RISE Prep Academies

Standing Finance Committee Meeting

Published on February 20, 2026 at 8:07 AM EST

Date and Time

Friday February 20, 2026 at 8:00 AM EST

Location

30 Cumberland Street
Woonsocket, RI 02895

A vote may be taken on any item.

Agenda

			Purpose	Presenter	Time
I.	**Opening Items**				**8:00 AM**
	A.	Record Attendance		Kat Waller	1 m
	B.	Call the Meeting to Order		Jerry Leveille	1 m
	C.	Approve Minutes	Approve Minutes	Kat Waller	1 m
		Approve minutes for Standing Finance Committee Meeting on February 3, 2026			
II.	**Finance**				**8:03 AM**

		Purpose	Presenter	Time
A.	Audit Update	Discuss	Kat Waller	5 m
B.	Consideration of RIHEBC Bond Application	Discuss	Kat Waller	10 m
III.	**Closing Items**			**8:18 AM**
A.	Adjourn Meeting	Vote	Jerry Leveille	1 m

Coversheet

Approve Minutes

Section: I. Opening Items
Item: C. Approve Minutes
Purpose: Approve Minutes
Submitted by:
Related Material: Minutes for Standing Finance Committee Meeting on February 3, 2026

APPROVED

RISE Prep Academies

Minutes

Standing Finance Committee Meeting

Date and Time
Tuesday February 3, 2026 at 9:00 AM

Location
30 Cumberland Street
Woonsocket, RI 02895

A vote may be taken on any item.

Committee Members Present
J. Leveille, K. Waller, R. DaCruz

Committee Members Absent
C. Dias

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

K. Waller called a meeting of the Finance Committee Committee of RISE Prep Academies to order on Tuesday Feb 3, 2026 at 9:11 AM.

C. Approve Minutes

K. Waller made a motion to approve the minutes from Standing Finance Committee Meeting on 12-16-25.
R. DaCruz seconded the motion.
The committee **VOTED** unanimously to approve the motion.

II. Finance

A. Audit Update

Ms. Waller updated the group that the audit is still in progress. The auditor is asking for additional documents and narrative explanations. Ms. Waller will press them to move the process along.

B. Update on Facilities Financing

Ms. Waller informed the group that she will be submitting an application for bond financing for $51mil to RIHEBC in the next week or so. Late payments from RIDE and the local communities has impacted cash flow, which has been a distraction from financing work. Ms. Waller is focused on the bond, refinance of 30 Cumberland Street, and the PreDevelopment loan. Ms DaCruz wants to ensure that RIHEBC applications are submitted in alignment with their meetings.

C. Review of FY26 Financial Projections

Mr. Leveille asked about budget variances, and the group reviewed each line. The variances are calculated based on the projected totals against the approved budget. Overall, RISE is on track.

III. Closing Items

A. Adjourn Meeting

J. Leveille made a motion to adjourn the meeting.
R. DaCruz seconded the motion.
The committee **VOTED** unanimously to approve the motion.
There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 9:53 AM.

Respectfully Submitted,
K. Waller

Coversheet

Consideration of RIHEBC Bond Application

Section: II. Finance
Item: B. Consideration of RIHEBC Bond Application
Purpose: Discuss
Submitted by:
Related Material:
RPA Master Financing Application RIDER B.pdf
RPA Master Application for Financing (002).pdf
RPA Attachment I - Audited Financials.pdf
RPA Attachment II - Revenue and Expense Projections.pdf
RPA Attachment IV - RISE PREP Enrollment.pdf
RPA Attachment IV - 1. Stage I Application.pdf
RPA Attachment IV - 2017 Jacobs Report RISE_Prep_Mayoral_Academy_Combined_LEA_Reports.pdf
RPA Attachment V - FY26 Board Approved Budget.pdf
RPA Attachment VI - RISE and RIDE MOA School Construction Agreement January 2026 (1).pdf
RPA Attachment VII - IRS Determination Letter.pdf
RPA Attachment IV - Stage II Application.pdf
Borrowing Resolution.pdf

RHODE ISLAND HEALTH AND EDUCATIONAL BUILDING CORPORATION
33 Broad Street, Suite 200
Providence, RI 02903
Phone: 401-831-3770
Email: executivedirector@rihebc.com
www.rihebc.com

FINANCING APPLICATION RIDER B:

EDUCATIONAL INSTITUTION
R.I. GEN. LAWS § 45-38.1-3(20)

(Private Schools, Higher Education Institutions, Child Daycare Center, Charter Schools)

1. Applicant/Borrower (Name):

   RISE Prep Academies

2. Additional Project Details **(Charter Schools Only):**

   Estimated Commencement Date: May/June 2026

   Estimated Completion Date: August 2027

   Expected Housing Aid Ratio: 34%

   OPM Assigned to the Project: KCM Group

   Date of Approval by R.I. Department of Education: Janaury 5, 2026

REQUIRED ATTACHMENTS:

Please attach the following documents to this Application:

I. Five (5) Years of Audited Financial Statements (these may already be on file – please contact us to check);
II. Five (5) Years of Revenue and Expense Projections for the Borrowing Institution;
III. Five (5) Years of Revenue and Expense Projections for the Project being financed (if the Project is revenue-generating);
IV. Historical Operating/Utilization Statistics;
V. Current Fiscal Year's Approved Operating Budget;
VI. Approval of Rhode Island Department of Education;

VII. IRS Determination Letter Granting 501(c)(3) Status, if applicable;
VIII. Authorization from the Borrowing Institution's Board of Directors for the Transaction;
IX. A Declaration of Intent, if applicable.

ADDITIONAL CERTIFICATION

The undersigned certifies that the project/financing will assist the institution in fulfilling its obligations in providing education to the youth of the State of Rhode Island.

Signature:

Name: Katharine Waller

Title: Chief Financial Officer

Date: February 13, 2026

RHODE ISLAND HEALTH AND EDUCATIONAL BUILDING CORPORATION
33 Broad Street, Suite 200
Providence, RI 02903
Phone: 401-831-3770
Email: executivedirector@rihebc.com
www.rihebc.com

APPLICATION FOR FINANCING

All applicants/borrowers must complete and/or submit (1) the General Information section, (2) the rider specific to the type of financing being applied for, (3) the Certification at the end of this application, and (4) any required attachments. Incomplete applications will not be considered. Completed applications should be submitted via email to the Rhode Island Health and Educational Building Corporation's ("the "Corporation) Executive Director at: executivedirector@rihebc.com

Type of Financing Requested (Select One):

- ☐ Bonds for Healthcare Provider (please also fill out Rider A)
- ☑ Bonds for Educational Institution (please also fill out Rider B)
- ☐ Bonds for Other Nonprofit Organization (please also fill out Rider C)
- ☐ Public School Financing Program Bonds (please also fill out Rider D)
- ☐ Tax-Exempt Equipment Lease Program (please also fill out Rider E)
- ☐ Direct Loan Program (please also fill out Rider F)
- ☐ Emergency Loan Program (please also fill out Rider G)

For statutory definitions of eligible borrowers, including healthcare providers, educational institutions, and other nonprofit organizations, please visit:
webserver.rilegislature.gov//Statutes/TITLE45/45-38.1/45-38.1-3.htm

GENERAL INFORMATION:

If you need more room please add additional sheets and hit enter to go to the next line

1. Applicant/Borrower (Name and Address):

RISE Prep Academies
30 Cumberland Street
Woonsocket, RI 02895

2. Principal Contact Person:

Katharine Waller, CFO
30 Cumberland Street
Woonsocket, RI 02895

Telephone: * (401) 213-5632 , Email: kat.waller@riseprepri.org

3. Applicant/Borrower's Legal Counsel (Name, Address, and Name of Principal Contact):

Law Offices of Stephen A. Izzi, P.C.
Stephen Izzi, Principal Contact
PO Box 20358
Cranston, RI 02920-0929

Telephone: 401-595-0887 Email: sizzi@izzilawri.com

4. Estimated Amount of Financing Requested:

$51,680,632

5. Anticipated Interest Rate and/or Anticipated Interest Rate Structure:

The projections and RIDE SBA submissions assume a rate of 5.5% with capitalized interest during the construction draw period. The term is 25 years. We are flexible on this issue.

6. Existing Bond Ratings (if applicable):

N/A. RPA will need a bond rating

7. Credit Enhancement (if known/applicable):

School Housing Aid

8. Outstanding Indebtedness:

30 Cumberland Street: $7.1 mil
Predevelopment Loan: $500

9. Other Institutions Participating in or Benefiting from the Financing (please state whether there is a co-borrower, guarantor, or other institution that may benefit or otherwise participate in the financing applied for):

Currently there are no other participants.

10. Timing Considerations (desired closing timeframe, lead time items, etc.):

Closing timeframe: spring/summer 2026

11. Purpose of Financing (please describe the purpose of the financing being applied for, i.e. refunding, new money, or both):

Financing will be used to purchase 120 and 168 Spring Street, demolish the existing building, and build a new high school for RPA Upper Academy, serving grades 9-12. See attached SBA Stage II application for more details.

12. For any new money portion, please describe the project to be financed and the current status of the project. If refunding, please describe what is being refunded.

RISE Prep intends to purchase 120 Spring Street, a former catholic school located in Woonsocket, RI. Unfortunately, the existing building is too small to accommodate a high school, and the existing structures are not sound enough to build an additional story on top. The site also can ' t accommodate an additional building.
Therefore, RISE Prep has decided to demolish the existing building, grade the site as appropriate, and build a completely new facility. RISE Prep intends to keep several landscaping features that are important to the neighborhood. RISE Prep is

13. Source of Revenue to Repay Bond Issue:

State education aid, local share obligations from sending communities, School Housing Aid

14. Do you have a municipal advisor? Yes: ☐ No: ☑

If Yes, please provide the Firm Name, the name of the Principal Contact, and their contact information:

15. Other Comments:

RISE Prep ' s operating projections currently assume that occupancy costs will generally double once the Upper Academy facility is opened. The programmatic projections assume one grade ' s worth of growth in enrollment each year until 2029, with the corresponding growth in staffing. For FY30, the projections assume enrollment of around 940 scholars, 78% of whom are likely to live in Woonsocket. The current staffing model assumes 114 FTEs to support and instruct those scholars across two campuses.

The full Stage II SBA application is attached, and provides detailed projections and project plans.

CERTIFICATION

I, the undersigned, request that this application be submitted for review. I hereby make the following certifications:

1) That the information contained herein and the attachments hereto are to the best of my knowledge and belief accurate and descriptive of the project, which is intended as security for the requested financing;
2) That the project/financing furthers the Rhode Island Health and Educational Building Corporation's mission and policy as delineated under R.I. Gen. Laws § 45-38.1-1;
3) The Applicant has no outstanding obligations to the Rhode Island Health and Educational Building Corporation that are due and unpaid or unsatisfied;
4) The Applicant will not be rendered insolvent by the transaction contemplated in this application and that the Applicant can pay its debts as they become due.

Furthermore, I also understand and acknowledge that it is the goal of the Corporation, when the requested financing is to be used for projects which involve construction projects, to encourage the Applicant to act to maximize the use of local labor and responsible contractors on the project.

I authorize the Rhode Island Health and Educational Building Corporation to undertake the preparation of the program documents for the financing requested in this Application, and any notices, hearings, or other actions taken by the Rhode Island Health and Educational Building Corporation to facilitate such financing, including, as applicable, the submission of out-of-pocket expenses incurred in connection with taking such action, including, but not limited to, bond counsel fees, costs of advertising public notices, and other disbursements related to preparing the proposed financing.

I understand that the Rhode Island Health and Educational Building Corporation makes no commitment to provide financing and that such financing is conditional upon the approval of the Board of the Corporation, the execution of legally binding commitments acceptable to all parties, and the successful sale and closing of the transaction.

Signature: _____

Name: Katharine Waller

Title: Chief Financial Officer

Date: 2/13/2026

RISE Prep Mayoral Academy

Basic Financial Statements
With Independent Auditors' Report

FOR THE FISCAL YEAR ENDED
June 30, 2024

PPA, LLP

RISE PREP MAYORAL ACADEMY

AUDITED FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2024
(with summarized financial information for the preceding year)

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PPA, LLP
Performance with a Purpose in Accounting
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Opinion

We have audited the accompanying financial statements of RISE Prep Mayoral Academy (a nonprofit organization), which comprise the statement of financial position as of June 30, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of RISE Prep Mayoral Academy as of June 30, 2024, and the changes in its net assets, functional expenses and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of RISE Prep Mayoral Academy and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE Prep Mayoral Academy's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of RISE Prep Mayoral Academy's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE Prep Mayoral Academy's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we will also issue a report under a separate cover, on our consideration of RISE Prep Mayoral Academy's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of RISE Prep Mayoral Academy's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering RISE Prep Mayoral Academy's internal control over financial reporting and compliance.

Report on Summarized Comparative Information

We have previously audited the Academy's, June 30, 2023, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 9, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

PPA, LLP

January 28, 2025

Warwick, Rhode Island

RISE PREP MAYORAL ACADEMY
Statement of Financial Position
June 30, 2024 and 2023

ASSETS	**2024**	**2023**
Current Assets		
Cash	$ 289,392	$ 690,952
Grants and contracts receivable	976,158	209,288
Prepaid expenses	61,206	60,878
Other assets	27,774	839
Total Current Assets	1,354,530	961,957
Noncurrent assets		
Property and Equipment, net	14,565,763	13,444,520
Operating lease right-of-use assets, net	472,816	-
Total Assets	$ 16,393,109	$ 14,406,477
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Accounts payable	$ 329,290	$ 420,822
Accrued expenses	258,857	213,822
Current portion of operating lease liabilities	219,463	-
Current portion of notes payable	673,781	1,469,788
Total Current Liabilities	1,481,391	2,104,432
Long-term Liabilities		
Operating lease liabilities, net of current portion	307,892	-
Notes Payable, net of current portion	7,559,029	7,828,542
Total Liabilities	9,348,312	9,932,974
Net Assets		
With Donor Restrictions	-	-
Without Donor Restrictions	7,044,797	4,472,503
Total Net Assets	7,044,797	4,473,503
Total Liabilities and Net Assets	$ 16,393,109	$ 14,406,477

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Activities
Year Ended June 30, 2024
(with summarized financial information for the preceeding year)

	2024			2023
	Without Donor Restrictions	**With Donor Restrictions**	**Total**	**Total**
Revenue, Contributions and Other:				
Federal financial assistance	$ 1,748,615	-	$ 1,748,615	$ 700,372
State financial assistance	29,858	-	29,858	47,623
State charter school aid	5,593,727	-	5,593,727	4,393,363
State housing aid	1,917,574	-	1,917,574	-
Municipal aid	1,627,437	-	1,627,437	1,762,220
Contributions	202,699	-	202,699	5,986
Interest and other income	7,322	-	7,322	6,058
Other income	30,317	-	30,317	6,559
Total Revenue and Support	11,157,549	-	11,157,549	6,922,181
Expenses and Losses:				
Program services	5,765,468	-	5,765,468	4,796,055
Management and general	2,423,425	-	2,423,425	1,676,559
Total Expenses	8,188,893	-	8,188,893	6,472,614
Other Income (Expense)				
Interest expense	(397,732)	-	(397,732)	(321,032)
Gain(loss) on sale of assets	370		370	-
Net other expenses	(397,362)	-	(397,362)	(347,476)
Change in Net Assets without donor restrictions:	2,571,294	-	2,571,294	128,535
Net Assets without donor restrictions, Beginning of Year	4,473,503	-	4,473,503	4,344,968
Net Assets without donor restrictions, End of Year	$ 7,044,797	$ -	$ 7,044,797	$ 4,473,503

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Functional Expenses
Year Ended June 30, 2024
(with summarized financial information for the preceeding year)

	Program	Management and General	Total	2023 Total
Salaries	$ 3,928,703	$ 618,668	$ 4,547,371	$ 4,013,366
Fringe benefits	877,803	211,007	1,088,810	900,731
Professional service fees	113,782	167,044	280,826	98,586
Education supplies and expenses	741,303	552,040	1,293,343	798,444
Travel	2,588	-	2,588	2,850
Facilty expenses	5,142	315,389	320,531	196,371
Utilities	-	111,111	111,111	75,941
Office supplies and expenses	96,147	43,366	139,513	130,546
Depreciation and amortization expense	-	404,800	404,800	255,779
Total Expenses	$ 5,765,468	$ 2,423,425	$ 8,188,893	$ 6,472,614

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Cash Flows
For the Years Ended June 30, 2024 and 2023

	2024	2023
Cash Flows from operating activities		
Change in net assets	2,571,294	128,535
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation and amortization	404,800	255,779
Changes in operating assets and liabilities:		
Increase (Decrease) in:		
Grants and contracts receivable	(766,870)	(39,934)
Prepaid expenses	(328)	4,661
Other assets	(26,935)	-
Right-of-use assets	(472,816)	-
Accounts payable	(91,532)	178,079
Accrued expenses	45,035	(110,174)
Lease liabilities	527,355	-
Net cash provided by operating activities	2,190,003	416,946
Cash Flows from investing activities		
Purchase of property and equipment	(1,428,701)	(4,922,653)
Net cash used for investing activities	(1,428,701)	(4,922,653)
Cash Flows from Financing Activities		
Proceeds from long-term debt	1,249,082	4,627,464
Payments on long-term debt	(2,411,944)	(381,141)
Net cash provided (used) by financing activities	(1,162,862)	4,246,323
Net Increase (Decrease) in Cash	(401,560)	(259,384)
Cash at Beginning of Year	690,952	950,336
Cash at End of Year	289,392	690,952
Other Required Disclosures		
Total interest paid	397,732	321,032

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2024

NOTE 1 – NATURE OF OPERATIONS

RISE Prep Mayoral Academy (the "Academy") opened in August 2015 with a founding kindergarten class and has grown one grade each year until it reached a full K-8 school model in fiscal year 2023-24. The Academy is an intentionally diverse, tuition- free, open enrollment public school, chartered by the Rhode Island Department of Education (RIDE). The Academy, located in Woonsocket, offers a high-quality public-school choice to the families of Woonsocket, Burrillville and North Smithfield. The Academy's mission is to educate scholars for success in college and a life of community engagement through a structured learning environment, rigorous college preparatory curriculum, and character education. In January 2023, the Academy was approved to open a high school beginning in the 2024-25 school year with 9th grade and growing one grade each year until it reaches 12th grade.

Funding is provided through state and municipal per pupil support, as well as federal grants, some of which are provided through RIDE. The Academy also receives contributions from various Foundations and the local community.

During fiscal year 2024, the Academy enrolled 481 scholars, falling short of filling the 540 maximum scholar enrollments for all available grades. In 2015, the Academy compromised with RIDE and local legal opposition to only enroll 40 scholars from Woonsocket in each grade at the Academy. There is a waitlist for scholars from Woonsocket in all active classes, along with a waitlist for suburban scholars, which comprises the Towns of North Smithfield and Burriville, in grades K-3. In January 2024, The Council on Elementary and Secondary Education approved the Academy's Major Amendment request to remove the Woonsocket enrollment cap. Beginning in the 2024-25 school year, the Academy will first enroll 40 scholars per grade from Woonsocket, then enroll suburban applicants up to 60 seats per grade, and then offer any remaining seats to the remaining waitlist.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding the Academy's financial statements. The financial statements and notes are representations of the Academy's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Basis of Presentation
The financial statements of The Academy have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America. The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 dated August 2016, and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Non-Profit Organizations" (The "Guide").

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Under the provisions of the Guide, net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Academy and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Academy. The Academy's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Academy or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, the Academy considers as cash equivalents all highly liquid investments, which can be converted into known amounts of cash and have a maturity period of ninety days or less at the time of purchase. Excluded from this definition of cash equivalents are such amounts that represent funds that have been designated by the Board for investment.

Grants and Contracts Receivable

The Academy carries its grants and contracts receivable at net realizable value. On a periodic basis, the Academy evaluates its receivables and establishes an allowance for doubtful accounts, based on a history of past bad debt expense, collections, and current credit conditions. A receivable is considered past due if the Academy has not received payment within the stated terms. In the opinion of management, no allowance for doubtful accounts is necessary at June 30, 2024.

Property and Equipment

Acquisitions of property and equipment are capitalized at cost. Donated property and equipment are capitalized at their estimated fair value at the date of donation. Renewals and betterments that materially extend the life of the assets are capitalized. Property and equipment with acquisition costs of $2,500 or more are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

	Years
Building and improvements	7 - 40
Furniture and office equipment	3 – 7
Technology hardware	5

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Property and Equipment (continued)
Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as net assets with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Academy reports expirations of donor restrictions when the assets are placed in service at which time the Academy reclassifies from net assets with donor restrictions to net assets without donor restrictions.

