facility. Chester Barrows is located in a tight-knit community similar to that of the GCES community, and was recently closed due to low student enrollment. The facility is in full working condition and had recently received an updated city playground which is located on the property. We will continue to maintain the building just as any of our other school facilities are maintained. Special populations of students may be housed in other neighborhood schools depending on the need and the availability of programming within those schools.

Q: Will transportation be provided to get them to the temporary location?

A: Yes, any student who normally receives district transportation will still be eligible for it. Additionally, a bus stop will be set up at Garden City School at a safe distance from the construction taking place, and families who normally drop their children off or walk to school will be able to do so, and a bus will take them from the school to Chester Barrows. At the end of the day all students will be transported back to the school bus stop (or to their homes if they normally receive district transportation.)

Q: How long will the children be housed at Chester Barrows?

A: In order to minimize disruption to the students' education, they will begin the school year in September 2021 at Chester Barrows and will remain there through the start of the winter vacation break in December 2022. They will begin school after the winter break in January 2023 in the new Garden City Elementary School. There will be celebratory events highlighting the opening of the new school once staff and students have had a chance to acclimate themselves to the space. Additionally, the students at Waterman Elementary School will begin attending the new Garden City School in September 2023.

Q: Who has been involved in the planning and design process for Garden City Elementary School?

A: In short, everyone. Initially, when we were creating our five-year plan, we held 36 community meetings all over the city in order to receive input from all of our community members, including parents, students, teachers, administrators, neighbors and local business owners. You can see an example of students participating in our community meetings in the photo below. Their feedback and input shaped our initial plans tremendously and we are grateful for their participation. More recently, we have met with teachers, administration, and parents from Garden City Elementary School to begin more specific planning for the project. As with our previous project at Eden Park Elementary School, the teachers are deeply involved in the design and development of the plans for the new school. Stakeholders including families, teachers, staff, and administrators will continue to have opportunities to give input throughout the design process.



TEACHERS
ARE A CORE
PART OF THE
DESIGN
PROCESS



Q: What type of training and professional development will the Garden City Elementary School teachers receive in order to help them transition to the new teaching and learning environment in the new Garden City School?

A: Because the teaching and learning environment in a true 21st century facility is so different, our five-year plan includes professional development for our teachers for the entire year before the school has opened, and extends throughout the year after the school opens. Garden City Elementary School teachers have already had the opportunity to speak to, observe and learn from the teachers at Eden Park Elementary School as they have transitioned to their new learning environment. The professional development will not only help the educators as they adjust to the new learning spaces, but it will also help them make use of all of the new technology which will be a feature in the new building.

Q: What is the anticipated cost of the Garden City project and what is the anticipated reimbursement from the state?

A: The Garden City Elementary School project is estimated to cost approximately \$41 million. We are anticipating getting back between 64% and 74% reimbursement from the state for the project.

Q: How will the new Garden City Elementary School be different from the one we have now?



A: The new building will have many new and exciting features for teaching and learning, and will also have many updated features for the facility itself. Some of these features include:

- Larger classroom spaces meeting current square footage requirements in each learning community with a variety of furniture and seating which is flexible and comfortable for students.
- Small group spaces for collaborative work between students, or for work between a teacher and a small group of students or with an individual student.
- Utilization of former hallway space into functional learning spaces.
- Lots of natural light from secure, functioning windows in every space. Natural light was probably the number one request we had from students during our community meetings mentioned above.
- Dedicated spaces for a gymnasium, cafeteria, media center, and maker space are just some of the featured spaces included in the design plans for Garden City.
- Secure outdoor classroom spaces
- An updated HVAC system which is efficient and designed to meet and exceed the current COVID19 standards.
- Security features which are designed for the 21st century.
- 21st century technological updates in our classrooms
- A better drop-off and pick-up system for arrival and departure times and dedicated staff parking
- A separate entrance to the gymnasium, allowing for use of the space by community groups during nights and weekends.
- A warm, welcoming, secure lobby and entrance area

Below are some photos from the newly renovated Learning Community at Eden Park Elementary School which features many of the 21st century upgrades listed above.



Cranston Public Schools

*Building Cranston's Future One Child at a Time
and School*

PROJECT NAME: GARDEN CITY BUILDING PROJECT

PROJECT WEBSITE

Project Website Link : <https://sites.google.com/view/cpsbuildingprojects/home>

Search Keywords: **CPS Building Projects (if Chrome is used, the website is in the 1st five results)**

GARDEN CITY BUILDING PROJECT: BUILDING PROJECT TIMELINE SUMMARY

Rolling timeline of team actions leading up to the creation of the 5-year plan, approval, and so forth execution of the plan include:

January - June 2018: FI conducts all school tours and stakeholder workshops based on the following timeline and calendar, this outreach was an enormous effort to engage community members, teachers, students and administration in a discovery process.

September 17th, 2018: FI issues final draft of the Facility Assessment Report to CPS.

October 5th, 2018: FI shares a series of bond options for consideration with CPS leadership.

October 5th-11th 2018: CPS provides feedback, and FI shares final revisions of bond options.

November 14th, 2018: CPS presents the Master Plan and Facility assessment as well as the final selected bond options to the public.

March 2019: Cranston School Committee approves 5-year plan.

April 2019: Cranston City Council approves 5-year plan.

April 2019: The final draft of the CPS Masterplan is issued to CPS leadership & RIDE SBA for record.

September 16th, 2019: FI & Jacobs submit Stage I application to RIDE SBA for the 2020 bond work.

October 23, 2019: Rhode Island Department of Education School Building Authority issues approval of the Stage I application.

September 2019 - February 2020: FI and Jacobs compile Stage II documentation in accordance with this schedule and checklist.

February 17th, 2020: FI and Jacobs compile Stage II documentation the 2020 bond work.

May 8th, 2020: Rhode Island Department of Education School Building Authority issues approval of the Stage II application and recommendation to the Council on Elementary and Secondary Education to support the district's proposed 5-year capital improvement plan.

October 8th, 2020: FI presents a design update to Garden City community members and the Parent Teacher Organization.

November 3rd, 2020: Election Day in which CPS bond is approved by Cranston Voters, and the Garden City Elementary School project is authorized by the public to proceed.

December 2020: FI conducts stakeholder workshops with Garden City Teachers to get design feedback.

February 12th, 2021: FI and Jacobs compile Stage III Schematic Design documentation for Garden City Elementary School.

The timeline of plans over the five years is as follows, although details are subject to change:

Garden City Elementary School:

Project Timeline from design to completion: November 2021 - December 2022

Construction Timeline: August 2021 - December 2022

Gladstone Elementary School:

Project Timeline from design to completion: January 2022 - June 2025

Construction Timeline: July 2023 - May 2025

Phased Renovation Projects:

Phased Renovation Project 1: Eden Park Elementary School (East Wing and Gym):

Project timeline from design to completion: September 2021-August 2024

Construction timeline: Phased over three summers: 2022, 2023, 2024

Phased Renovation Project 2: Cranston High School West (bathrooms, security, HVAC, envelope):

Project timeline from design to completion: January 2021-August 2024

Construction timeline: Phased over three summers: 2021, 2023, 2024

Phased Renovation Project 3: Park View Middle School (Security, HVAC, Envelope):

Project timeline from design to completion: January 2022-August 2023

Construction timeline: Phased over two summers 2022, 2023