Functional Allocation of Expenses
The costs of providing program and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among program services and supporting services benefited. Such allocations are determined by management on an equitable basis.

The expenses that are allocated include the following:

Expense	Method of Allocation
Salaries and benefits	Time and Effort
Professional service fees	Time and Effort
Education supplies and expenses	Time and Effort
Travel	Time and Effort
Facility expense	Square Footage
Utilities	Square Footage
Office supplies and expenses	Time and Effort
Depreciation	Time and Effort

Federal Financial Assistance
The Academy recognizes revenue from federal reimbursement grants as expenditures are incurred.

State Charter School Aid
State charter school aid represents state funding based on the demographics and census information of the participating municipalities. Revenue is recognized in the period in which the related education is performed.

Municipal Aid
Municipal aid represents the local portion of per pupil funding from the communities in which the Academy's scholars reside. Revenue is recognized in the period in which the related educational instruction is performed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Contributions

When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor restriction support.

Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets are placed in service.

Fair Value Measurements

Authoritative guidance relating to fair value establishes a framework for measuring fair value and establishing a fair value hierarchy which prioritizes the inputs to valuation techniques. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market. Valuation techniques that are consistent with the market, income or cost approach are used to measure fair value. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad areas:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Academy has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Fair Value Measurements (continued)
The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Academy did not have any investments at June 30, 2024.

Advertising
The Academy follows the policy of charging the costs of advertising to expense as incurred. Advertising expense for the year ended June 30, 2024 was approximately $13,325.

Income Taxes
The Academy is exempt from income taxes as a public charity under section 501(c)(3) of the Internal Revenue Code (IRS) and applicable state law. Management believes that the Academy operates in a manner consistent with their tax-exempt status at both the state and federal levels. The Academy annually files IRS Form 990 – *Return of Organization Exempt from Income Tax* reporting various information that the IRS uses to monitor the activities of tax-exempt entities. The Form 990 (*Return of Organization Exempt From Income Tax*) is subject to examination by the Internal Revenue Service (IRS) up to three years from the extended due date of the tax return.

The open tax years are 2021-2023.

Uncertainty in Accounting for Income Taxes
When tax returns are filed, it is highly certain that some positions taken would be sustained upon examination by the tax authorities, while others are subject to uncertainty about the merits of the position taken or the amount of the position that would ultimately be sustained. The benefit of a tax position is recognized in the financial statements in the period which, based on all available evidence, management believes it is more likely than not that the position will be sustained upon examination, including the resolution of appeals or litigation processes, if any. Tax positions taken are not offset against or aggregated with other positions. Tax positions that meet the more-likely-than-not recognition threshold are measured as the largest amount of tax benefit that is more than 50 percent likely of being realized upon settlement with the applicable taxing authority. The portion of the benefits associated with tax positions taken that exceeds the amount measured as described above is reflected as a liability for unrecognized tax benefits in the accompanying statement of financial position along with any associated interest and penalties that would be payable to the taxing authority upon examination.

Management has determined there are no uncertain income tax positions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Recent Accounting Pronouncements

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy.

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy. The FASB issued ASU 2016-02, Leases, which is effective for annual periods beginning after December 15, 2022. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the Statement of Financial Position at the date of lease commencement. Leases will be classified as either financing or operating. This distinction will be relevant for the pattern of expense recognition in the Statement of Activities.

The Academy implemented the standard in 2023, however due to only three months remaining on the last lease, it was deemed non applicable for the financial statements. During 2024, the Academy agreed to multiple operating leases which are presented as such in the 2024 financial statements.

NOTE 3 – CASH

Deposits are in a local financial institution and are carried at cost. The carrying amount of deposits is separately displayed on the Statement of Financial Position as “Cash”. The bank statement balance amounts to $171,746. The difference between the carrying amount and the bank balance is the outstanding checks at year end.

NOTE 4 – PROPERTY AND EQUIPMENT

The components of property and equipment at year end are as follows:

Category	Balance, Start of the Year	Additions	Deletions	Balance, End of the Year
Buildings	$ 14,424,401	$ 1,698,476	$ -	$ 16,122,877
Technology hardware and softare	186,368	-	-	186,368
Furniture and fixtures	91,301	-	-	91,301
Total	14,702,070	1,698,476	-	16,400,546
Less: Accumulated Depreciation	(1,257,550)	(307,458)	-	(1,565,008)
Net Property and Equipment	$ 13,444,520	$ 1,391,018	$ -	$ 14,835,538

NOTE 5 – LONG TERM DEBT

During the current year, the Academy converted one construction loan into a term loan which remains outstanding as of June 30, 2024. The first construction loan was approved on August 8, 2018, for borrowing up to $6,900,000. The term loan has a current balance of $3,649,986, as of June 30, 2024. The loan will be paid in monthly installments of $41,973 (principal and interest) over the span of 84 months at an interest rate of 6.5%. A balloon payment of $3,212,783 will be due in January 2026.

The second construction loan was approved on May 21, 2019, for the total amount of up to $2,580,466. The current balance of this term loan is $545,760 at June 30, 2024. The loan will be paid in monthly installments of principal and interest of $19,313 for 84 months at an interest rate of 6.55%. A balloon payment of $220,350 will be due in January 2026.

The third construction loan was approved on July 2, 2022, for the total amount of up to $6,024,671. The current balance of this construction loan is $4,306,839 at June 30,2024. The loan was in its draw period through February 1, 2023. It has since been converted to a term loan. The loan will be paid in monthly installments of principal and interest of $34,836 for 23 months at an interest rate of 5.5%. A balloon payment of $3,766,344 will be due in January 2026.

The above loan amounts are collateralized by substantially all assets of the Academy including all real property owned.

The loans have the following reporting requirements established by the financial institutions financing the loans (Nonprofit Finance Fund):

- Annual Financial Audit within 120 days of each fiscal year end.
- Quarterly internal financials within 45 days of each quarter end.
- NFF's annual community benefits impact survey by March 31st of each year.

During the 2024 fiscal year the Academy received a covenant compliance waiver from The Non-profit Finance Fund for the unmet requirement of completing the annual audit within 120 days of each fiscal year end.

Along with the reporting requirements, the Academy must maintain a debt service ratio annually calculated as of the end of each fiscal year at least equal to 1.20 to 1.00.

NOTE 5 – LONG TERM DEBT (Continued)

Amortization schedules were completed based on the balances as of June 30, 2024 but may change as more construction is completed in subsequent year. The estimated maturities of the long-term debt amounts are as follows:

Year Ended June 30,	Term Loan 1	Term Loan 2	Term Loan 3	Total Loans
2025	271,205	201,565	201,011	673,781
2026	3,378,780	344,196	3,836,052	7,559,028
Total	$ 3,649,986	$ 545,760	$ 4,037,063	$ 8,232,809
Less: Current Potion	(271,205)	(201,565)	(201,011)	(673,781)
Total Long-term Debt	$ 3,378,780	$ 344,196	$ 3,836,052	$ 7,559,028

NOTE 6 – PENSION PLANS

The Academy sponsors a defined contribution retirement plan under section 401(k) of the Internal Revenue Code, which provides for retirement benefits for substantially all employees over the age of 21. Under this plan, participants may contribute a portion of their compensation within certain limitations. The Academy provides a matching contribution of up to 4% of each participant's compensation. Matching contributions to the plan were approximately $130,198 for the year ended June 30, 2024.

NOTE 7 – COMMITMENTS AND CONTINGENCIES

Right-of- Use Operating Leases:

The Academy has operating leases for the use of a premises and for copier equipment. Leases have initial terms of 33 months to 5 years.

The following summarizes the line items in the statement of financial position which include amounts for operating leases as of June 30, 2024:

Operating Leases	
Operating lease right-of-use assets, net	$ 472,816
Current portion of operating lease liabilties	$ 219,463
Operating lease liabilities, net of current portion	307,892
Total operating lease liabilities	$ 527,355

NOTE 7 – COMMITMENTS AND CONTINGENCIES (continued)

The maturities of lease liabilities as of June 30, 2024 were as follows:

Year ending June 30:	Copiers	Premises
2025	$ 11,690	$ 231,300
2026	11,690	270,600
2027	11,690	12,000
2028	11,690	-
2029	1,948	-
Total lease payments	48,708	513,900
Less: interest	(5,267)	(29,986)
Present value of lease liabilities	$ 43,441	$ 483,914

NOTE 8 – RISKS AND UNCERTAINTIES

Custodial Credit Risk

The Academy maintains its cash in bank deposit accounts or insured cash sweep accounts, which allows for deposits to be allocated to several FDIC insured institutions thereby never exceeding the federally insured limits. The Academy has not experienced any losses in such accounts. The Academy believes it is not exposed to any significant credit risk on cash deposits.

NOTE 9 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following financial assets are available at June 30, 2024:

Financial assets at year-end:	
Cash and cash equivalents	$ 289,392
Grants receivable	976,158
Other assets	27,774
Less amounts not available to be used within one year	
Other assets	(27,774)
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	$ 1,265,550

NOTE 9 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The Academy has a policy to manage its liquidity and revenue with the objective of maintaining adequate liquidity to fund near-term operations and maintaining sufficient reserves to provide reasonable assurances that long-term obligations will be met. The Academy's primary sources of financial assets are state and municipal per pupil support, federal support and contributions which are not subject to restrictions. Management believes that currently available financial assets are adequate to fund operations for part of the next year. Additional revenue will be utilized to fund operations for the balance of the year.

NOTE 10 – SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2023

The financial statements include certain prior year summarized comparative information in total but not by net asset class or functional expense classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Academy's financial statements for the year ended June 30, 2023, from which the summarized information was derived.

NOTE 11 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through January 28, 2025, which is the date these financial statements were available to be issued. As of that date, management disclosed the events below:

In January 2024, the Academy submitted an application for the Employer Retention Tax Credit. The Academy has not heard back about its application as of January 2025.

For the 2025 fiscal year, the Academy changed its network leadership model to include an Executive Director, a Superintendent, and a Chief Financial Officer.

The Academy's Board of Directors have directed management to migrate certified personnel to the Employees' Retirement System of Rhode Island (ERSRI) for the 2025-26 school year.

RISE Prep Mayoral Academy

Single Audit Report
as required by the Uniform Guidance

FOR THE FISCAL YEAR ENDED
June 30, 2024

PPA, LLP

RISE PREP MAYORAL ACADEMY
SINGLE AUDIT REPORT
FOR THE YEAR ENDED JUNE 30, 2024

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RISE PREP MAYORAL ACADEMY
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2024

Award Information	Grant Name	Assistance Listing Number	Federal Expenditures
Special Education Cluster (IDEA)			
Department of Education			
Special Education Grants to States	IDEA Part B	84.027	$ 159,807
Special Education Preschool Grants	IDEA Pre School	84.173	2,767
Total Department of Education			162,574
Total Special Education Cluster			162,574
Other Programs			
Department of Education			
Title I Grants to Local Educational Agencies	Title I Part A	84.010	264,009
Charter Schools	Charter School Start Up Grant	84.282	342,709
Supporting Effective Instruction State Grants	Title II Part A	84.367	22,470
Student Support and Academic Enrichment Program	Title IV Part A	84.424	31,661
Education Stabilization Fund			
Education Stabilization Fund	ESSER III	84.425	181,694
Education Stabilization Fund	Charter Support Initative	84.425	364,735
Total Education Stabilization Fund			546,429
Total Department of Education			1,207,278
Total Other Programs			1,207,278
Total Expenditures of Federal Awards			$ 1,369,852

The accompanying notes are an integral part of this schedule

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RISE PREP MAYORAL ACADEMY
NOTES TO THE SCHEDULE OF
EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2024

1. Basis of presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of RISE Prep Mayoral Academy, under programs of the federal government for the year ended June 30, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Academy, it is not intended to and does not present the financial position, changes in net assets or cash flows for the School.

2. Summary of significant accounting policies

- Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

- Pass-through entity identifying numbers are presented where available.

3. Indirect cost rate

RISE Prep Mayoral Academy uses the 9.83% indirect cost rate as stated in the Grant Award Notification provided by The Rhode Island Department of Elementary and Secondary Education.

PPA, LLP *Performance with a Purpose in Accounting*
Certified Public Accountants

Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the University of Rhode Island Research Foundation (the Foundation), a nonprofit organization, which comprise the statement of financial position as of June 30, 2024, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 28, 2025

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Foundation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Foundation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Foundation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Foundation's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

PPA, LLP

Warwick, Rhode Island
June 10, 2025

PPA, LLP Performance with a Purpose in Accounting
Certified Public Accountants

Independent Auditors' Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited RISE Prep Mayoral Academy's (The Academy) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Academy's major federal programs for the year ended June 30, 2024. The Academy's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Academy complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program
We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200 , *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Academy and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Academy's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Academy's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Academy's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Academy's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Academy's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Academy's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Academy's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding , among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the Academy as of and for the year ended June 30, 2024, and have issued our report thereon dated January 28, 2025, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the

financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

PPA, LLP

Warwick, Rhode Island
June 10, 2025

RISE Prep Mayoral Academy
Schedule of Findings and Questioned Costs
For The Fiscal Year Ended June 30, 2024

SECTION I - SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

Material weakness (es) identified?	____ Yes	_X_ No	
Significant deficiency (ies) identified that are not considered to be material weaknesses?	____ Yes	_X_ No	None reported
Noncompliance material to financial statements noted?	____ Yes	_X_ No	

Federal Awards

Internal control over major programs:

Material weakness (es) identified?	____ Yes	_X_ No	
Significant deficiency (ies) identified that are not considered to be material weakness (es)?	____ Yes	_X_ No	None reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	____ Yes	_X_ No

Identification of major programs:

Assistance Listing Number(s)	*Name of Federal Program or Cluster*
84.424	Student Support and Academic Enrichment Program
84.425	Education Stabilization Fund

Dollar threshold used to distinguish between Type A and Type B programs: $ 750,000

Qualified as low risk auditee: ___ yes _X_ no

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RISE Prep Mayoral Academy
Schedule of Findings and Questioned Costs
For The Fiscal Year Ended June 30, 2024

SECTION II – FINDINGS RELATING TO THE FINANCIAL STATEMENT AUDIT

No matters were reported.

SECTION III – FEDERAL AWARD FINDINGS

No matters were reported.

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RISE Prep Mayoral Academy

Basic Financial Statements
With Independent Auditors' Report

FOR THE FISCAL YEAR ENDED
June 30, 2023

PPA, LLP

RISE PREP MAYORAL ACADEMY
AUDITED FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2023
(with summarized financial information for the preceding year)

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PPA, LLP
Performance with a Purpose in Accounting
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Opinion

We have audited the accompanying financial statements of RISE Prep Mayoral Academy (a nonprofit organization), which comprise the statement of financial position as of June 30, 2023, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of RISE Prep Mayoral Academy as of June 30, 2023, and the changes in its net assets, functional expenses and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of RISE Prep Mayoral Academy and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE Prep Mayoral Academy's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of RISE Prep Mayoral Academy's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE Prep Mayoral Academy's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 9, 2024, on our consideration of RISE Prep Mayoral Academy's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of RISE Prep Mayoral Academy's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering RISE Prep Mayoral Academy's internal control over financial reporting and compliance.

Report on Summarized Comparative Information

We have previously audited the Academy's, June 30, 2022, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated February 21, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

PPA, LLP

May 23, 2024

Warwick, Rhode Island

RISE PREP MAYORAL ACADEMY
Statements of Financial Position
June 30, 2023 and 2022

ASSETS

	2023	2022
Current Assets		
Cash	$ 690,952	$ 950,336
Grants and contracts receivable	209,288	169,354
Prepaid expenses	60,878	65,539
Other assets	839	839
Total Current Assets	961,957	1,186,068
Property and Equipment, Net	13,444,520	8,777,646
Total Assets	$ 14,406,477	$ 9,963,714

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Accounts payable	$ 420,822	$ 242,743
Accrued expenses	213,822	323,996
Current portion of notes payable	1,469,788	271,107
Total Current Liabilities	2,104,432	837,846
Long-term Liabilities		
Note Payable	7,828,542	4,780,900
Total Long-term Liabilities	7,828,542	4,780,900
Total Liabilities	9,932,974	5,618,746
Net Assets		
With Donor Restrictions	-	-
Without Donor Restrictions	4,473,503	4,344,968
Total Net Assets	4,473,503	4,344,968
Total Liabilities and Net Assets	$ 14,406,477	$ 9,963,714

See auditors' report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Activities
Year Ended June 30, 2023
(with summarized financial information for the preceeding year)

	2023			2022
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Revenue, Contributions and Other:				
Federal financial assistance	$ 700,372	-	$ 700,372	$ 750,865
State financial assistance	47,623	-	47,623	5,494
State charter school aid	4,393,363	-	4,393,363	3,641,901
Municipal aid	1,762,220	-	1,762,220	1,609,797
Contributions	5,986	-	5,986	-
Interest and other income	6,058	-	6,058	716
Other income	6,559	-	6,559	14,649
Total Revenue and Support	6,922,181	-	6,922,181	6,023,422
Expenses and Losses:				
Program services	4,796,055	-	4,796,055	4,273,891
Management and general	1,676,559	-	1,676,559	1,023,537
Total Expenses	6,472,614	-	6,472,614	5,297,428
Other Income (Expense)				
Interest expense	(321,032)	-	(321,032)	(347,476)
Net other expenses	(321,032)	-	(321,032)	(347,476)
Change in Net Assets without donor restrictions:	128,535	-	128,535	378,518
Net Assets without donor restrictions, Beginning of Year	4,344,968	-	4,344,968	3,966,450
Net Assets without donor restrictions, End of Year	$ 4,473,503	$ -	$ 4,473,503	$ 4,344,968

See auditors' report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Functional Expenses
Year Ended June 30, 2023
(with summarized financial information for the preceeding year)

	Program	Management and General	Total	2022 Total
Salaries	$ 3,669,579	$ 343,787	$ 4,013,366	$ 3,188,602
Fringe benefits	766,402	134,329	900,731	707,421
Professional service fees	11,425	87,161	98,586	399,476
Education supplies and expenses	238,958	559,486	798,444	416,819
Travel	2,850	-	2,850	709
Facilty expenses	4,250	192,121	196,371	160,989
Utilities	-	75,941	75,941	115,939
Office supplies and expenses	102,591	27,955	130,546	43,465
Depreciation expense	-	255,779	255,779	264,008
Total Expenses	$ 4,796,055	$ 1,676,559	$ 6,472,614	$ 5,297,428

See auditors' report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statements of Cash Flows
For the Years Ended June 30, 2023 and 2022

	2023	2022
Cash Flows from operating activities		
Change in net assets	128,535	378,518
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	255,779	264,008
Changes in operating assets and liabilities:		
Increase (Decrease) in:		
Grants and contracts receivable	(39,934)	(92,793)
Prepaid expenses	4,661	(22,489)
Accounts payable	178,079	69,489
Accrued expenses	(110,174)	197,642
Net cash provided by operating activities	416,946	794,375
Cash Flows from investing activities		
Purchase of property and equipment	(4,922,653)	(170,694)
Net cash used for investing activities	(4,922,653)	(170,694)
Cash Flows from Financing Activities		
Proceeds from long-term debt	4,627,464	-
Payments on long-term debt	(381,141)	(387,970)
Net cash provided (used) by financing activities	4,246,323	(387,970)
Net Increase (Decrease) in Cash	(259,384)	235,711
Cash at Beginning of Year	950,336	714,625
Cash at End of Year	690,952	950,336
Other Required Disclosures		
Total interest paid	321,032	347,476

See auditors' report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2023

NOTE 1 – NATURE OF OPERATIONS

RISE Prep Mayoral Academy (the "Academy") opened in August 2015 with a founding kindergarten class and has grown one grade each year until it reached a full K-8 school model in 2023. A member of the Rhode Island Mayoral Academies since 2015, the Academy is an intentionally diverse, tuition-free, open enrollment public school, chartered by the Rhode Island Department of Education (RIDE). The Academy, located in Woonsocket, offers a high-quality public-school choice to the families of Woonsocket, Burrillville and North Smithfield. The Academy's mission is to educate scholars for success in college and a life of community engagement through a structured learning environment, rigorous college preparatory curriculum, and character education.

Funding is provided through state and municipal per pupil support, as well as federal grants, some of which are provided through RIDE. The Academy also receives contributions from various Foundations and the local community.

During fiscal year 2023, the Academy enrolled 418 scholars, falling short of filling the 480 maximum scholar enrollments for all available grades. The Academy compromised with RIDE and local legal opposition to only enroll 40 scholars from Woonsocket in each grade at the Academy. There is a waitlist for scholars from Woonsocket in all active classes, along with a waitlist for suburban scholars, which is comprised of the Towns of North Smithfield and Burriville, in grades K-3.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding the Academy's financial statements. The financial statements and notes are representations of the Academy's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Basis of Presentation
The financial statements of The Academy have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America. The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 dated August 2016, and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Non-Profit Organizations" (The "Guide").

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Under the provisions of the Guide, net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Academy and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Academy. The Academy's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Academy or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, the Academy considers as cash equivalents all highly liquid investments, which can be converted into known amounts of cash and have a maturity period of ninety days or less at the time of purchase. Excluded from this definition of cash equivalents are such amounts that represent funds that have been designated by the Board for investment.

Grants and Contracts Receivable

The Academy carries its grants and contracts receivable at net realizable value. On a periodic basis, the Academy evaluates its receivables and establishes an allowance for doubtful accounts, based on a history of past bad debt expense, collections, and current credit conditions. A receivable is considered past due if the Academy has not received payment within the stated terms. In the opinion of management, no allowance for doubtful accounts is necessary at June 30, 2023.

Property and Equipment

Acquisitions of property and equipment are capitalized at cost. Donated property and equipment are capitalized at their estimated fair value at the date of donation. Renewals and betterments that materially extend the life of the assets are capitalized. Property and equipment with acquisition costs of $2,500 or more are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

	Years
Building and improvements	7 - 40
Furniture and office equipment	3 – 7
Technology hardware	5

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Property and Equipment (continued)
Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as net assets with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Academy reports expirations of donor restrictions when the assets are placed in service at which time the Academy reclassifies from net assets with donor restrictions to net assets without donor restrictions.

Functional Allocation of Expenses
The costs of providing program and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among program services and supporting services benefited. Such allocations are determined by management on an equitable basis.

The expenses that are allocated include the following:

Expense	Method of Allocation
Salaries and benefits	Time and Effort
Professional service fees	Time and Effort
Education supplies and expenses	Time and Effort
Travel	Time and Effort
Facility expense	Square Footage
Utilities	Square Footage
Office supplies and expenses	Time and Effort
Depreciation	Time and Effort

Federal Financial Assistance
The Academy recognizes revenue from federal reimbursement grants as expenditures are incurred.

State Charter School Aid
State charter school aid represents state funding based on the demographics and census information of the participating municipalities. Revenue is recognized in the period in which the related education is performed.

Municipal Aid
Municipal aid represents the local portion of per pupil funding from the communities in which the Academy's scholars reside. Revenue is recognized in the period in which the related educational instruction is performed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Contributions

When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor restriction support.

Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets are placed in service.

Fair Value Measurements

Authoritative guidance relating to fair value establishes a framework for measuring fair value and establishing a fair value hierarchy which prioritizes the inputs to valuation techniques. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market. Valuation techniques that are consistent with the market, income or cost approach are used to measure fair value. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad areas:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Academy has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Fair Value Measurements (continued)
The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Academy did not have any investments at June 30, 2023.

Advertising
The Academy follows the policy of charging the costs of advertising to expense as incurred. Advertising expense for the year ended June 30, 2023 was approximately $7,186.

Income Taxes
The Academy is exempt from income taxes as a public charity under section 501(c)(3) of the Internal Revenue Code (IRS) and applicable state law. Management believes that the Academy operates in a manner consistent with their tax-exempt status at both the state and federal levels. The Academy annually files IRS Form 990 – *Return of Organization Exempt from Income Tax* reporting various information that the IRS uses to monitor the activities of tax-exempt entities. The Form 990 (*Return of Organization Exempt From Income Tax*) is subject to examination by the Internal Revenue Service (IRS) up to three years from the extended due date of the tax return.

The open tax years are 2020-2022.

Uncertainty in Accounting for Income Taxes
When tax returns are filed, it is highly certain that some positions taken would be sustained upon examination by the tax authorities, while others are subject to uncertainty about the merits of the position taken or the amount of the position that would ultimately be sustained. The benefit of a tax position is recognized in the financial statements in the period which, based on all available evidence, management believes it is more likely than not that the position will be sustained upon examination, including the resolution of appeals or litigation processes, if any. Tax positions taken are not offset against or aggregated with other positions. Tax positions that meet the more-likely-than-not recognition threshold are measured as the largest amount of tax benefit that is more than 50 percent likely of being realized upon settlement with the applicable taxing authority. The portion of the benefits associated with tax positions taken that exceeds the amount measured as described above is reflected as a liability for unrecognized tax benefits in the accompanying statement of financial position along with any associated interest and penalties that would be payable to the taxing authority upon examination.

Management has determined there are no uncertain income tax positions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Recent Accounting Pronouncements

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy.

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy. The FASB issued ASU 2016-02, Leases, which is effective for annual periods beginning after December 15, 2022. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the Statement of Financial Position at the date of lease commencement. Leases will be classified as either financing or operating. This distinction will be relevant for the pattern of expense recognition in the Statement of Activities.

The Academy implemented the standard in 2023, however due to only three months remaining on the last lease, it was deemed non applicable for the financial statements.

NOTE 3 – CASH

Deposits are in a local financial institution and are carried at cost. The carrying amount of deposits is separately displayed on the Statement of Financial Position as "Cash". The bank statement balance amounts to $716,357 which is $466,357 over the FDIC limit of $250,000 at June 30, 2023. The difference between the carrying amount and the bank balance is the outstanding checks at year end.

CUSTODIAL CREDIT RISK

The Academy maintains its cash in bank deposit accounts or insured cash sweep accounts, which allows for deposits to be allocated to several FDIC insured institutions thereby never exceeding the federally insured limits. The Academy has not experienced any losses in such accounts. The Academy believes it is not exposed to any significant credit risk on cash deposits.

NOTE 4 – PROPERTY AND EQUIPMENT

The components of property and equipment at year end are as follows:

Category	Balance, Start of the Year	Additions	Deletions	Balance, End of the Year
Buildings	$ 9,501,748	$ 4,922,653	$ -	$ 14,424,401
Technology hardware and softare	186,368	-	-	186,368
Furniture and fixtures	91,301	-	-	91,301
Total	9,779,417	4,922,653	-	14,702,070
Less: Accumulated Depreciation	(1,001,771)	(255,779)	-	(1,257,550)
Net Property and Equipment	$ 8,777,646	$ 4,666,874	$ -	$ 13,444,520

RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2023

NOTE 5 – LONG TERM DEBT

During the current year, the Academy converted one construction loan into a term loan which remains outstanding as of June 30, 2023. The first construction loan was approved on August 8, 2018, for borrowing up to $6,900,000. The term loan has a current balance of $3,903,297, as of June 30, 2023. The loan will be paid in monthly installments of $41,973 (principal and interest) over the span of 84 months at an interest rate of 6.5%. A balloon payment of 3,212,783 will be due in January 2026.

The second construction loan was approved on May 21, 2019, for the total amount of up to $2,580,466. The current balance of this term loan is $734,303 at June 30, 2023. The loan will be paid in monthly installments of principal and interest of $19,313 for 84 months at an interest rate of 6.55%. A balloon payment of $220,350 will be due in January 2026.

The third construction loan was approved on July 2, 2022, for the total amount of up to $6,024,671. The current balance of this construction loan is $4,660,730 at June 30,2023. The loan was in its draw period through February 1, 2023. It has since been converted to a term loan. The loan will be paid in monthly installments of principal and interest of $34,836 for 23 months at an interest rate of 5.5%. A balloon payment of $3,766,344 will be due in January 2026.

The above loan amounts are collateralized by substantially all assets of the Academy including all real property owned.

The loans have the following reporting requirements established by the financial institutions financing the loans (Nonprofit Finance Fund):

- Annual Financial Audit within 120 days of each fiscal year end.
- Quarterly internal financials within 45 days of each quarter end.
- NFF's annual community benefits impact survey by March 31st of each year.

During the 2023 fiscal year the Academy received a covenant compliance waiver from The Non-profit Finance Fund for the unmet requirement of completing the annual audit within 120 days of each fiscal year end.

Along with the reporting requirements, the Academy must maintain a debt service ratio annually calculated as of the end of each fiscal year at least equal to 1.20 to 1.00.

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2023

NOTE 5 – LONG TERM DEBT (Continued)

Amortization schedules were completed based on the balances as of June 30, 2023 but may change as more construction is completed in subsequent year. The estimated maturities of the long-term debt amounts are as follows:

Year Ended June 30,	Term Loan 1	Term Loan 2	Term Loan 3	Total Loans
2024	$ 253,312	$ 188,543	$ 1,027,934	$ 1,469,788
2025	271,205	201,565	200,961	673,731
2026	3,378,780	344,196	3,431,835	7,154,811
2027	-	-	-	-
2028	-	-	-	-
Thereafter	-	-	-	-
Total	$ 3,903,297	$ 734,303	$ 4,660,730	$ 9,298,330
Less: Current Potion	(253,312)	(188,543)	(1,027,934)	(1,469,788)
Total Long-term Debt	$ 3,649,986	$ 545,760	$ 3,632,796	$ 7,828,542

NOTE 6 – PENSION PLANS

The Academy sponsors a defined contribution retirement plan under section 401(k) of the Internal Revenue Code, which provides for retirement benefits for substantially all employees over the age of 21. Under this plan, participants may contribute a portion of their compensation within certain limitations. The Academy provides a matching contribution of up to 4% of each participant's compensation. Matching contributions to the plan were approximately $106,940 for the year ended June 30, 2023.

NOTE 7 – COMMITMENTS AND CONTINGENCIES

Operating Leases.

Starting in August 2018, the academy leased 3 copiers for approximately $2,500 per month that expire at various dates through December 2024.

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NOTE 7 – COMMITMENTS AND CONTINGENCIES (Continued)

At June 30, 2023, approximate future minimum lease payments under all operating leases are as follows:

Year Ending	
2024	30,000
Thereafter	-
Total approximate future minimum lease payments	$ 30,000

Contingencies

As of June 30, 2023, the Academy is a defendant in one pending lawsuit. The Academy is being sued by the City of Woonsocket (the "City") in regard to whether the leased premises at One Social Street in Woonsocket was properly permitted under the zoning ordinance of the City. One Social Street was the former location of the Academy. The Academy no longer occupies One Social Street. The City has taken no action on this lawsuit in over five years.

The Academy's lawyers have filed paperwork to have the lawsuit dismissed and believe The Superior Court will eventually dismiss the lawsuit for said lack of prosecution.

NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following financial assets are available at June 30, 2023:

Financial assets at year-end:	
Cash and cash equivalents	$ 690,952
Grants receivable	209,288
Other assets	839
Less amounts not available to be used within one year	
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	$ 901,079

NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS (Continued)

The Academy has a policy to manage its liquidity and revenue with the objective of maintaining adequate liquidity to fund near-term operations and maintaining sufficient reserves to provide reasonable assurances that long-term obligations will be met. The Academy's primary sources of financial assets are state and municipal per pupil support, federal support and contributions which are not subject to restrictions. Management believes that currently available financial assets are adequate to fund operations for part of the next year. Additional revenue will be utilized to fund operations for the balance of the year.

NOTE 9 – SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2022

The financial statements include certain prior year summarized comparative information in total but not by net asset class or functional expense classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Academy's financial statements for the year ended June 30, 2022, from which the summarized information was derived.

NOTE 10 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through May 23, 2024, which is the date these financial statements were available to be issued. As of that date, management made note of one material subsequent event.

Regarding the third loan approved for the current fiscal year, for up to $6,024,671, The Academy had a withdrawal balance of $5,052,582 after the June 30 year-end. An additional $391,852 was drawn through February of 2024, before it was converted to a term loan.

RISE PREP MAYORAL ACADEMY
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2023

PROGRAM	FEDERAL CFDA #	APPROVED PROGRAM	REVENUE RECEIVED OR RECOGNIZED	TOTAL EXPENDITURES
Title I Part A	84.010A	$ 185,735	$ 155,431	$ 155,203
Title II Part A	84.367A	$ 36,138	$ 28,782	$ 28,709
IDEA Part B	84.027A	$ 123,319	$ 112,787	$ 112,326
ARP IDEA	84.027X	$ 23,322	$ 17,988	$ 21,681
IDEA Pre School	84.173A	$ 1,198	$ 1,149	$ 1,149
ARP Pre School	84.173X	$ 2,310	$ 1,836	$ 2,254
ESSER II	84.425D	$ 388,380	$ 139,024	$ 59,139
ESSER III	84.425U	$ 872,520	$ 213,374	$ 495,143
Total			**$ 670,372**	**$ 875,606**

RISE PREP MAYORAL ACADEMY
NOTES TO THE SCHEDULE OF
EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023

1. Basis of presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of RISE Prep Mayoral Academy, under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Academy, it is not intended to and does not present the financial position, changes in net assets or cash flows for the School.

2. Summary of significant accounting policies

- Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

- Pass-through entity identifying numbers are presented where available.

3. Indirect cost rate

RISE Prep Mayoral Academy uses the 9.1% indirect cost rate as stated in the Grant Award Notification provided by The Rhode Island Department of Elementary and Secondary Education.

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PPA, LLP
Performance with a Purpose in Accounting
Certified Public Accountants

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of RISE Prep Mayoral Academy (a nonprofit organization), which comprise the statement of financial position as of June 30, 2023, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 23, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Academy's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Academy's internal control. Accordingly, we do not express an opinion on the effectiveness of the Academy's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Academy's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

PPA, LLP

Warwick, Rhode Island
May 23 2024

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PPA, LLP *Performance with a Purpose in Accounting*
Certified Public Accountants

Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Report on Compliance for Each Major Federal Program

We have audited RISE Prep Mayoral Academy (a nonprofit organization) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Academy's major federal program for the year ended June 30, 2023. The Academy's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibilities

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibilities

Our responsibility is to express an opinion on compliance for the Academy's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence that the Academy's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Academy's compliance.

Opinion on Each Major Federal Program

In our opinion, RISE Prep Mayoral Academy, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2023.

Report on Internal Control over Compliance

Management of the Academy is responsible for establishing and maintaining effective control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Academy's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Academy's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the result of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

PPA, LLP

Warwick, Rhode Island
May 23, 2024

RISE PREP MAYORAL ACADEMY

Schedule of Findings and Questioned Costs
For The Fiscal Year Ended June 30, 2023

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

Material weakness (es) identified?	____ yes	X no
Significant deficiency (ies) identified that are not considered to be material weaknesses?	____ yes	X no
Noncompliance material to financial statements noted?	____ yes	X no

Federal Awards

Internal control over major programs:

Material weakness (es) identified?	____ yes	X no
Significant deficiency (ies) identified that are not considered to be material weakness (es)?	____ yes	X no

Type of auditors' report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)?	____ yes	X no

Identification of major programs:

CFDA Number(s)	*Name of Federal Program or Cluster*
84.425	ESSER

Dollar threshold used to distinguish between Type A and Type B programs: $ 750,000

Auditee qualified as low risk auditee?	____ yes	X no

SECTION II – FINDINGS RELATING TO THE FINANCIAL STATEMENT AUDIT

None noted

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RISE Prep Mayoral Academy

Basic Financial Statements
With Independent Auditors' Report

FOR THE FISCAL YEAR ENDED
June 30, 2022

PPA, LLP

RISE PREP MAYORAL ACADEMY
AUDITED FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED JUNE 30, 2022
(with summarized financial information for the preceding year)

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PPA, LLP
Performance with a Purpose in Accounting
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Opinion

We have audited the accompanying financial statements of RISE Prep Mayoral Academy (a nonprofit organization), which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of RISE Prep Mayoral Academy as of June 30, 2022, and the changes in its net assets, functional expenses and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of RISE Prep Mayoral Academy and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE Prep Mayoral Academy's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of RISE Prep Mayoral Academy's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE Prep Mayoral Academy's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 21, 2023, on our consideration of RISE Prep Mayoral Academy's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of RISE Prep Mayoral Academy's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering RISE Prep Mayoral Academy's internal control over financial reporting and compliance.

PPA, LLP

February 21, 2023

Warwick, Rhode Island

RISE PREP MAYORAL ACADEMY
Statement of Financial Position
June 30, 2022 and 2021

ASSETS

	2022	2021
Current Assets		
Cash	$ 950,336	$ 714,625
Grants and contracts receivable	169,354	76,561
Prepaid expenses	65,539	43,050
Other assets	839	839
Total Current Assets	1,186,068	835,075
Property and Equipment, Net	8,777,646	8,870,960
Total Assets	$ 9,963,714	$ 9,706,035

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Accounts payable	$ 242,743	$ 173,260
Accrued expenses	323,996	126,354
Current portion of notes payable	271,107	387,964
Total Current Liabilities	837,846	687,578
Long-term Liabilities		
Mortgage Payable	3,870,031	3,975,887
Note Payable	910,869	1,076,120
Total Liabilities	5,618,746	5,739,585
Net Assets		
With Donor Restrictions	-	-
Without Donor Restrictions	4,344,968	3,966,450
Total Net Assets	4,344,968	3,966,450
Total Liabilities and Net Assets	$ 9,963,714	$ 9,706,035

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Activities
Year Ended June 30, 2022
(with summarized financial information for the preceeding year)

	2022			2021
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Revenue, Contributions and Other:				
Federal financial assistance	$ 750,865	-	$ 750,865	$ 277,902
State financial assistance	5,494	-	5,494	-
State charter school aid	3,641,901	-	3,641,901	3,119,502
State housing aid	-	-	-	2,591,933
Municipal aid	1,609,797	-	1,609,797	1,203,018
Contributions	-	-	-	372,263
Interest and other income	716	-	716	580
Other income	14,649	-	14,649	14,675
Total Revenue and Support	6,023,422	-	6,023,422	7,579,873
Expenses and Losses:				
Program services	4,127,342	-	4,127,342	3,788,061
Management and general	1,170,086	-	1,170,086	465,027
Total Expenses	5,297,428	-	5,297,428	4,253,088
Other Income (Expense)				
Interest expense	(347,476)	-	(347,476)	(482,708)
Net other expenses	(347,476)	-	(347,476)	(482,708)
Change in Net Assets without donor restrictions:	378,518	-	378,518	2,844,077
Net Assets without donor restrictions, Beginning of Year	3,966,450	-	3,966,450	1,122,373
Net Assets without donor restrictions, End of Year	$ 4,344,968	$ -	$ 4,344,968	$ 3,966,450

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Functional Expenses
Year Ended June 30, 2022
(with summarized financial information for the preceeding year)

	Program	Management and General	Total	2021 Total
Salaries	$ 2,902,599	$ 286,003	$ 3,188,602	$ 2,438,602
Fringe benefits	648,558	58,863	707,421	486,393
Professional service fees	195,584	203,892	399,476	426,591
Education supplies and expenses	352,272	64,547	416,819	377,169
Travel	290	419	709	4,750
Facilty expenses	146,549	14,440	160,989	116,323
Utilities	2,281	113,658	115,939	105,638
Office supplies and expenses	25,758	17,707	43,465	27,517
Depreciation expense	-	264,008	264,008	270,105
Total Expenses	$ 4,273,891	$ 1,023,537	$ 5,297,428	$ 4,253,088

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Cash Flows
For the Years Ended June 30, 2022 and 2021

	2022	2021
Cash Flows from operating activities		
Change in net assets	378,518	2,844,077
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	264,008	270,105
Changes in operating assets and liabilities:		
Increase (Decrease) in:		
Grants and contracts receivable	(92,793)	187,569
Prepaid expenses	(22,489)	(40,793)
Accounts payable	69,483	94,158
Accrued expenses	197,642	13,331
Due to State of Rhode Island	-	(79,071)
Net cash provided by operating activities	794,369	3,289,376
Cash Flows from investing activities		
Purchase of property and equipment	(170,694)	(67,669)
Net cash used for investing activities	(170,694)	(67,669)
Cash Flows from Financing Activities		
Payments on long-term debt	(387,964)	(3,194,740)
Net cash used by financing activities	(387,964)	(3,194,740)
Net Increase (Decrease) in Cash	235,711	26,967
Cash at Beginning of Year	714,625	687,658
Cash at End of Year	950,336	714,625
Other Required Disclosures		
Total interest paid	347,476	482,708

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2022

NOTE 1 – NATURE OF OPERATIONS

RISE Prep Mayoral Academy (the "Academy") opened in August 2015 with a founding kindergarten class and will grow one grade each year until reaching a full K-8 school model. A member of the Rhode Island Mayoral Academies since 2015, the Academy is an intentionally diverse, tuition-free, open enrollment public school, chartered by the Rhode Island Department of Education (RIDE). The Academy, located in Woonsocket, offers a high-quality public-school choice to the families of Woonsocket, Burrillville and North Smithfield. The Academy's mission is to educate scholars for success in college and a life of community engagement through a structured learning environment, rigorous college preparatory curriculum, and character education.

Funding is provided through state and municipal per pupil support, as well as federal grants, some of which are provided through RIDE. The Academy also receives contributions from various Foundations and the local community.

During fiscal year 2022, the Academy enrolled 379 scholars, falling short of filling the 420 maximum scholar enrollments for all available grades. The Academy compromised with RIDE and local legal opposition to only enroll 60 scholars from Woonsocket in each grade at the Academy. There is a waitlist for scholars from Woonsocket in all active classes, along with a waitlist for suburban scholars, which is comprised of the Towns of North Smithfield and Burriville, in grades K-3.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding the Academy's financial statements. The financial statements and notes are representations of the Academy's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Basis of Presentation
The financial statements of The Academy have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America. The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 dated August 2016, and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Non-Profit Organizations" (The "Guide"). (ASC) 958-205 was effective January 1, 2018.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Under the provisions of the Guide, net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Academy and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Academy. The Academy's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Non-Profit Organization or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, the Academy considers as cash equivalents all highly liquid investments, which can be converted into known amounts of cash and have a maturity period of ninety days or less at the time of purchase. Excluded from this definition of cash equivalents are such amounts that represent funds that have been designated by the Board for investment.

Grants and Contracts Receivable

The Academy carries its grants and contracts receivable at net realizable value. On a periodic basis, the Academy evaluates its receivables and establishes an allowance for doubtful accounts, based on a history of past bad debt expense, collections, and current credit conditions. A receivable is considered past due if the Academy has not received payment within the stated terms. In the opinion of management, no allowance for doubtful accounts is necessary at June 30, 2022.

Property and Equipment

Acquisitions of property and equipment are capitalized at cost. Donated property and equipment are capitalized at their estimated fair value at the date of donation. Renewals and betterments that materially extend the life of the assets are capitalized. Property and equipment with acquisition costs of $2,500 or more are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

	Years
Building and improvements	7 - 40
Furniture and office equipment	3 – 7
Technology hardware	5

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Property and Equipment (continued)
Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as net assets with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Academy reports expirations of donor restrictions when the assets are placed in service at which time the Academy reclassifies from net assets with donor restrictions to net assets without donor restrictions.

Functional Allocation of Expenses
The costs of providing program and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among program services and supporting services benefited. Such allocations are determined by management on an equitable basis.

The expenses that are allocated include the following:

Expense	Method of Allocation
Salaries and benefits	Time and Effort
Education and awareness	Time and Effort
Facility expense	Square Footage
Professional services	Full Time Equivalent
Printing	Full Time Equivalent
Information technologies	Full Time Equivalent
Travel	Time and effort
Other	Time and effort

Federal Financial Assistance
The Academy recognizes revenue from federal reimbursement grants as expenditures are incurred.

State Charter School Aid
State charter school aid represents state funding based on the demographics and census information of the participating municipalities. Revenue is recognized in the period in which the related education is performed.

Municipal Aid
Municipal aid represents the local portion of per pupil funding from the communities in which the Academy's scholars reside. Revenue is recognized in the period in which the related educational instruction is performed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Contributions

When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor restriction support. Donations of property and equipment are recorded as support as their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets are placed in service.

Fair Value Measurements

Authoritative guidance relating to fair value establishes a framework for measuring fair value and establishing a fair value hierarchy which prioritizes the inputs to valuation techniques. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market. Valuation techniques that are consistent with the market, income or cost approach are used to measure fair value. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad areas:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Academy has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Fair Value Measurements (continued)
The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Academy did not have any investments at June 30, 2022.

Advertising
The Academy follows the policy of charging the costs of advertising to expense as incurred. Advertising expense for the year ended June 30, 2022 was approximately $13,203.

Income Taxes
The Academy is exempt from income taxes as a public charity under section 501(c)(3) of the Internal Revenue Code (IRS) and applicable state law. Management believes that the Academy operates in a manner consistent with their tax-exempt status at both the state and federal levels. The Academy annually files IRS Form 990 – *Return of Organization Exempt from Income Tax* reporting various information that the IRS uses to monitor the activities of tax-exempt entities. The Form 990 (*Return of Organization Exempt From Income Tax*) is subject to examination by the Internal Revenue Service (IRS) up to three years from the extended due date of the tax return.

The open tax years are 2019-2021.

Uncertainty in Accounting for Income Taxes
When tax returns are filed, it is highly certain that some positions taken would be sustained upon examination by the tax authorities, while others are subject to uncertainty about the merits of the position taken or the amount of the position that would ultimately be sustained. The benefit of a tax position is recognized in the financial statements in the period which, based on all available evidence, management believes it is more likely than not that the position will be sustained upon examination, including the resolution of appeals or litigation processes, if any. Tax positions taken are not offset against or aggregated with other positions. Tax positions that meet the more-likely-than-not recognition threshold are measured as the largest amount of tax benefit that is more than 50 percent likely of being realized upon settlement with the applicable taxing authority. The portion of the benefits associated with tax positions taken that exceeds the amount measured as described above is reflected as a liability for unrecognized tax benefits in the accompanying statement of financial position along with any associated interest and penalties that would be payable to the taxing authority upon examination.

Management has determined there are no uncertain income tax positions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Recent Accounting Pronouncements

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy.

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Company. In February 2016, the FASB issued ASU 2016-02, Leases, which is effective for annual periods beginning after December 15, 2021. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the Statement of Financial Position at the date of lease commencement. Leases will be classified as either financing or operating. This distinction will be relevant for the pattern of expense recognition in the Statement of Activities.

The standard has been adopted for the Academy's year ending June 30, 2022, but is not applicable to the financial statements.

NOTE 3 – CASH

Deposits are in a local financial institution and are carried at cost. The carrying amount of deposits is separately displayed on the Statement of Financial Position as "Cash". The bank statement balance amounts to $962,855 which is $726,607 over the FDIC limit of $250,000 at June 30, 2022. The difference between the carrying amount and the bank balance is the outstanding checks at year end.

CUSTODIAL CREDIT RISK

The Academy maintains its cash in bank deposit accounts or insured cash sweep accounts, which allows for deposits to be allocated to several FDIC insured institutions thereby never exceeding the federally insured limits. The Academy has not experienced any losses in such accounts. The Academy believes it is not exposed to any significant credit risk on cash deposits.

NOTE 4 – PROPERTY AND EQUIPMENT

The components of property and equipment at year end are as follows:

Category	Balance, Start of the Year	Additions	Deletions	Balance, End of the Year
Buildings	$9,331,054	$ 170,694	$ -	$9,501,748
Technology hardware and softare	186,368	-	-	186,368
Furniture and fixtures	91,301	-	-	91,301
Total	9,608,723	170,694	-	9,779,417
Less: Accumulated Depreciation	(737,763)	(264,008)	-	(1,001,771)
Net Property and Equipment	$8,870,960	$ (93,314)	$ -	$8,777,646

NOTE 5 – LONG TERM DEBT

During the current year, the Academy converted two construction loans into term loans which remain outstanding as of June 30, 2022. The first construction loan was approved on August 8, 2018, for borrowing up to $6,900,000. The term loan has a current balance of $4,141,138, as of June 30, 2022. The loan will be paid in monthly installments of $41,973 (principal and interest) over the span of 84 months at an interest rate of 6.5%. A balloon payment of 3,212,783 will be due at the end of the 84 payments.

The second construction loan was approved on May 21, 2019, for the total amount of up to $2,580,466. The current balance of this term loan is $910,869 at June 30, 2022. The loan will be paid in monthly installments of principal and interest of $19,313 for 84 months at an interest rate of 6.55%. A balloon payment of $220,350 will be due at the end of the loan term.

The above loan amounts are collateralized by substantially all assets of the Academy including all real property owned.

The loans have the following reporting requirements established by the company financing the loans (Nonprofit Finance Fund):

- Annual Financial Audit within 120 days of each fiscal year end.
- Quarterly internal financials within 45 days of each quarter end.
- NFF's annual community benefits impact survey by March 31st of each year.

During the 2022 fiscal year the Academy received a covenant compliance waiver from The Non-profit Finance Fund for the unmet requirement of completing the annual audit within 120 days of each fiscal year end.

Along with the reporting requirements, the Academy must maintain a debt service ratio annually calculated as of the end of each fiscal year at least equal to 1.20 to 1.00.

RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2022

NOTE 5 – LONG TERM DEBT (Continued)

Amortization schedules were completed based on the balances as of June 30, 2022 but may change as more construction is completed in subsequent year. The estimated maturities of the long-term debt amounts are as follow*s:*

Year Ended June 30,	Amount
2023	271,107
2024	288,338
2025	309,221
2026	325,632
2027	343,569
Thereafter	4,351,986
	5,889,853
Less: Current portion	(271,107)
	$5,618,746

NOTE 6 – PENSION PLANS

The Academy sponsors a defined contribution retirement plan under section 401(k) of the Internal Revenue Code, which provides for retirement benefits for substantially all employees over the age of 21. Under this plan, participants may contribute a portion of their compensation within certain limitations. The Academy provides a matching contribution of up to 4% of each participant's compensation. Matching contributions to the plan were approximately $97,875 for the year ended June 30, 2022.

NOTE 7 – COMMITMENTS AND CONTINGENCIES

Operating Leases.

Starting in August 2018, the academy leased 3 copiers for approximately $2,500 per month that expire at various dates through December 2024.

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NOTE 7 – COMMITMENTS AND CONTINGENCIES (Continued)

At June 30, 2022, approximate future minimum lease payments under all operating leases are as follows:

Year Ending	
2023	30,000
2024	30,000
Thereafter	-
Total approximate future minimum lease payments	$ 60,000

Contingencies

As of June 30, 2022, the Academy is a defendant in one pending lawsuit. The Academy is being sued by the City of Woonsocket (the "City") in regard to whether the leased premises at One Social Street in Woonsocket was properly permitted under the zoning ordinance of the City. One Social Street was the former location of the Academy. The Academy no longer occupies One Social Street. The City has taken no action on this lawsuit in over five years.

The Academy's lawyers have filed paperwork to have the lawsuit dismissed and believe that The Superior Court will eventually dismiss the lawsuit for said lack of prosecution.

NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following financial assets are available at June 30, 2022:

Financial assets at year-end:	
Cash and cash equivalents	$ 950,336
Grants receivable	169,354
Other assets	839
Less amounts not available to be used within one year	
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	$ 1,120,529

NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS (Continued)

The Academy has a policy to manage its liquidity and revenue with the objective of maintaining adequate liquidity to fund near-term operations and maintaining sufficient reserves to provide reasonable assurances that long-term obligations will be met. The Academy's primary sources of financial assets are state and municipal per pupil support, federal support and contributions which are not subject to restrictions. Management believes that currently available financial assets are adequate to fund operations for part of the next year. Additional revenue will be utilized to fund operations for the balance of the year.

NOTE 9 – RISKS AND UNCERTAINTIES

During the fiscal year ended June 30, 2020, the World Health Organization declared the spread of novel strain of coronavirus (COVID -19) to constitute a "Public Health Emergency of International Concern". The spread of COVID-19 has caused disruption in the US economy. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. At this time, the extent to which COVID-19 may impact the Academy's financial position or results of activities cannot be reasonably estimated.

NOTE 10 – SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2021

The financial statements include certain prior year summarized comparative information in total but not by net asset class or functional expense classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Academy's financial statements for the year ended June 30, 2021 from which the summarized information was derived.

NOTE 11 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through February 21, 2023, which is the date these financial statements were available to be issued. As of that date, management was unaware of any material subsequent events.

RISE PREP MAYORAL ACADEMY
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2022

PROGRAM	FEDERAL CFDA #	APPROVED PROGRAM	REVENUE RECEIVED OR RECOGNIZED	TOTAL EXPENDITURES
Title I Part A	84.010A	$ 185,734.65	$ 167,558.38	$ 164,797.55
Title II Part A	84.367A	$ 36,137.91	$ 36,137.91	$ 36,137.91
Title IV Part A	84.424A	$ 13,273.19		$ -
IDEA Part B	84.027A	$ 123,319.18	$ 99,959.87	$ 99,959.87
IDEA Pre School	84.173A	$ 1,198.00	$ 1,198.00	$ 1,198.00
ESSER II	84.425D	$ 388,380.00	$ 249,356.05	$ 328,982.36
ESSER III	84.425U	$ 872,520.00	$ 109,813.00	$ 195,673.02
Total			**$ 664,023.21**	**$ 826,748.71**

RISE PREP MAYORAL ACADEMY
NOTES TO THE SCHEDULE OF
EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2022

1. Basis of presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of RISE Prep Mayoral Academy, under programs of the federal government for the year ended June 30, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Academy, it is not intended to and does not present the financial position, changes in net assets or cash flows for the School.

2. Summary of significant accounting policies

- Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

- Pass-through entity identifying numbers are presented where available.

3. Indirect cost rate

RISE Prep Mayoral Academy uses the 9.1% indirect cost rate as stated in the Grant Award Notification provided by The Rhode Island Department of Elementary and Secondary Education.

PPA, LLP
Performance with a Purpose in Accounting
Certified Public Accountants

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of RISE Prep Mayoral Academy (a nonprofit organization), which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 21, 2023.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Academy's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Academy's internal control. Accordingly, we do not express an opinion on the effectiveness of the Academy's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Academy's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

PPA, LLP

Warwick, Rhode Island
February 21, 2023

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PPA, LLP *Performance with a Purpose in Accounting*
Certified Public Accountants

Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Report on Compliance for Each Major Federal Program

We have audited RISE Prep Mayoral Academy (a nonprofit organization) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Academy's major federal program for the year ended June 30, 2022. The Academy's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibilities

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibilities

Our responsibility is to express an opinion on compliance for the Academy's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence that the Academy's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Academy's compliance.

Opinion on Each Major Federal Program

In our opinion, RISE Prep Mayoral Academy, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2022.

Report on Internal Control over Compliance

Management of the Academy is responsible for establishing and maintaining effective control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Academy's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Academy's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the result of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

PPA, LLP

Warwick, Rhode Island
February 21, 2023

RISE PREP MAYORAL ACADEMY

Schedule of Findings and Questioned Costs
For The Fiscal Year Ended June 30, 2022

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

Material weakness (es) identified?	____ yes	X no
Significant deficiency (ies) identified that are not considered to be material weaknesses?	____ yes	X no
Noncompliance material to financial statements noted?	____ yes	X no

Federal Awards

Internal control over major programs:

Material weakness (es) identified?	____ yes	X no
Significant deficiency (ies) identified that are not considered to be material weakness (es)?	____ yes	X no

Type of auditors' report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)?	____ yes	X no

Identification of major programs:

CFDA Number(s)	*Name of Federal Program or Cluster*
84.425	ESSER

Dollar threshold used to distinguish between Type A and Type B programs: $ 750,000

Auditee qualified as low risk auditee?	____ yes	X no

SECTION II – FINDINGS RELATING TO THE FINANCIAL STATEMENT AUDIT

None noted

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RISE Prep Mayoral Academy

Basic Financial Statements
With Independent Auditors' Report

FOR THE FISCAL YEAR ENDED
June 30, 2021

PPA, LLP

RISE PREP MAYORAL ACADEMY

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For the year ended June 30, 2021

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PPA, LLP *Performance with a Purpose in Accounting*
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Report on the Financial Statements

We have audited the accompanying financial statements of the RISE Prep Mayoral Academy (The Academy), which comprise the statement of financial position as of June 30, 2021, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the RISE Prep Mayoral Academy as of June 30, 2021, and the changes in its net assets, functional expenses and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the Academy's June 30, 2020, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated December 23, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

PPA, LLP

Warwick, Rhode Island

January 27, 2022

RISE PREP MAYORAL ACADEMY
Statement of Financial Position
June 30, 2021
(with summarized financial information for the preceeding year)

ASSETS

	2021	2020
Current Assets		
Cash	$ 714,625	$ 687,658
Grants and contracts receivable	76,561	264,130
Prepaid expenses	43,050	2,257
Other assets	839	839
Total Current Assets	835,075	954,884
Property and Equipment, Net	8,870,960	9,073,396
Total Assets	$ 9,706,035	$ 10,028,280

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Accounts payable	$ 173,260	$ 79,102
Accrued expenses	126,354	113,023
Due to State of Rhode Island	-	79,071
Current portion of notes payable	387,964	862,235
Total Current Liabilities	687,578	1,133,431
Long-term Liabilities		
Mortgage Payable	3,975,887	5,298,548
Note Payable	1,076,120	2,118,428
Payroll Protection Program (PPP) Loan	-	355,500
Total Liabilities	5,739,585	8,905,907
Net Assets		
With Donor Restrictions	-	-
Without Donor Restrictions	3,966,450	1,122,373
Total Net Assets	3,966,450	1,122,373
Total Liabilities and Net Assets	$ 9,706,035	$ 10,028,280

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Activities
Year Ended June 30, 2021
(with summarized financial information for the preceeding year)

	2021			2020
	Without Donor Restrictions	With Donor Restrictions	Total	
Revenue, Contributions and Other:				
Federal financial assistance	$ 277,902	$ -	$ 277,902	$ 293,125
State charter school aid	3,119,502	-	3,119,502	2,326,984
State housing aid	2,591,933	-	2,591,933	726,630
Municipal aid	1,203,018	-	1,203,018	1,169,738
Contributions	372,263	-	372,263	8,412
Interest and other income	580	-	580	733
Other income	14,675	-	14,675	3,520
Total Revenue and Support	7,579,873	-	7,579,873	4,529,142
Expenses and Losses:				
Program services	3,788,061	-	3,788,061	2,485,820
Management and general	465,027	-	465,027	733,388
Total Expenses	4,253,088	-	4,253,088	3,219,208
Other Income (Expense)				
Interest expense	(482,708)	-	(482,708)	(524,239)
Net other expenses	(482,708)	-	(482,708)	(524,239)
Change in Net Assets without donor restrictions:	2,844,077	-	2,844,077	785,695
Net Assets without donor restrictions, Beginning of Year	1,122,373	-	1,122,373	336,678
Net Assets without donor restrictions, End of Year	$ 3,966,450	$ -	$ 3,966,450	$ 1,122,373

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Functional Expenses
Year Ended June 30, 2021
(with summarized financial information for the preceeding year)

	Program	Management and General	Total	2020 Total
Salaries	$ 2,227,470	$ 211,132	$ 2,438,602	$ 1,873,173
Fringe benefits	447,655	38,738	486,393	328,999
Professional service fees	286,490	140,101	426,591	216,120
Education supplies and expenses	369,078	8,091	377,169	279,108
Travel	-	4,750	4,750	2,366
Facilty expenses	101,389	14,934	116,323	137,560
Utilities	92,433	13,205	105,638	99,230
Office supplies and expenses	27,204	313	27,517	24,786
Depreciation expense	236,342	33,763	270,105	257,866
Total Expenses	$ 3,788,061	$ 465,027	$ 4,253,088	$ 3,219,208

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Cash Flows
Year Ended June 30, 2021
(with summarized financial information for the preceeding year)

	2021	2020
Cash Flows from operating activities		
Change in net assets	2,844,077	785,695
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	270,105	257,866
Changes in operating assets and liabilities:		
Increase (Decrease) in:		
Grants and contracts receivable	187,569	(217,046)
Prepaid expenses	(40,793)	17,293
Accounts payable	94,158	(21,914)
Accrued expenses	13,331	(38,643)
Due to State of Rhode Island	(79,071)	79,071
Net cash provided by operating activities	3,289,376	862,322
Cash Flows from investing activities		
Purchase of property and equipment	(67,669)	(2,509,706)
Net cash used for investing activities	(67,669)	(2,509,706)
Cash Flows from Financing Activities		
Proceeds from (payments on) long-term debt	(3,194,740)	2,148,501
Net cash provided by financing activities	(3,194,740)	2,148,501
Net Increase (Decrease) in Cash	26,967	501,117
Cash at Beginning of Year	687,658	186,541
Cash at End of Year	714,625	687,658
Other Required Disclosures		
Total interest paid	482,708	524,239

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2021

NOTE 1 – NATURE OF OPERATIONS

RISE Prep Mayoral Academy (the "Academy") opened in August 2015 with a founding kindergarten class and will grow one grade each year until reaching a full K-8 school model. A member of the Rhode Island Mayoral Academies since 2015, the Academy is an intentionally diverse, tuition-free, open enrollment public school, chartered by the Rhode Island Department of Education (RIDE). The Academy, located in Woonsocket, offers a high-quality public-school choice to the families of Woonsocket, Burrillville and North Smithfield. The Academy's mission is to educate scholars for success in college and a life of community engagement through a structured learning environment, rigorous college preparatory curriculum, and character education.

Funding is provided through state and municipal per pupil support, as well as federal grants, some of which are provided through RIDE. The Academy also receives contributions from various Foundations and the local community.

During fiscal year 2021, the Academy enrolled 333 scholars, falling short of filling the 360 maximum scholar enrollments for all available grades. The Academy compromised with RIDE and local legal opposition to only enroll 60 scholars from Woonsocket in each grade at the Academy. There is a waitlist for scholars from Woonsocket for all active classes, along with a waitlist in the upper grades in Suburban locations.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding the Academy's financial statements. The financial statements and notes are representations of the Academy's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Basis of Presentation
The financial statements of The Academy have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America. The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 dated August 2016, and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Non-Profit Organizations" (The "Guide"). (ASC) 958-205 was effective January 1, 2018.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Under the provisions of the Guide, net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Academy and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Academy. The Academy's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Non-Profit Organization or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, the Academy considers as cash equivalents all highly liquid investments, which can be converted into known amounts of cash and have a maturity period of ninety days or less at the time of purchase. Excluded from this definition of cash equivalents are such amounts that represent funds that have been designated by the Board for investment.

Grants and Contracts Receivable

The Academy carries its grants and contracts receivable at net realizable value. On a periodic basis, the Academy evaluates its receivables and establishes an allowance for doubtful accounts, based on a history of past bad debt expense, collections, and current credit conditions. A receivable is considered past due if the Academy has not received payment within the stated terms. In the opinion of management, no allowance for doubtful accounts is necessary at June 30, 2021.

Property and Equipment

Acquisitions of property and equipment are capitalized at cost. Donated property and equipment are capitalized at their estimated fair value at the date of donation. Renewals and betterments that materially extend the life of the assets are capitalized. Property and equipment with acquisition costs of $2,500 or more are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

	Years
Building and improvements	7 - 40
Furniture and office equipment	3 – 7
Technology hardware	5

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Property and Equipment (continued)
Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as net assets with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Academy reports expirations of donor restrictions when the assets are placed in service at which time the Academy reclassifies from net assets with donor restrictions to net assets without donor restrictions.

Functional Allocation of Expenses
The costs of providing program and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among program services and supporting services benefited. Such allocations are determined by management on an equitable basis.

The expenses that are allocated include the following:

Expense	Method of Allocation
Grants	Time and Effort
Salaries and benefits	Time and Effort
Education and awareness	Time and Effort
Occupancy	Square Footage
Professional services	Full Time Equivalent
Printing	Full Time Equivalent
Information technologies	Full Time Equivalent
Travel	Time and effort
Other	Time and effort

Federal Financial Assistance
The Academy recognizes revenue from federal reimbursement grants as expenditures are incurred.

State Charter School Aid
State charter school aid represents state funding based on the demographics and census information of the participating municipalities. Revenue is recognized in the period in which the related education is performed.

Municipal Aid
Municipal aid represents the local portion of per pupil funding from the communities in which the Academy's scholars reside. Revenue is recognized in the period in which the related educational instruction is performed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Contributions

When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor restriction support. Donations of property and equipment are recorded as support as their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets are placed in service.

Fair Value Measurements

Authoritative guidance relating to fair value establishes a framework for measuring fair value and establishing a fair value hierarchy which prioritizes the inputs to valuation techniques. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market. Valuation techniques that are consistent with the market, income or cost approach are used to measure fair value. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad areas:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Academy has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Fair Value Measurements (continued)
The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Academy did not have any investments at June 30, 2021.

Advertising
The Academy follows the policy of charging the costs of advertising to expense as incurred. Advertising expense for the year ended June 30, 2021 was approximately $6,967.

Income Taxes
The Academy is exempt from income taxes as a public charity under section 501(c)(3) of the Internal Revenue Code (IRS) and applicable state law. Management believes that the Academy operates in a manner consistent with their tax-exempt status at both the state and federal levels. The Academy annually files IRS Form 990 – *Return of Organization Exempt from Income Tax* reporting various information that the IRS uses to monitor the activities of tax-exempt entities. The Form 990 (*Return of Organization Exempt From Income Tax*) is subject to examination by the Internal Revenue Service (IRS) up to three years from the extended due date of the tax return.

The open tax years are 2018-2020.

Uncertainty in Accounting for Income Taxes
When tax returns are filed, it is highly certain that some positions taken would be sustained upon examination by the tax authorities, while others are subject to uncertainty about the merits of the position taken or the amount of the position that would ultimately be sustained. The benefit of a tax position is recognized in the financial statements in the period which, based on all available evidence, management believes it is more likely than not that the position will be sustained upon examination, including the resolution of appeals or litigation processes, if any. Tax positions taken are not offset against or aggregated with other positions. Tax positions that meet the more-likely-than-not recognition threshold are measured as the largest amount of tax benefit that is more than 50 percent likely of being realized upon settlement with the applicable taxing authority. The portion of the benefits associated with tax positions taken that exceeds the amount measured as described above is reflected as a liability for unrecognized tax benefits in the accompanying statement of financial position along with any associated interest and penalties that would be payable to the taxing authority upon examination.

Management has determined there are no uncertain income tax positions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Recent Accounting Pronouncements

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy.

In February 2016, the FASB issued ASU 2016-02, Leases, which is effective for annual periods beginning after December 15, 2021. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the statement of financial position at the date of lease commencement. Leases will be classified as either financing or operating. This distinction will be relevant for the pattern of expense recognition in the statement of activities. This standard will be effective for the Academy's year ending June 30, 2021, with early adoption permitted. The Academy is currently in the process of evaluating the impact of adoption on the financial statements.

NOTE 3 – CASH

Deposits are in a local financial institution and are carried at cost. The carrying amount of deposits is separately displayed on the Statement of Financial Position as "Cash". The bank statement balance amounts to $726,607 which is $476,607 over the FDIC limit of $250,000 at June 30, 2021. The difference between the carrying amount and the bank balance is the outstanding checks at year end.

CUSTODIAL CREDIT RISK

The Academy maintains its cash in bank deposit accounts or insured cash sweep accounts, which allows for deposits to be allocated to several FDIC insured institutions thereby never exceeding the federally insured limits. The Academy has not experienced any losses in such accounts. The Academy believes it is not exposed to any significant credit risk on cash deposits.

NOTE 4 – PROPERTY AND EQUIPMENT

The components of property and equipment at year end are as follows:

Category	Balance, Start of the Year	Additions	Deletions	Balance, End of the Year
Buildings	$9,309,684	$ 21,370	$ -	$9,331,054
Technology hardware and softare	140,069	46,299	-	186,368
Furniture and fixtures	91,301	-	-	91,301
Total	9,541,054	67,669	-	9,608,723
Less: Accumulated Depreciation	(467,658)	(270,105)	-	(737,763)
Net Property and Equipment	$9,073,396	$(202,436)	$ -	$8,870,960

NOTE 5 – LONG TERM DEBT

During the current year, the Academy converted two construction loans into tern loans and remain outstanding as of June 30, 2021. The first construction loan was approved on August 8, 2018, for borrowing up to $6,900,000. The term loan has a current balance of $4,363,851, as of June 30, 2021. The loan will be paid in monthly installments of $41,973 (principal and interest) over the span of 84 months at an interest rate of 6.5%. A balloon payment of 3,212,783 will be due at the end of the 84 payments.

The second construction loan was approved on May 21, 2019 for the total amount of up to $2,580,466. The current balance of this term loan is $1,076,120 at June 30, 2021. The loan will be paid in monthly installments of principal and interest of $15,313 for 84 months at an interest rate of 6.55%. A balloon payment o $220,350 will be due at the end of the loan term.

The above loan amounts are collateralized by substantially all assets of the Academy including all real property owned. All monthly payment amounts for each loan are yet to be determined until after all construction is completed on new building.

The loans have the following reporting requirements established by the company financing the loans (Nonprofit Finance Fund):

- Annual Financial Audit within 120 days of each fiscal year end.
- Quarterly internal financials within 45 days of each quarter end.
- NFF's annual community benefits impact survey by March 31st of each year.

During the 2021 fiscal year the Academy received a covenant compliance waiver from The Non-profit Finance Fund for the unmet requirement of completing the annual audit within 120 days of each fiscal year end.

Along with the reporting requirements, the Academy must maintain a debt service ratio annually calculated as of the end of each fiscal year at least equal to 1.20 to 1.00.

RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2021

NOTE 5 – LONG TERM DEBT (Continued)

Amortization schedules were completed based on the balances as of June 30, 2021 but may change as more construction is completed in subsequent year. The estimated maturities of the long-term debt amounts are as follow*s:*

Year Ended June 30,	Amount
2022	387,964
2023	271,107
2024	288,338
2025	309,221
2026	325,632
Thereafter	4,545,287
	6,127,549
Less: Current portion	(387,964)
	$5,739,585

NOTE 6 – PENSION PLANS

The Academy sponsors a defined contribution retirement plan under section 401(k) of the Internal Revenue Code, which provides for retirement benefits for substantially all employees over the age of 21. Under this plan, participants may contribute a portion of their compensation within certain limitations. The Academy provides a matching contribution of up to 4% of each participant's compensation. Matching contributions to the plan were approximately $76,980 for the year ended June 30, 2021.

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2021

NOTE 7 – COMMITMENTS AND CONTINGENCIES

Operating Leases.

Starting in August 2018, the academy leased 3 copiers for approximately $2,500 per month that expire at various dates through December 2024.

At June 30, 2021, approximate future minimum lease payments under all operating leases are as follows:

Year Ending	
2022	30,000
2023	30,000
2024	30,000
Thereafter	-
Total approximate future minimum lease payments	$ 90,000

Contingencies

As of June 30, 2021, the Academy was a defendant in one pending lawsuit. The Academy was being sued by the City of Woonsocket (the "City") in regard to whether the leased premises at One Social Street in Woonsocket was properly permitted under the zoning ordinance of the City. One Social Street was the former location of the Academy. The Academy no longer occupies One Social Street. This litigation is moot. The City has taken no action on this lawsuit in over four years.

The Academy's lawyers believe that The Superior Court will eventually dismiss the lawsuit for lack of prosecution.

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NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following financial assets are available at June 30, 2021:

Financial assets at year-end:	
Cash and cash equivalents	$ 714,625
Grants receivable	76,561
Other assets	839
Less amounts not available to be used within one year	
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	$ 792,025

The Academy has a policy to manage its liquidity and revenue with the objective of maintaining adequate liquidity to fund near-term operations and maintaining sufficient reserves to provide reasonable assurances that long-term obligations will be met. The Academy's primary sources of financial assets are state and municipal per pupil support, federal support and contributions which are not subject to restrictions. Management believes that currently available financial assets are adequate to fund operations for part of the next year. Additional revenue will be utilized to fund operations for the balance of the year.

NOTE 9 – SMALL BUSINESS ASSOCIATION (SBA) LOAN – PPP LOAN

The Academy received a loan from a bank of $355,500 under the Paycheck Protection Program established by the Coronavirus Aid, Relief and Economic Security Act (CARES Act). The loan is subject to a note dated April 12, 2020 and may be forgiven to the extent of the proceeds of the loan are used for eligible expenditures such as payroll and other expenses detailed in the CARES Act. The PPP provides loans to qualifying businesses for amounts up to 2.50 times the average monthly payroll expenses, certain benefits, rent and utilities. The loans and accrued interest are forgivable after eight weeks provided the Academy uses the loan for the intended purposes and maintains payroll levels. The loan forgiveness is reduced if the Academy terminates or reduces employee salaries during the eight-week period.

On February 25, 2021, the entire $355,500 balance of the loan was forgiven by the Small Business Association and converted into grant revenue.

NOTE 10 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through January 27, 2022, which is the date these financial statements were available to be issued. As of that date, management was unaware of any material subsequent events, other than the disclosure below.

During the fiscal year ended June 30, 2021, the World Health Organization declared the spread of novel strain of coronavirus (COVID -19) to constitute a "Public Health Emergency of International Concern". The spread of COVID-19 has begun to cause disruption in the US economy. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. At this time, the extent to which COVID-19 may impact the Academy's financial position or results of activities cannot be reasonably estimated. Subsequent to year end, the situation is ongoing.

NOTE 11 – SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2020

The financial statements include certain prior year summarized comparative information in total but not by net asset class or functional expense classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Academy's financial statements for the year ended June 30, 2020 from which the summarized information was derived.

RISE Prep Mayoral Academy

Basic Financial Statements
With Independent Auditors' Report

FOR THE FISCAL YEAR ENDED
June 30, 2021

PPA, LLP

RISE PREP MAYORAL ACADEMY

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For the year ended June 30, 2021

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PPA, LLP *Performance with a Purpose in Accounting*
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Report on the Financial Statements

We have audited the accompanying financial statements of the RISE Prep Mayoral Academy (The Academy), which comprise the statement of financial position as of June 30, 2021, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the RISE Prep Mayoral Academy as of June 30, 2021, and the changes in its net assets, functional expenses and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the Academy's June 30, 2020, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated December 23, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

PPA, LLP

Warwick, Rhode Island

January 27, 2022

RISE PREP MAYORAL ACADEMY
Statement of Financial Position
June 30, 2021
(with summarized financial information for the preceeding year)

ASSETS

	2021	2020
Current Assets		
Cash	$ 714,625	$ 687,658
Grants and contracts receivable	76,561	264,130
Prepaid expenses	43,050	2,257
Other assets	839	839
Total Current Assets	835,075	954,884
Property and Equipment, Net	8,870,960	9,073,396
Total Assets	$ 9,706,035	$ 10,028,280

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Accounts payable	$ 173,260	$ 79,102
Accrued expenses	126,354	113,023
Due to State of Rhode Island	-	79,071
Current portion of notes payable	387,964	862,235
Total Current Liabilities	687,578	1,133,431
Long-term Liabilities		
Mortgage Payable	3,975,887	5,298,548
Note Payable	1,076,120	2,118,428
Payroll Protection Program (PPP) Loan	-	355,500
Total Liabilities	5,739,585	8,905,907
Net Assets		
With Donor Restrictions	-	-
Without Donor Restrictions	3,966,450	1,122,373
Total Net Assets	3,966,450	1,122,373
Total Liabilities and Net Assets	$ 9,706,035	$ 10,028,280

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Activities
Year Ended June 30, 2021
(with summarized financial information for the preceeding year)

	2021			2020
	Without Donor Restrictions	With Donor Restrictions	Total	
Revenue, Contributions and Other:				
Federal financial assistance	$ 277,902	$ -	$ 277,902	$ 293,125
State charter school aid	3,119,502	-	3,119,502	2,326,984
State housing aid	2,591,933	-	2,591,933	726,630
Municipal aid	1,203,018	-	1,203,018	1,169,738
Contributions	372,263	-	372,263	8,412
Interest and other income	580	-	580	733
Other income	14,675	-	14,675	3,520
Total Revenue and Support	7,579,873	-	7,579,873	4,529,142
Expenses and Losses:				
Program services	3,788,061	-	3,788,061	2,485,820
Management and general	465,027	-	465,027	733,388
Total Expenses	4,253,088	-	4,253,088	3,219,208
Other Income (Expense)				
Interest expense	(482,708)	-	(482,708)	(524,239)
Net other expenses	(482,708)	-	(482,708)	(524,239)
Change in Net Assets without donor restrictions:	2,844,077	-	2,844,077	785,695
Net Assets without donor restrictions, Beginning of Year	1,122,373	-	1,122,373	336,678
Net Assets without donor restrictions, End of Year	$ 3,966,450	$ -	$ 3,966,450	$ 1,122,373

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Functional Expenses
Year Ended June 30, 2021
(with summarized financial information for the preceeding year)

	Program	Management and General	Total	2020 Total
Salaries	$ 2,227,470	$ 211,132	$ 2,438,602	$ 1,873,173
Fringe benefits	447,655	38,738	486,393	328,999
Professional service fees	286,490	140,101	426,591	216,120
Education supplies and expenses	369,078	8,091	377,169	279,108
Travel	-	4,750	4,750	2,366
Facilty expenses	101,389	14,934	116,323	137,560
Utilities	92,433	13,205	105,638	99,230
Office supplies and expenses	27,204	313	27,517	24,786
Depreciation expense	236,342	33,763	270,105	257,866
Total Expenses	$ 3,788,061	$ 465,027	$ 4,253,088	$ 3,219,208

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Cash Flows
Year Ended June 30, 2021
(with summarized financial information for the preceeding year)

	2021	2020
Cash Flows from operating activities		
Change in net assets	2,844,077	785,695
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	270,105	257,866
Changes in operating assets and liabilities:		
Increase (Decrease) in:		
Grants and contracts receivable	187,569	(217,046)
Prepaid expenses	(40,793)	17,293
Accounts payable	94,158	(21,914)
Accrued expenses	13,331	(38,643)
Due to State of Rhode Island	(79,071)	79,071
Net cash provided by operating activities	3,289,376	862,322
Cash Flows from investing activities		
Purchase of property and equipment	(67,669)	(2,509,706)
Net cash used for investing activities	(67,669)	(2,509,706)
Cash Flows from Financing Activities		
Proceeds from (payments on) long-term debt	(3,194,740)	2,148,501
Net cash provided by financing activities	(3,194,740)	2,148,501
Net Increase (Decrease) in Cash	26,967	501,117
Cash at Beginning of Year	687,658	186,541
Cash at End of Year	714,625	687,658
Other Required Disclosures		
Total interest paid	482,708	524,239

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2021

NOTE 1 – NATURE OF OPERATIONS

RISE Prep Mayoral Academy (the "Academy") opened in August 2015 with a founding kindergarten class and will grow one grade each year until reaching a full K-8 school model. A member of the Rhode Island Mayoral Academies since 2015, the Academy is an intentionally diverse, tuition-free, open enrollment public school, chartered by the Rhode Island Department of Education (RIDE). The Academy, located in Woonsocket, offers a high-quality public-school choice to the families of Woonsocket, Burrillville and North Smithfield. The Academy's mission is to educate scholars for success in college and a life of community engagement through a structured learning environment, rigorous college preparatory curriculum, and character education.

Funding is provided through state and municipal per pupil support, as well as federal grants, some of which are provided through RIDE. The Academy also receives contributions from various Foundations and the local community.

During fiscal year 2021, the Academy enrolled 333 scholars, falling short of filling the 360 maximum scholar enrollments for all available grades. The Academy compromised with RIDE and local legal opposition to only enroll 60 scholars from Woonsocket in each grade at the Academy. There is a waitlist for scholars from Woonsocket for all active classes, along with a waitlist in the upper grades in Suburban locations.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding the Academy's financial statements. The financial statements and notes are representations of the Academy's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Basis of Presentation
The financial statements of The Academy have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America. The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 dated August 2016, and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Non-Profit Organizations" (The "Guide"). (ASC) 958-205 was effective January 1, 2018.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Under the provisions of the Guide, net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Academy and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Academy. The Academy's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Non-Profit Organization or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, the Academy considers as cash equivalents all highly liquid investments, which can be converted into known amounts of cash and have a maturity period of ninety days or less at the time of purchase. Excluded from this definition of cash equivalents are such amounts that represent funds that have been designated by the Board for investment.

Grants and Contracts Receivable

The Academy carries its grants and contracts receivable at net realizable value. On a periodic basis, the Academy evaluates its receivables and establishes an allowance for doubtful accounts, based on a history of past bad debt expense, collections, and current credit conditions. A receivable is considered past due if the Academy has not received payment within the stated terms. In the opinion of management, no allowance for doubtful accounts is necessary at June 30, 2021.

Property and Equipment

Acquisitions of property and equipment are capitalized at cost. Donated property and equipment are capitalized at their estimated fair value at the date of donation. Renewals and betterments that materially extend the life of the assets are capitalized. Property and equipment with acquisition costs of $2,500 or more are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Property and Equipment (continued)
Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as net assets with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Academy reports expirations of donor restrictions when the assets are placed in service at which time the Academy reclassifies from net assets with donor restrictions to net assets without donor restrictions.

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The expenses that are allocated include the following:

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Occupancy	Square Footage
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Printing	Full Time Equivalent
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Travel	Time and effort
Other	Time and effort

Federal Financial Assistance
The Academy recognizes revenue from federal reimbursement grants as expenditures are incurred.

State Charter School Aid
State charter school aid represents state funding based on the demographics and census information of the participating municipalities. Revenue is recognized in the period in which the related education is performed.

Municipal Aid
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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Contributions

When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor restriction support. Donations of property and equipment are recorded as support as their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets are placed in service.

Fair Value Measurements

Authoritative guidance relating to fair value establishes a framework for measuring fair value and establishing a fair value hierarchy which prioritizes the inputs to valuation techniques. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market. Valuation techniques that are consistent with the market, income or cost approach are used to measure fair value. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad areas:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Academy has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Fair Value Measurements (continued)
The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Academy did not have any investments at June 30, 2021.

Advertising
The Academy follows the policy of charging the costs of advertising to expense as incurred. Advertising expense for the year ended June 30, 2021 was approximately $6,967.

Income Taxes
The Academy is exempt from income taxes as a public charity under section 501(c)(3) of the Internal Revenue Code (IRS) and applicable state law. Management believes that the Academy operates in a manner consistent with their tax-exempt status at both the state and federal levels. The Academy annually files IRS Form 990 – *Return of Organization Exempt from Income Tax* reporting various information that the IRS uses to monitor the activities of tax-exempt entities. The Form 990 (*Return of Organization Exempt From Income Tax*) is subject to examination by the Internal Revenue Service (IRS) up to three years from the extended due date of the tax return.

The open tax years are 2018-2020.

Uncertainty in Accounting for Income Taxes
When tax returns are filed, it is highly certain that some positions taken would be sustained upon examination by the tax authorities, while others are subject to uncertainty about the merits of the position taken or the amount of the position that would ultimately be sustained. The benefit of a tax position is recognized in the financial statements in the period which, based on all available evidence, management believes it is more likely than not that the position will be sustained upon examination, including the resolution of appeals or litigation processes, if any. Tax positions taken are not offset against or aggregated with other positions. Tax positions that meet the more-likely-than-not recognition threshold are measured as the largest amount of tax benefit that is more than 50 percent likely of being realized upon settlement with the applicable taxing authority. The portion of the benefits associated with tax positions taken that exceeds the amount measured as described above is reflected as a liability for unrecognized tax benefits in the accompanying statement of financial position along with any associated interest and penalties that would be payable to the taxing authority upon examination.

Management has determined there are no uncertain income tax positions.

RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

Recent Accounting Pronouncements

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy.

In February 2016, the FASB issued ASU 2016-02, Leases, which is effective for annual periods beginning after December 15, 2021. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the statement of financial position at the date of lease commencement. Leases will be classified as either financing or operating. This distinction will be relevant for the pattern of expense recognition in the statement of activities. This standard will be effective for the Academy's year ending June 30, 2021, with early adoption permitted. The Academy is currently in the process of evaluating the impact of adoption on the financial statements.

NOTE 3 – CASH

Deposits are in a local financial institution and are carried at cost. The carrying amount of deposits is separately displayed on the Statement of Financial Position as "Cash". The bank statement balance amounts to $726,607 which is $476,607 over the FDIC limit of $250,000 at June 30, 2021. The difference between the carrying amount and the bank balance is the outstanding checks at year end.

CUSTODIAL CREDIT RISK

The Academy maintains its cash in bank deposit accounts or insured cash sweep accounts, which allows for deposits to be allocated to several FDIC insured institutions thereby never exceeding the federally insured limits. The Academy has not experienced any losses in such accounts. The Academy believes it is not exposed to any significant credit risk on cash deposits.

NOTE 4 – PROPERTY AND EQUIPMENT

The components of property and equipment at year end are as follows:

Category	Balance, Start of the Year	Additions	Deletions	Balance, End of the Year
Buildings	$9,309,684	$ 21,370	$ -	$9,331,054
Technology hardware and softare	140,069	46,299	-	186,368
Furniture and fixtures	91,301	-	-	91,301
Total	9,541,054	67,669	-	9,608,723
Less: Accumulated Depreciation	(467,658)	(270,105)	-	(737,763)
Net Property and Equipment	$9,073,396	$(202,436)	$ -	$8,870,960

NOTE 5 – LONG TERM DEBT

During the current year, the Academy converted two construction loans into tern loans and remain outstanding as of June 30, 2021. The first construction loan was approved on August 8, 2018, for borrowing up to $6,900,000. The term loan has a current balance of $4,363,851, as of June 30, 2021. The loan will be paid in monthly installments of $41,973 (principal and interest) over the span of 84 months at an interest rate of 6.5%. A balloon payment of 3,212,783 will be due at the end of the 84 payments.

The second construction loan was approved on May 21, 2019 for the total amount of up to $2,580,466. The current balance of this term loan is $1,076,120 at June 30, 2021. The loan will be paid in monthly installments of principal and interest of $15,313 for 84 months at an interest rate of 6.55%. A balloon payment o $220,350 will be due at the end of the loan term.

The above loan amounts are collateralized by substantially all assets of the Academy including all real property owned. All monthly payment amounts for each loan are yet to be determined until after all construction is completed on new building.

The loans have the following reporting requirements established by the company financing the loans (Nonprofit Finance Fund):

- Annual Financial Audit within 120 days of each fiscal year end.
- Quarterly internal financials within 45 days of each quarter end.
- NFF's annual community benefits impact survey by March 31st of each year.

During the 2021 fiscal year the Academy received a covenant compliance waiver from The Non-profit Finance Fund for the unmet requirement of completing the annual audit within 120 days of each fiscal year end.

Along with the reporting requirements, the Academy must maintain a debt service ratio annually calculated as of the end of each fiscal year at least equal to 1.20 to 1.00.

NOTE 5 – LONG TERM DEBT (Continued)

Amortization schedules were completed based on the balances as of June 30, 2021 but may change as more construction is completed in subsequent year. The estimated maturities of the long-term debt amounts are as follow*s:*

Year Ended June 30,	Amount
2022	387,964
2023	271,107
2024	288,338
2025	309,221
2026	325,632
Thereafter	4,545,287
	6,127,549
Less: Current portion	(387,964)
	$5,739,585

NOTE 6 – PENSION PLANS

The Academy sponsors a defined contribution retirement plan under section 401(k) of the Internal Revenue Code, which provides for retirement benefits for substantially all employees over the age of 21. Under this plan, participants may contribute a portion of their compensation within certain limitations. The Academy provides a matching contribution of up to 4% of each participant's compensation. Matching contributions to the plan were approximately $76,980 for the year ended June 30, 2021.

RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2021

NOTE 7 – COMMITMENTS AND CONTINGENCIES

Operating Leases.

Starting in August 2018, the academy leased 3 copiers for approximately $2,500 per month that expire at various dates through December 2024.

At June 30, 2021, approximate future minimum lease payments under all operating leases are as follows:

Year Ending	
2022	30,000
2023	30,000
2024	30,000
Thereafter	-
Total approximate future minimum lease payments	$ 90,000

Contingencies

As of June 30, 2021, the Academy was a defendant in one pending lawsuit. The Academy was being sued by the City of Woonsocket (the "City") in regard to whether the leased premises at One Social Street in Woonsocket was properly permitted under the zoning ordinance of the City. One Social Street was the former location of the Academy. The Academy no longer occupies One Social Street. This litigation is moot. The City has taken no action on this lawsuit in over four years.

The Academy's lawyers believe that The Superior Court will eventually dismiss the lawsuit for lack of prosecution.

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NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following financial assets are available at June 30, 2021:

Financial assets at year-end:	
Cash and cash equivalents	$ 714,625
Grants receivable	76,561
Other assets	839
Less amounts not available to be used within one year	
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	$ 792,025

The Academy has a policy to manage its liquidity and revenue with the objective of maintaining adequate liquidity to fund near-term operations and maintaining sufficient reserves to provide reasonable assurances that long-term obligations will be met. The Academy's primary sources of financial assets are state and municipal per pupil support, federal support and contributions which are not subject to restrictions. Management believes that currently available financial assets are adequate to fund operations for part of the next year. Additional revenue will be utilized to fund operations for the balance of the year.

NOTE 9 – SMALL BUSINESS ASSOCIATION (SBA) LOAN – PPP LOAN

The Academy received a loan from a bank of $355,500 under the Paycheck Protection Program established by the Coronavirus Aid, Relief and Economic Security Act (CARES Act). The loan is subject to a note dated April 12, 2020 and may be forgiven to the extent of the proceeds of the loan are used for eligible expenditures such as payroll and other expenses detailed in the CARES Act. The PPP provides loans to qualifying businesses for amounts up to 2.50 times the average monthly payroll expenses, certain benefits, rent and utilities. The loans and accrued interest are forgivable after eight weeks provided the Academy uses the loan for the intended purposes and maintains payroll levels. The loan forgiveness is reduced if the Academy terminates or reduces employee salaries during the eight-week period.

On February 25, 2021, the entire $355,500 balance of the loan was forgiven by the Small Business Association and converted into grant revenue.

NOTE 10 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through January 27, 2022, which is the date these financial statements were available to be issued. As of that date, management was unaware of any material subsequent events, other than the disclosure below.

During the fiscal year ended June 30, 2021, the World Health Organization declared the spread of novel strain of coronavirus (COVID -19) to constitute a "Public Health Emergency of International Concern". The spread of COVID-19 has begun to cause disruption in the US economy. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. At this time, the extent to which COVID-19 may impact the Academy's financial position or results of activities cannot be reasonably estimated. Subsequent to year end, the situation is ongoing.

NOTE 11 – SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2020

The financial statements include certain prior year summarized comparative information in total but not by net asset class or functional expense classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Academy's financial statements for the year ended June 30, 2020 from which the summarized information was derived.

RISE Prep Mayoral Academy

Basic Financial Statements
With Independent Auditors' Report

FOR THE FISCAL YEAR ENDED
June 30, 2020

PPA, LLP

RISE PREP MAYORAL ACADEMY

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For the year ended June 30, 2020

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PPA, LLP *Performance with a Purpose in Accounting*
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, RI 02895

Report on the Financial Statements

We have audited the accompanying financial statements of the RISE Prep Mayoral Academy (The Academy), which comprise the statement of financial position as of June 30, 2020, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the RISE Prep Mayoral Academy as of June 30, 2020, and the changes in its net assets, functional expenses and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

PPA, LLP

Warwick, Rhode Island

June 3, 2021

RISE PREP MAYORAL ACADEMY
Statement of Financial Position
June 30, 2020

ASSETS

	2020	2019
Current Assets		
Cash	$ 687,658	$ 186,541
Grants and contracts receivable	264,130	47,084
Prepaid expenses	2,257	19,550
Other assets	839	839
Total Current Assets	954,884	254,014
Property and Equipment, Net	9,073,396	6,821,556
Total Assets	$ 10,028,280	$7,075,570

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Accounts payable	$ 79,102	$ 101,016
Accrued expenses	113,023	151,666
Due to State of Rhode Island	79,071	-
Current portion of notes payable	862,235	756,445
Total Current Liabilities	1,133,431	1,009,127
Long-term Liabilities		
Mortgage Payable	5,298,548	5,625,553
Note Payable	2,118,428	104,212
Payroll Protection Program (PPP) Loan	355,500	-
Total Liabilities	8,905,907	6,738,892
Net Assets		
With Donor Restrictions	-	-
Without Donor Restrictions	1,122,373	336,678
Total Net Assets	1,122,373	336,678
Total Liabilities and Net Assets	$ 10,028,280	$7,075,570

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Activities
Year Ended June 30, 2020

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	
Revenue, Contributions and Other:				
Federal financial assistance	$ 293,125	$ -	$ 293,125	$ 110,995
State charter school aid	2,326,984	-	2,326,984	1,879,994
State housing aid	726,630	-	726,630	-
Municipal aid	1,169,738	-	1,169,738	794,501
Contributions	8,412	-	8,412	4,028
Interest and other income	733	-	733	300
Other income	3,520	-	3,520	344,804
Total Revenue and Support	4,529,142	-	4,529,142	3,134,622
Expenses and Losses:				
Program services	2,485,820	-	2,485,820	1,967,467
Management and general	733,388	-	733,388	689,851
Total Expenses	3,219,208	-	3,219,208	2,657,318
Other Income (Expense)				
Interest expense	(524,239)	-	(524,239)	(60,765)
Net other expenses	(524,239)	-	(524,239)	(60,765)
Change in Net Assets without donor restrictions:	785,695	-	785,695	416,539
Net Assets without donor restrictions, Beginning of Year	336,678	-	336,678	(79,861)
Net Assets without donor restrictions, End of Year	$ 1,122,373	$ -	$ 1,122,373	$ 336,678

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Cash Flows
Year Ended June 30, 2020

	2020	2019
Cash Flows from operating activities		
Change in net assets	785,695	416,539
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	257,866	90,800
Changes in operating assets and liabilities:		
Increase (Decrease) in:		
Grants and contracts receivable	(217,046)	30,673
Prepaid expenses	17,293	(13,869)
Accounts payable	(21,914)	(85,812)
Accrued expenses	(38,643)	83,216
Due to State of Rhode Island	79,071	-
Long-term Rent Payable	-	(343,214)
Net cash provided by operating activities	862,322	178,333
Cash Flows from investing activities		
Purchase of property and equipment	(2,509,706)	(6,497,908)
Net cash used for investing activities	(2,509,706)	(6,497,908)
Cash Flows from Financing Activities		
Proceeds from long-term notes	2,148,501	6,486,210
Net cash provided by financing activities	2,148,501	6,486,210
Net Increase (Decrease) in Cash	501,117	166,635
Cash at Beginning of Year	186,541	19,906
Cash at End of Year	687,658	186,541
Other Required Disclosures		
Total interest paid	524,239	60,765

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
Statement of Functional Expenses (with summarized financial information for the preceeding year)
Year Ended June 30, 2020

	Program	Management and General	Total	2019 Total
Salaries	$ 1,787,863	$ 85,310	$ 1,873,173	$ 1,253,646
Fringe benefits	217,491	111,508	328,999	264,827
Professional service fees	202,216	13,904	216,120	131,404
Education supplies and expenses	277,500	1,608	279,108	440,197
Travel	-	2,366	2,366	996
Facilty expenses	750	136,810	137,560	453,132
Utilities	-	99,230	99,230	22,316
Office supplies and expenses	-	24,786	24,786	-
Depreciation expense	-	257,866	257,866	90,800
Total Expenses	$ 2,485,820	$ 733,388	$ 3,219,208	$ 2,657,318

See auditor's report and accompanying notes to these financial statements

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2020

NOTE 1 – NATURE OF OPERATIONS

RISE Prep Mayoral Academy (the "Academy") opened in August 2015 with a founding kindergarten class and will grow one grade each year until reaching a full K-8 school model. A member of the Rhode Island Mayoral Academies since 2015, the Academy is an intentionally diverse tuition-free, open enrollment public school, chartered by the Rhode Island Department of Education (RIDE). The Academy, located in Woonsocket, offers a high-quality public-school choice to the families of Woonsocket, Burrillville and North Smithfield. The Academy's mission is to educate scholars for success in college and a life of community engagement through a structured learning environment, rigorous college preparatory curriculum and character education.

Funding is provided through state and municipal per pupil support, as well as federal grants, some of which are provided through RIDE. The Academy also receives contributions from various Foundation's and the local community.

Risk and Uncertainties – The Academy is subject to all of the risks inherent in an early-stage organization. These risks include, but are not limited to, limited senior management resources and the challenge to increase enrollment and the risk of pending litigation.

During fiscal year 2020, the Academy enrolled 285 scholars, falling short of filling the 405 maximum scholar enrollments for all available grades. The Academy compromised with RIDE and local legal opposition to only enroll 60 scholars from Woonsocket in each grade at the Academy. There is a waitlist for scholars from Woonsocket for all active classes, but the Academy has not been able to attract as many additional scholars from the Towns of Burrillville and North Smithfield.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

This summary of significant accounting policies is presented to assist the reader in understanding the Academy's financial statements. The financial statements and notes are representations of the Academy's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Basis of Presentation
The financial statements of The Academy have been prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America. The financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 dated August 2016, and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Non-Profit Organizations" (The "Guide"). (ASC) 958-205 was effective January 1, 2018.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Under the provisions of the Guide, net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Academy and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Academy. The Academy's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Non-Profit Organization or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, the Organization considers as cash equivalents all highly liquid investments, which can be converted into known amounts of cash and have a maturity period of ninety days or less at the time of purchase. Excluded from this definition of cash equivalents are such amounts that represent funds that have been designated by the Board for investment.

Grants and Contracts Receivable

The Academy carries its grants and contracts receivable at net realizable value. On a periodic basis, the Academy evaluates its receivables and establishes an allowance for doubtful accounts, based on a history of past bad debt expense, collections and current credit conditions. A receivable is considered past due if the Academy has not received payment within the stated terms. In the opinion of management, no allowance for doubtful accounts is necessary at June 30, 2020.

Property and Equipment

Acquisitions of property and equipment are capitalized at cost. Donated property and equipment are capitalized at their estimated fair value at the date of donation. Renewals and betterments that materially extend the life of the assets are capitalized. Property and equipment with acquisition costs of $2,500 or more are capitalized. Depreciation is computed on the straight-line method over the following estimated useful lives:

	Years
Building and improvements	7 - 40
Furniture and office equipment	3 – 7
Technology hardware	5

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Functional Allocation of Expenses
The costs of providing program and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among program services and supporting services benefited. Such allocations are determined by management on an equitable basis.

The expenses that are allocated include the following:

Expense	Method of Allocation
Grants	Time and Effort
Salaries and benefits	Time and Effort
Education and awareness	Time and Effort
Occupancy	Square Footage
Professional services	Full Time Equivalent
Printing	Full Time Equivalent
Information technologies	Full Time Equivalent
Travel	Time and effort
Other	Time and effort

Revenue Recognition

Federal Financial Assistance
The Academy recognizes revenue from federal reimbursement grants as expenditures are incurred.

State Charter School Aid
State charter school aid represents state funding based on the demographics and census information of the participating municipalities. Revenue is recognized in the period in which the related education is performed.

Municipal Aid
Municipal aid represents the local portion of per pupil funding from the communities in which the Academy's scholars reside. Revenue is recognized in the period in which the related educational instruction is performed.

Contributions
When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor restriction support. Donations of property and equipment are recorded as support as their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets are placed in service.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (continued)

Fair Value Measurements

Authoritative guidance relating to fair value establishes a framework for measuring fair value and establishing a fair value hierarchy which prioritizes the inputs to valuation techniques. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market. Valuation techniques that are consistent with the market, income or cost approach are used to measure fair value. The fair value hierarchy prioritizes the inputs to valuation techniques used to measure fair value into three broad areas:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Academy has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

Advertising

The Academy follows the policy of charging the costs of advertising to expense as incurred. Advertising expense for the year ended June 30, 2020 was approximately $5,353.

Income Taxes

The Academy is exempt from income taxes as a public charity under section 501(c)(3) of the Internal Revenue Code. Management believes that the Academy operates in a manner consistent with their tax-exempt status at both the state and federal levels. The Academy annually files IRS Form 990 – *Return of Organization Exempt from Income Tax* reporting various information that the IRS uses to monitor the activities of tax-exempt entities.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES (Continued)

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Academy did not have any investments at June 30, 2020.

Uncertainty in Accounting for Income Taxes

When tax returns are filed, it is highly certain that some positions taken would be sustained upon examination by the tax authorities, while others are subject to uncertainty about the merits of the position taken or the amount of the position that would ultimately be sustained. The benefit of a tax position is recognized in the financial statements in the period which, based on all available evidence, management believes it is more likely than not that the position will be sustained upon examination, including the resolution of appeals or litigation processes, if any. Tax positions taken are not offset against or aggregated with other positions. Tax positions that meet the more-likely-than-not recognition threshold are measured as the largest amount of tax benefit that is more than 50 percent likely of being realized upon settlement with the applicable taxing authority. The portion of the benefits associated with tax positions taken that exceeds the amount measured as described above is reflected as a liability for unrecognized tax benefits in the accompanying statement of financial position along with any associated interest and penalties that would be payable to the taxing authority upon examination.

The open tax years are 2017-2019.

Management has determined there are no uncertain income tax positions.

Recent Accounting Pronouncements

The following is a summary of recent authoritative pronouncements that could impact the accounting, reporting, and/or disclosure of financial information by the Academy.

In February 2016, the FASB issued ASU 2016-02, Leases, which is effective for annual periods beginning after December 15, 2020. The standard requires all leases with lease terms over 12 months to be capitalized as a right-of-use asset and lease liability on the statement of financial position at the date of lease commencement. Leases will be classified as either financing or operating. This distinction will be relevant for the pattern of expense recognition in the statement of activities. This standard will be effective for the Academy's year ending June 30, 2021, with early adoption permitted. The Academy is currently in the process of evaluating the impact of adoption on the financial statements.

NOTE 3 – CASH

Deposits are in a local financial institution and are carried at cost. The carrying amount of deposits is separately displayed on the Statement of Financial Position as "Cash". The bank statement balance amounts to $695,012 which is $445,012 over the FDIC limit of $250,000 at June 30, 2020. The difference between the carrying amount and the bank balance is made up of outstanding checks.

CUSTODIAL CREDIT RISK

The Academy maintains its cash in bank deposit accounts or insured cash sweep accounts, which allows for deposits to be allocated to several FDIC insured institutions thereby never exceeding the federally insured limits. The Academy has not experienced any losses in such accounts. The Academy believes it is not exposed to any significant credit risk on cash deposits.

NOTE 4 – PROPERTY AND EQUIPMENT

The components of property and equipment at year end are as follows:

Buildings	$ 9,309,684
Technology hardware and software	140.339
Furniture and fixtures	91,031
Total property and equipment	9,541,054
Less accumulated depreciation	467,658
Total property and equipment, net	$ 9,073,396

NOTE 5 – LONG TERM DEBT

The Academy currently has two construction loans outstanding as of June 30, 2020. The first of these construction loans was approved on August 8, 2018, for the total amount of up to $6,900,000. The loan has a current balance of $5,719,374, as of June 30, 2020. The loan will be paid in monthly installments over the span of 84 months at an interest rate of 6.5%.

The second loan was approved on May 21, 2019 for the total amount of up to $2,580,466. The current balance of this loan is $2,559,837 at June 30, 2020. The loan will be paid in monthly installments over the span of 84 months at an interest rate of 6.55%.

The above loan amounts are collateralized by substantially all assets of the Academy including all real property owned. All monthly payment amounts for each loan are yet to be determined until after all construction is completed on new building.

RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
June 30, 2020

NOTE 5 – LONG TERM DEBT (Continued)

The loans have the following reporting requirements established by the company financing the loans (Nonprofit Finance Fund):

- Annual Financial Audit within 120 days of each fiscal year end.
- Quarterly internal financials within 45 days of each quarter end.
- NFF's annual community benefits impact survey by March 31st of each year.

During the 2020 fiscal year the Academy received a covenant compliance waiver from The Non-profit Finance Fund for the unmet requirement of completing the annual audit within 120 days of each fiscal year end.

Along with the reporting requirements, the Academy must maintain a debt service ratio annually calculated as of the end of each fiscal year at least equal to 1.20 to 1.00.

Amortization schedules were completed based on the balances as of June 30, 2020 but may change as more construction is completed in subsequent year. The estimated maturities of the long-term debt amounts are as follow*s:*

Year Ended June 30,	Amount
2021	862,235
2022	246,815
2023	271,107
2024	288,338
2025	309,221
Thereafter	6,301,495
	8,279,211
Less: Current portion	(862,235)
	$7,416,976

NOTE 6 – PENSION PLANS

The Academy sponsors a defined contribution retirement plan under section 401(k) of the Internal Revenue Code, which provides for retirement benefits for substantially all employees over the age of 21. Under this plan, participants may contribute a portion of their compensation within certain limitations. The Academy provides a matching contribution of up to 4% of each participant's compensation. Matching contributions to the plan were approximately $51,848 for the year ended June 30, 2020.

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RISE PREP MAYORAL ACADEMY
NOTES TO THE FINANCIAL STATEMENTS
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NOTE 7 – COMMITMENTS AND CONTINGENCIES

Operating Leases.

Starting in August 2018, the academy leased 3 copiers for approximately $2,500 per month that expire at various dates through December 2021.

At June 30, 2020, approximate future minimum lease payments under all operating leases are as follows:

Year Ending	
2021	30,000
2022	-
2023	-
Thereafter	-
Total approximate future minimum lease payments	$ 30,000

Contingencies

As of June 30, 2020, the Academy had two pending lawsuits. In the lawsuits, the Academy was being sued by the City of Woonsocket (the City) in regard to permitted zoning of the leased premises at 1 Social Street in Woonsocket and the City was also seeking to prevent the Academy from operating under its charter. The City filed an injunction to prevent the Academy from opening; however, the Academy won the injunction hearing and opened as scheduled.

The lawsuit challenging the Academy from operating under its charter is pending from 2015. The lawsuit is expected to be left to lie dormant until dismissed automatically by rule of court for inaction.

In the 2019 fiscal year, the City of Woonsocket filed an additional lawsuit in regard to permitted zoning of the proposed permanent facility at 30 Cumberland Street. The Academy won this lawsuit and was able to purchase, renovate, and operate a school at 30 Cumberland Street. In March of 2019 the City of Woonsocket appealed the decision and this has remained dormant through the 2020 fiscal year.

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NOTE 8 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following financial assets are available at June 30, 2020:

Financial assets at year-end:	
Cash and cash equivalents	$ 687,658
Grants receivable	264,130
Less amounts not available to be used within one year	
Net assets with donor restrictions	-
Financial assets available to meet general expenditures over the next twelve months	$ 951,788

The Academy has a policy to manage its liquidity and revenue with the objective of maintaining adequate liquidity to fund near-term operations and maintaining sufficient reserves to provide reasonable assurances that long-term obligations will be met. The Academy's primary sources of financial assets are state and municipal per pupil support, federal support and contributions which are not subject to restrictions. Management believes that currently available financial assets are adequate to fund operations most of the next year. Additional revenue will be utilized to fund operations for the balance of the year.

NOTE 9 – SMALL BUSINESS ASSOCIATION (SBA) LOAN – PPP LOAN

The Academy received a loan from a bank of $355,500 under the Paycheck Protection Program established by the Coronavirus Aid, Relief and Economic Security Act (CARES Act). The loan is subject to a note dated April 12, 2020 and may be forgiven to the extent of the proceeds of the loan are used for eligible expenditures such as payroll and other expenses detailed in the CARES Act. The PPP provides loans to qualifying businesses for amounts up to 2.50 times the average monthly payroll expenses, certain benefits, rent and utilities. The loans and accrued interest are forgivable after eight weeks provided the Academy uses the loan for the intended purposes and maintains payroll levels. The loan forgiveness is reduced if the Academy terminates or reduces employee salaries during the eight-week period.

No determination has been made as to whether the Academy will be eligible for forgiveness, in whole or in part. The loan bears interest at a rate of 1% and is payable in monthly installments of principal and interest over 24 months beginning 6 months from the date of the note. The loan may be repaid at any time with no prepayment penalty.

The Academy intends to use the proceeds for the purpose consistent with the PPP. While the Academy currently believes that its use of the loan proceeds will meet the conditions for forgiveness of the loan, the Academy has yet to receive notice regarding the forgiveness of the loan.

NOTE 10 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through June 3, 2021, which is the date these financial statements were available to be issued. As of that date, management was unaware of any material subsequent events, other than the disclosure below.

During the fiscal year ended June 30, 2020, the World Health Organization declared the spread of novel strain of coronavirus (COVID -19) to constitute a "Public Health Emergency of International Concern". The spread of COVID-19 has begun to cause disruption in the US economy. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. At this time, the extent to which COVID-19 may impact the School's financial position or results of activities cannot be reasonably estimated. Subsequent to year end, the situation is ongoing.

2025-26 Board Approved Budget

	2026 Approved Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
State Share	10,224,092	11,578,828	14,114,399	14,597,211	15,122,136
Local Share	2,760,463	2,742,667	3,283,486	3,283,486	3,283,486
Total State and Local Tuition	*12,984,555*	*14,321,495*	*17,397,885*	*17,880,697*	*18,405,622*
Title I	384,749	385,000	419,000	431,570	444,517
Title II	44,648	50,000	51,500	53,045	54,636
Title IV	-	50,000	51,500	53,045	54,636
IDEA Preschool	4,613	4,751	4,894	5,041	5,192
IDEA	204,849	309,810	366,777	366,777	366,777
Charter School Start Up	409,772	500,000	$ -	$ -	-
Total Federal Programs	*1,048,631*	*1,299,561*	*893,671*	*909,478*	*925,759*
Contributions and Donations from Private Sources	200,000	-	-	-	-
Non-Cash Donations	-	-	-	-	-
Other Grants	-	-	-	-	-
In Kind Contributions	-	-	-	-	-
Restricted Grants-Intermediate Sources	220,186	-	-	-	-
Total Development Revenue	*420,186*	-	-	-	-
Earnings on Investments	-	-	-	-	-
Other Fees	-	-	-	-	-
Refund of Prior Year Expenditures	360,491	-	-	-	-
Housing Reimbursement	-	-	1,615,073	1,347,456	1,350,424
Miscellaneous	-	-	-	-	-
Total Other Revenue	*360,491*	-	*1,615,073*	*1,347,456*	*1,350,424*
Total Revenue	**14,813,863**	**15,621,056**	**19,906,629**	**20,137,631**	**20,681,805**
Salaries	7,264,132	7,945,816	7,929,492	8,311,113	8,297,216
Professional Development Salaries	209,860	237,885	238,561	259,718	268,960
Substitutes	242,785	269,989	292,899	304,292	323,105
Total Salary	*7,716,777*	*8,453,690*	*8,460,951*	*8,875,124*	*8,889,281*
Department Heads	97,500	107,500	97,500	97,500	97,500
After School Programs			-	-	-
Tuition Reimbursement	3,000	3,000	3,000	3,000	3,000
Vacation Day Buy Back	49,800	49,800	49,800	49,800	49,800
Curriculum Writing Stipend	-	-	-	-	-
Detention Coverage	-	-	-	-	-
Bonuses	18,000	25,000	25,000	25,000	25,000
Summer School Stipend	21,760	21,760	21,760	21,760	21,760
Class Coverage	-	-	-	-	-
Academic Stipends	20,000	$ -	45,000	45,000	45,000
Clubs and Coaching Stipends	47,500	47,500	47,500	47,500	47,500
Total Stipends	*257,560*	*254,560*	*289,560*	*289,560*	*289,560*
Health Premiums	893,609	874,196	874,196	874,196	874,196
Life Insurance	12,125	13,282	13,270	13,912	14,071
Dental Premiums	39,746	38,741	38,741	38,741	38,741
Vision Premiums	7,628	7,526	7,526	7,526	7,526
Dependent Care Benefit	75,758	46,938	46,938	46,938	46,938
FICA	479,307	531,248	530,624	556,174	556,977
Medicare	112,096	124,243	124,098	130,073	130,261
Defined Benefit Contributions	853,455	976,316	982,981	1,042,787	1,033,802
Defined Contributions	56,520	66,191	65,098	69,059	68,464
401k Contributions	95,812	99,658	108,327	122,191	127,398
Unemployment	83,518	89,825	93,096	93,096	93,096
Worker's Comp	18,485	19,881	20,605	20,605	20,605
Total Fringe Benefits	*2,728,058*	*2,888,043*	*2,905,499*	*3,015,296*	*3,012,075*

2025-26 Board Approved Budget

	2026 Approved Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Professional Development and Training Services	66,100	52,041	48,297	49,746	49,746
Curriculum Development	-	-	-	-	-
Conferences / Workshops	2,796	2,880	-	-	-
Employee Travel - Non-Teachers	11,000	11,330	530	546	546
Employee Travel - Teachers	-	-	-	-	-
Travel-Other	-	-	-	-	-
Total Professional Development Expenses	*79,896*	*66,251*	*48,828*	*50,293*	*50,293*
Administrative Support	-	-	-	-	-
Speech Therapists	-	-	-	-	-
Occupational Therapists	-	-	-	-	-
Physical Therapists	5,500	5,665	5,835	6,010	6,010
Evaluations	13,156	13,551	13,957	14,376	14,376
Tutoring Services	-	-	-	-	-
Consultants, Special Education Services	50,000	41,200	42,436	43,709	43,709
Professional Development and Training Services	26,350	16,841	1,114	1,147	1,147
Curriculum Development	-	-	-	-	-
Conferences / Workshops	1,000	1,030	1,061	1,093	1,093
Other Technical Services--SPED	4,800	11,582	11,930	12,288	12,288
Transportation Contractors	-	$ -	$ -	$ -	$ -
Tuition to Private Sources	200,000	206,000	212,180	218,545	218,545
Employee Travel - Non-Teachers	-	-	-	-	-
Employee Travel - Teachers	-	-	-	-	-
Travel-Other	-	-	-	-	-
Supplies	5,548	5,714	5,886	6,062	6,062
Equipment	1,000	1,030	1,061	1,093	1,093
Furniture and Fixtures	25,000	-	-	-	-
Computers	1,800	1,854	-	-	-
Total Special Education Expenses	*334,154*	*304,467*	*295,460*	*304,324*	*304,324*
Administrative Support	-	-	-	-	-
Professional Development and Training Services	16,000	16,450	16,944	17,452	17,452
Curriculum Development	-	-	-	-	-
Conferences / Workshops	400	412	424	437	437
Other Technical Services--Classroom software	9,595	9,558	9,845	10,140	10,140
Other Technical Services--Testing software	15,000	15,450	15,914	16,391	16,391
Transportation Contractors	-	$ -	$ -	$ -	$ -
Employee Travel - Non-Teachers	-	-	-	-	-
Employee Travel - Teachers	-	-	-	-	-
Travel-Other	-	-	-	-	-
Supplies	5,000	5,150	5,305	5,464	5,464
Total Multilingual Learner Expenses	*45,995*	*47,020*	*48,431*	*49,884*	*49,884*
Physicians	1,800	1,854	1,910	1,967	1,967
Health Services Providers for Students	1,040	$ 1,071	$ 1,103	$ 1,136	$ 1,136
Contracted Nursing Services	13,286	5,768	5,941	6,119	6,119
Medical Supplies	4,500	4,635	4,774	4,917	4,917
Total Student Medical Expenses	*20,626*	*13,328*	*13,728*	*14,140*	*14,140*

2025-26 Board Approved Budget

	2026 Approved Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Temporary Clerical Support	-	-	-	-	-
Interpreters/Translators	6,000	6,000	6,000	6,000	6,000
Auditing/Actuarial Services	20,600	21,218	21,855	22,510	22,510
Legal Services	24,000	24,720	25,462	26,225	26,225
Other Services	-	-	-	-	-
Consulting, Business Services	55,000	$ 30,900	$ -	$ 8,500	$ 8,500
Data Processing Services	72,683	74,674	76,914	79,221	79,221
Medicaid Claims Provider	-	-	-	-	-
Total Business Services Expenses	*178,283*	*157,512*	*130,230*	*142,457*	*142,457*
Shipping and Postage	15,416	15,878	16,355	16,845	16,845
Catering	25,000	25,750	26,523	27,318	27,318
Cleaning Services	1,000	1,030	1,061	1,093	1,093
Telephone	13,883	14,300	14,729	15,171	15,171
Wireless Communications	2,000	2,060	2,122	2,185	2,185
Internet Connectivity	13,185	13,580	13,988	14,407	14,407
Rental of Equipment and Vehicles	-	-	-	-	-
Transportation Contractors	668,474	688,528	709,184	730,459	730,459
Transportation Service Planning	-	-	-	-	-
Student Accident Insurance	-	-	-	-	-
Errors & Omissions Ins (Dir & Officers)	8,376	12,315	12,684	13,065	13,065
Advertising Costs	27,500	28,325	29,175	30,050	30,050
Printing	21,853	22,508	20,001	20,601	20,601
Food Service Contractors	15,000	15,450	15,914	16,391	16,391
Office Supplies	10,000	10,300	10,609	10,927	10,927
Honors/Awards Supplies	6,500	6,695	6,896	7,103	7,103
Custodial Supplies	29,490	30,375	31,286	32,225	32,225
Total Building and Office Expenses	*857,676*	*887,094*	*910,524*	*937,840*	*937,840*
After School Clubs	20,000	20,600	21,218	21,855	21,855
Other Technical Services--Classroom software	130,622	134,236	138,263	142,411	142,411
Officiating Fees	1,000	1,030	1,061	1,093	1,093
Other Technical Services--Testing software	20,745	16,769	17,272	17,791	17,791
Catering	10,000	10,300	10,609	10,927	10,927
Document Copying	26,734	27,536	28,362	29,213	29,213
General Supplies and Materials	185,701	180,611	148,670	143,842	143,842
Uniform/Wearing Apparel Supplies	31,650	32,600	33,577	34,585	34,585
Honors/Awards Supplies	9,000	9,270	9,548	9,835	9,835
Textbooks	60,153	61,958	63,817	65,731	65,731
Library Books	3,500	3,605	3,713	3,825	3,825
Reference Books	8,508	8,763	9,026	9,297	9,297
Subscriptions and Periodicals	-	-	-	-	-
Total Instructional Expenses	*507,612*	*507,278*	*485,136*	*490,402*	*490,402*
Other Charges	-	-	-	-	-
Other Dues and Fees	24,375	46,497	47,892	49,328	49,328
Bank Fees	728	750	772	796	796
Other Miscellaneous Expenses	-	-	-	-	-
Total Other Expenses	*25,103*	*47,247*	*48,664*	*50,124*	*50,124*

2025-26 Board Approved Budget

	2026 Approved Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Rubbish Disposal Services	17,808	18,342	37,235	38,352	38,352
Snow Plowing Services	15,000	15,450	31,364	32,304	32,304
Custodial Services	187,842	193,477	365,987	376,967	376,967
Landscaping	15,000	15,450	31,364	32,304	32,304
Rodent and Pest Control Services	2,000	2,060	4,182	4,307	4,307
Non Technology Maintenance and Repairs	8,000	8,240	16,727	17,229	17,229
Elevator Maintenance	25,000	25,750	46,523	47,918	47,918
General Maintenance and Repairs	4,439	2,060	4,172	4,297	4,297
Electrical Service Maintenance and Repairs	8,000	8,240	16,727	17,229	17,229
HVAC Service Contract	15,000	15,450	31,364	32,304	32,304
Plumbing Service Contract	1,500	1,545	3,136	3,230	3,230
Water	1,000	1,030	2,081	2,143	2,143
Sewage/Cesspool	400	412	836	861	861
Renting Land and Buildings	11,000	11,330	11,670	12,020	12,020
Other Purchased Property Services	-	-	-	-	-
Alarm and Fire Safety Services	3,800	3,090	7,165	8,180	8,180
Moving	15,000	5,150	15,000	-	-
Property and Liability Insurance	48,725	60,559	124,751	128,494	128,494
Inspections	-	-	-	-	-
Natural Gas	17,124	17,638	35,804	36,878	36,878
Painting	-	-	50,000	51,500	51,500
Electricity	121,562	125,209	145,660	150,029	150,029
Lumber and Hardware	5,000	$ 5,150	$ 10,609	$ 10,927	$ 10,927
Real and Personal Property Tax	7,000	$ 7,210	$ 7,426	$ 7,649	$ 7,649
Building Improvements	18,143	6,632	6,831	-	-
Total Occupancy Costs	*548,343*	*549,474*	*1,006,613*	*1,015,125*	*1,015,125*
Other Technical Services	54,201	55,827	57,502	59,227	59,227
Technology Services	53,800	55,414	57,076	58,789	58,789
Technology Supplies	2,000	2,060	2,122	2,185	2,185
Equipment	76,262	65,681	23,093	23,786	23,786
Furniture and Fixtures	73,688	6,489	6,684	6,884	6,884
Computers	34,870	5,150	5,305	5,464	5,464
Software	-	-	-	-	-
Total Furniture, Fixtures, and Equipment Expenses	*294,822*	*190,621*	*151,782*	*156,336*	*156,336*
Contingency	-	-	-	-	-
Total Operating Expenses	**13,594,905**	**14,366,585**	**14,795,406**	**15,390,904**	**15,401,839**
Earnings before Interest and Depreciation	**1,218,958**	**1,254,471**	**5,111,223**	**4,746,728**	**5,279,966**
Interest on Owned Facilities	395,062	441,861	3,414,697	3,361,998	3,361,998
Interest on Leases	10,151	10,407	-	-	-
Total Interest	405,213	452,268	3,414,697	3,361,998	3,361,998
Net Operating Cash Flow	**813,745**	**802,203**	**1,696,526**	**1,384,730**	**1,917,968**

2025-26 Board Approved Budget

	2026 Approved Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Depreciation: Software	-	-	-	-	-
Depreciation: Hardware	-	-	-	-	-
Depreciation: Equipment	-	-	-	-	-
Depreciation: Furniture and Fixtures	-	-	-	-	-
Depreciation: Building	269,767	407,216	1,699,232	1,699,232	1,699,232
Total Depreciation Expense	*269,767*	*407,216*	*1,699,232*	*1,699,232*	*1,699,232*
Net Income or Loss	543,978	394,987	(2,706)	(314,502)	218,736
	-				
Principal Payments- Leases	362,449	-	-	-	-
Principal Payments: Owned Facilities	668,278	291,668	921,438	974,138	974,138
Professional Fees	-	$ -	$ -	$ -	$ -
Building Purchase	885,000	-	-	-	-
Building Purchase Contra	(875,000)	$ -	$ -	$ -	$ -
School and District Construction	39,000	-	-	-	-
Capital Equipment	-	-	-	-	-
Total Capital Investments	*1,079,727*	*291,668*	*921,438*	*974,138*	*974,138*
Net Cash Flow	(265,982)	510,535	775,088	410,592	943,830

Debt Service Coverage Ratio	1.15	1.71	1.18	1.09	1.22
Total Margin	0.036720877	0.025	0.000	-0.016	0.011
Aggregate 3 Year Margin			1.952	0.010	-0.005
EBITDA required to meet 1.1 DSCR	$ 1,276,008	$ 880,235	$ 5,203,362	$ 5,203,362	$ 5,203,362
Over (Under) EBITDA	$ (57,050)	$ 374,236	$ (92,139)	$ (456,635)	$ 76,603
RIDE Cash Reserve Balance Requirement	$ 2,234,779	$ 2,361,630	$ 2,432,122	$ 2,530,012	$ 2,531,809
NFF Cash Reserve Balance Requirement	$ 2,793,474	$ 2,952,038	$ 3,040,152	$ 3,162,514	$ 3,164,761
Maintenance Requirement--3% Operating Budget	$ 407,847	$ 430,998	$ 443,862	$ 461,727	$ 462,055
Maintenance Requirement--$4.41 per square foot					
Personnel as % of Revenue	72%	74%	59%	60%	59%
Debt as % of Revenue	10%	5%	22%	22%	21%
Personnel as % of Expenses	79%	81%	79%	79%	79%

RISE PREP Academies Enrollment History and Projections								
	Ideal	**Actual**	**Actual**	**Actual**	**2/13/2026**	**Projected**	**Projected**	**Projected**
	Full Scale	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**FY29**
Grade K	60	51	60	86	57	60	60	60
Grade 1	60	57	44	92	88	60	60	60
Grade 2	60	58	61	56	87	91	60	60
Grade 3	60	61	60	61	58	89	91	60
Grade 4	60	57	55	58	59	60	89	77
Grade 5	60	51	56	60	56	60	60	69
Grade 6	60	41	51	60	58	60	60	60
Grade 7	60	49	43	51	57	60	60	60
Grade 8	60	-	47	49	57	60	60	60
Grade 9	100	-	-	62	68	79	100	100
Grade 10	100	-	-	-	58	75	97	100
Grade 11	100	-	-	-	-	66	61	99
Grade 12	100	-	-	-	-	-	56	75
				-				56
Total KG-1	**940**	**425**	**477**	**635**	**703**	**820**	**914**	**940**

Community	Kindergarten	First Grade	Second Grade	Third Grade	Fourth Grade	Fifth Grade	Sixth Grade	Seventh Grade	Eighth Grade	Ninth Grade	Tenth Grade	Eleventh Grade	Twelfth Grade	District Totals	RIDE Estimate Janaury 2026
Woonsocket	51	55	74	80	49	44	51	52	46	68	68	63	0	701	686
Burrillville	5	1	8	5	8	12	5	6	8	10	2	2	0	72	67
North Smithfield	2	3	9	3	2	4	3	2	5	1	4	1	0	39	33
Staff	2	1	0	1	1	0	1	0	1	0	1	0	0	8	8
Out of Districts														0	
Grade Totals	60	60	91	89	60	60	60	60	60	79	75	66	0	820	794
Total Seats Chartered	60	60	60	60	60	60	60	60	60	100	100	100	0	840	

Community	Kindergarten	First Grade	Second Grade	Third Grade	Fourth Grade	Fifth Grade	Sixth Grade	Seventh Grade	Eighth Grade	Ninth Grade	Tenth Grade	Eleventh Grade	Twelfth Grade	District Totals
Woonsocket	51	51	55	74	80	49	44	51	52	86	88	68	63	812
Burrillville	5	5	1	8	5	8	12	5	6	8	10	2	2	77
North Smithfield	2	2	3	9	3	2	4	3	2	5	1	4	1	41
Staff	2	2	1	0	1	1	0	1	0	1	0	1	0	10
Out of Districts		0	0	0	0	0	0	0	0	0	0	0	0	0
Grade Totals	60	60	60	91	89	60	60	60	60	100	99	75	66	940
Total Seats Chartered	60	60	60	60	60	60	60	60	60	100	100	100	100	940

Community	Kindergarten	First Grade	Second Grade	Third Grade	Fourth Grade	Fifth Grade	Sixth Grade	Seventh Grade	Eighth Grade	Ninth Grade	Tenth Grade	Eleventh Grade	Twelfth Grade	District Totals
Woonsocket	51	51	51	55	60	60	49	44	51	92	86	88	68	806
Burrillville	5	5	5	1	8	5	8	12	5	6	8	10	2	80
North Smithfield	2	2	2	3	9	3	2	4	3	2	5	1	4	42
Staff	2	2	2	1	0	1	1	0	1	0	1	0	1	12
Out of Districts	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grade Totals	60	60	60	60	77	69	60	60	60	100	100	99	75	940
Total Seats Chartered	60	60	60	60	60	60	60	60	60	100	100	100	100	940

1. Statement of Interest & Project Justification

Required Information:

1.1 Local Education Agency (LEA) Information: RISE Prep Academies

This Stage I is submitted by RISE Prep Academies (RPA), a public charter school network located in Woonsocket, Rhode Island and serving scholars in grades K-12 from the communities of Woonsocket, North Smithfield, and Burrillville. RISE Prep Academies is applying to the School Building Authority with the intent of identifying and completing construction, in compliance with RIDE School Construction Regulations, on RISE Prep Upper Academy's (9-12) permanent high school facility.

RISE Prep's Lower Academy (K-8) is located at 30 Cumberland Street, Woonsocket, RI 02895 and serves approximately 560 scholars.

RISE Prep Academies currently has an accepted verbal offer and is awaiting a finalized written offer and purchase and sales for a permanent facility in Woonsocket for its Upper Academy. This application outlines the need and plans for the proposed high school facility.

The lead contact of this application is RISE Prep Academies' Executive Director, Rosalind DaCruz, rdacruz@riseprepri.org, 401.765.5126.

1.2 Executive Summary of Stage I Application

Since opening in 2015, RISE Prep Academies' mission has been to educate its scholars so that they can succeed in college and be engaged in their communities. This mission is supported by a structured learning environment, a rigorous college-preparatory curriculum, and character education. Serving the communities of Burrillville, North Smithfield, and Woonsocket, RPA's educational program is based on three guiding principles:

1. All students can achieve at high levels.

2. College starts in kindergarten.

3. Character education has a significant impact on educational achievement.

Since April 1, 2019, RPA has owned and operated 30 Cumberland Street in Woonsocket, RI, and currently has an enrollment of approximately 570 scholars in grades K-8. As a slow-growth model school, the Lower Academy added one grade each year starting with Kindergarten in 2015. RPA's Lower Academy at Cumberland Street reached full K-8 enrollment during the 2023-2024 school year.

On January 24, 2023, the Council of Elementary and Secondary Education approved RPA's expansion of new seats proposal which granted RPA the ability to open a high school (RISE Prep Upper Academy) serving grades 9-12 in Fall 2024, and a second K-8 school (RISE Prep Lower Academy #2) to open in Fall 2028. The Upper Academy opened in Fall 2024 with 9th grade, and will grow one grade each year until full 9-12 enrollment.

This Stage I SBA submission focuses solely on the construction needs for the Upper Academy's permanent facility.

Critical Needs: RPA

RPA intends to address the need to construct a high school building that will adequately serve RPA's Upper Academy model, inclusive of 21st century learning academic, extracurriculars, and career pathway components and opportunities. The current Lower Academy building and plot at 30 Cumberland Street has no additional room or land to accommodate the Upper Academy. Additionally, RPA has engaged in a two (2) year lease for a temporary swing space to house RPA Upper Academy scholars for the first two years of operation (9th and 10th graders) while the high school facility is being built. RPA has partnered with Boys and Girls Club of Woonsocket and rents the ground floor of newly renovated academic space for its founding cohorts. Space for the full four (4) grades of the Upper Academy, logistics, and key program elements and amenities that contribute to a comprehensive high school experience require RPA to construct a high school reflective of its scholar body size (400 scholars) and ambitious college preparatory academic program.

RPA's Board of Directors have worked closely with the organization's Executive Leadership team to identify needs, design components, and process pieces to approve this Stage I submission.

RPA has successfully submitted approved SBA applications for the Lower Academy's permanent facility at 30 Cumberland Street in Woonsocket.

2. Certified Facilities Manager Credentials

Due to its small size RPA does not currently employ a dedicated Facilities Manager. RISE Prep contracts out with daily maintenance service and carries a budget line for any maintenance issues that may arise that are not covered by warranty or are outside of the scope of the maintenance provider. Additionally, RPA contracts with Mill City Construction to conduct regular facility walkthroughs and identify and coordinate needed maintenance and will continue this practice at RPA's Upper Academy permanent facility and/or until RPA hires a Custodian/Facilities Manager in the next two years with the expansion from managing one building to two. The Upper Academy's Dean of Operations will have day-to-day oversight and monitor building conditions and contracted facility maintenance vendors.

3. Capital Improvements

Recent Capital Improvements: RPA

The 30 Cumberland Street project to renovate RPA's flagship K-8 school was undertaken in three phases:

- Phase I (summer 2018 to spring 2019): building core and shell; the first and second floor fit-out; and site-work.
- Phase II (summer to fall 2019): the third and fourth floor fit- out; and play equipment installation.
- Phase II (summer to summer 2023): the two-story gymnasium and classroom addition.

The table below outlines the cost associated with these projects:

Description	FY19	FY20	FY21	FY22	*FY23 (Estimated)*	Total
Purchase of Permanent Facility	$1,200,000					$1,200,000
Phase 1 Renovations: 1st and 2nd Floor	$5,402,196					$5,402,196
Phase 2 Renovations: 3rd and 4th Floor	$197,811	$2,493,999				$2,691,810
Phase 3: Construction of Enrichment Addition				$116,791	*$6,209,114*	$6,325,905
Total	**$6,800,007**	**$2,493,999**	**$0**	**$116,791**	***$6,209,114***	**$15,619,911**

4. Facilities Analysis: Comprehensive Facilities Assessment

4.1 Educational Facilities Planning/Assessment of Current and Projected Capacities

RPA opened in 2015, and rented space at 1 Social Street in Woonsocket for its first three years. RPA's current Lower Academy facility, located at 30 Cumberland Street, Woonsocket, is not included in the 2016 Jacobs Report as RPA did not take ownership of its current space until 2018. The Jacobs Report did a facilities assessment on RISE's rented facility at 1 Social Street in Woonsocket, Rhode Island. However, since that assessment was produced, the School has relocated to 30 Cumberland Street, making the Jacobs assessment obsolete. The Jacobs report for 1 Social Street has been included as a separate document within this section In RISE's 2018 Stage II submission, a facilities assessment was done by Studio MEJA for 30 Cumberland Street, prior to the renovations. The 2018 facilities assessment is also included as a separate document within this section.

RPA does not plan to add onto, replace, or renovate its current facility at 30 Cumberland Street, Woonsocket to house RPA Upper Academy as there is not enough room. The current lease for swing space at 600 Social Street does not have the option to house RPA permanently. There are no LEA facilities to assess with relevance to this project. RPA's Board of Directors has included discussions in each monthly board meeting over the past two years to identify limitations to enrollment capacity at current facility and begin to develop a needs assessment for square footage and acreage for RPA's Upper Academy.

Below is a table outlining projected enrollment for the Upper Academy building as well as an estimate regarding square footage needs.

Program	**GSF**
Facility to house 400 Upper Academy Scholars Max (Grades 9-12)	62,000 (min) - 75,000 (max)

4 Facilities Analysis

Facilities Analysis

The 2017, Jacobs did a facilities assessment on RISE's facility at 1 Social Street in Woonsocket, Rhode Island. However, since that assessment was produced, the School has relocated to 30 Cumberland Street, making the Jacobs assessment obsolete. The Jacobs report for 1 Social Street has been included in the appendix of this report. In RISE's 2018 Stage II submission, a facilities assessment was done by Studio MEJA for 30 Cumberland Street, prior to the renovations (included in the appendix of this report). As part of the Stage II submission, the 30 Cumberland Street assessment will be updated, outlining all renovations that have been done to the building since RISE acquired it. The approach and methodology of the assessment will be based on the format used by Jacobs in their 2016 assessment:

Assessment

A building assessment will be performed to evaluate a building's total condition. The evaluation has two parts: establishing current deficiencies, and identifying a life cycle forecast based on found deficiencies. The numbers from the two exercises will be combined in order to reach the total capital required.

Deficiencies

Deficiencies are defined as building elements or whole systems that are in disrepair or have failed all together. Within the assessment a prioritized list of current deficiencies and required action will be included. These items could range from mission critical concerns to enhancements.

Life Cycle Forecast

A life cycle analysis will be used to evaluate the existing building systems and to project longevity for future replacement.

Facility Condition Assessment

Based on the visual observations of the architectural and engineering disciplines, the project team will develop a prioritized action plan of required repairs.

Additionally, the assessment will include any information required by RIDE, such as:

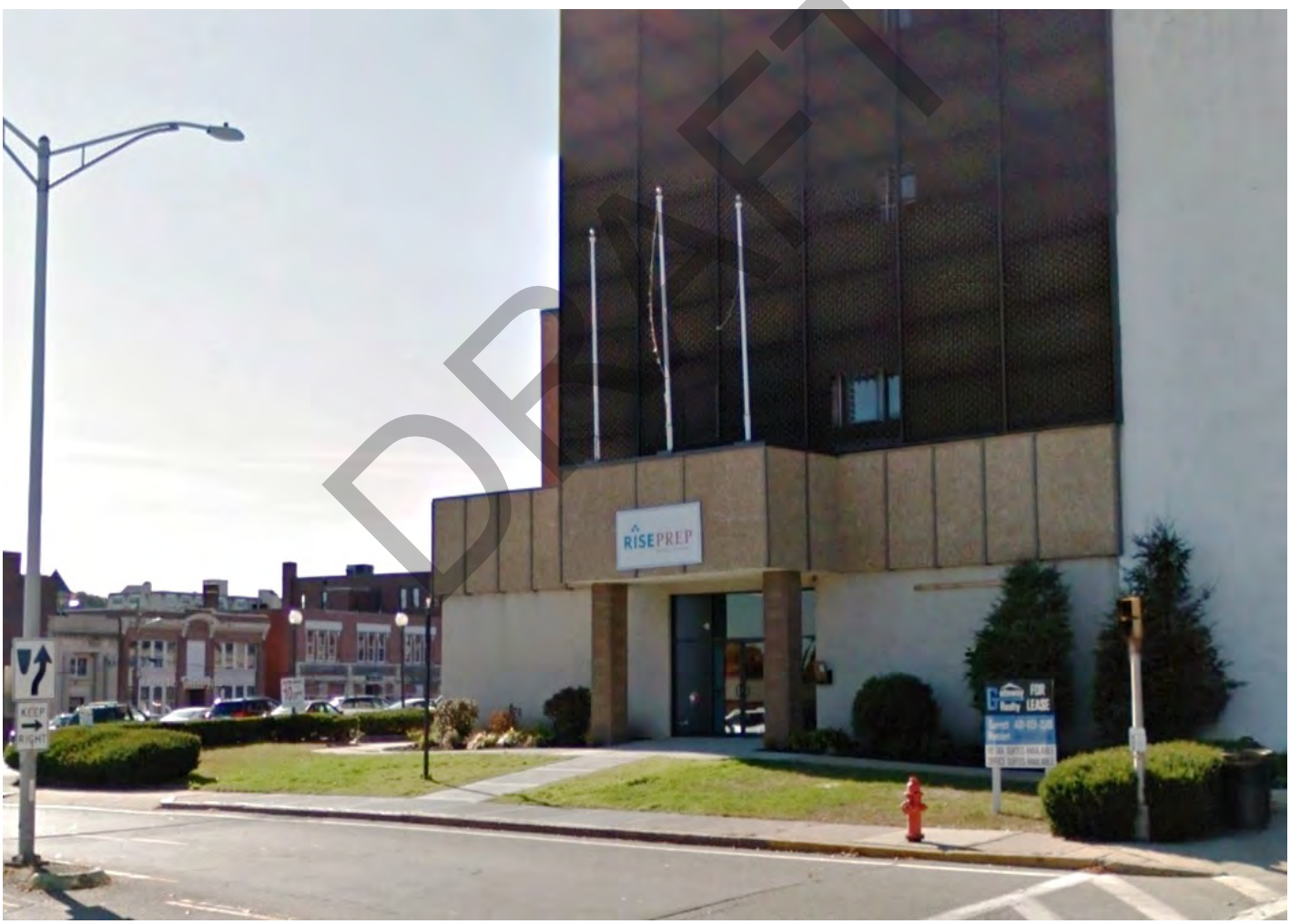
- Inspection and analysis of the building envelope (roof, walls, glazing, foundation, floor/slab).
- Inspection and analysis of the structural elements of the facility.
- Inspection and analysis of all mechanical systems, including condition, age, energy efficiency, levels of ventilation, and compliance with American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) standards.
- Inspection and analysis of the lighting system, including condition, age, energy efficiency and lighting levels.
- Inspection and analysis of all controls including lighting controls and sensors, energy management systems, emergency shutoffs.
- Inspection and analysis of all fire, safety and security systems including emergency plans.
- Analysis of the energy use (electric and heating and/or cooling) of the facility for at least the last two years, a survey of the facility systems, and recommendations for improving energy efficiency. The use of Energy Star Portfolio Manager or ComCheck software systems to benchmark the facility against other buildings or the Rhode Island Building Energy Code is highly encouraged.
- Site, plumbing, technology, and code assessments.
- Floor and Site Plans.

Facility Condition Assessment

RISE Prep Mayoral Academy | *October 2016*

Address: 1 Social Street, Woonsocket, RI 02895

Report Generated: October 06, 2016



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Executive Summary

RISE Prep Mayoral Academy, located at 1 Social Street in Woonsocket, Rhode Island, was built in 2015. It comprises 10,000 gross square feet. Data in this report was collected in the spring/summer of 2016.

RISE Prep Mayoral Academy has an enrollment of 48, serves grades KG - 8, and has 2 classrooms. The LEA reported capacity for RISE Prep Mayoral Academy is 0 with a resulting utilization of 0.00%. For master planning efforts, a RIDE Model Program Standard was established based on the RIDE School Construction Regulations. Applying RIDE's Model Program Standard, a facility of this size could ideally support an enrollment of approximately 56 students.

The total current deficiencies for this campus, in 2016 construction cost dollars, are estimated at $861,143. For master planning purposes a five-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For RISE Prep Mayoral Academy the five-year need is $1,004,622. The findings contained within this report resulted from an assessment of building systems. Assessments were performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous material, and technology infrastructure.

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Figure 1: Aerial view of RISE Prep Mayoral Academy

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as it reaches the end of its serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each school to better identify significant deficiencies.

Discipline Specialists

All assessment teams produced current deficiencies that are associated with each school. The assessment for the school facilities at the Rhode Island Department of Education included several specialties:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by District Facilities and Maintenance staff was incorporated where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase.

Technology: Technology specialists visited the RIDE facilities and met with technology directors to observe and assess each facility's technology infrastructure. It included: network architecture, major infrastructure components, classroom instructional systems, and necessary building space and support for technology. The technology assessment took into account the desired technology outcome and best practices and processes to ensure the results can be attained effectively.

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialist to identify the presence of hazardous materials. The team focused on identifying asbestos containing building materials (ACBMs), lead-based painted (LBP) areas, polychlorinated biphenyls (PCBs), and Chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. If sampling and analysis was required, these activities were recommended but not included in the scope of work.

Traffic: Traffic specialist performed an in-office review of aerial imagery of the traffic infrastructure around the facilities in accordance with section 1.05-7 in the Rhode Island School Construction Regulations. Also, onsite personnel conducted an initial evaluation from data collected during the facility condition assessment. Based on the information, deficiencies and corrective actions were identified. High problem areas were identified for consideration of more detailed site-specific study and analysis in the future.

Acoustics: Specialists assessed each school's acoustics, including architectural acoustic, mechanical system noise and vibration, and environmental noise. The assessment team evaluated room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical systems noise and vibration control.

Educational Space Analysis: The evaluation of schools to ensure that that all spaces adequately support the districts educational program. Standards are established for each classroom type or instructional space. Each space is evaluated to determine if it meets those standards and create a listing of alterations that should be made to make the space a better environment for teaching and learning.

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System Summaries

The following tables summarize major building systems at RISE Prep Mayoral Academy campus, identified by discipline and building.

Site

The site level systems for this campus includes:

Site	Asphalt Parking Lot Pavement
	Concrete Pedestrian Pavement

Building Envelope

The exterior systems for the buildings at this campus includes:

01 - Main Building:	Brick Exterior Wall
	Pre-cast Concrete Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors

The roofing for the buildings at this campus consists of:

Interior

The interior systems for the buildings at this campus includes:

01 - Main Building:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Non-Painted Plaster/Gypsum Board Ceiling
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring

Mechanical

The mechanical systems for the buildings at this campus includes:

01 - Main Building:	1,600 MBH Copper Tube Boiler
	Finned Wall Radiator
	Radiant Steam Heater
	Electronic Heating System Controls
	15 Ton D/X Fan Coil

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01 - Main Building:	10 Ton D/X Fan Coil
	5 Ton Package DX Unit
	10 Ton Package DX Unit
	2-Pipe Steam Hydronic Distribution System
	Ductwork
	Kitchen Exhaust Hoods
	Wall Exhaust Fan
	Fire Sprinkler System

Plumbing

The plumbing systems for the buildings at this campus includes:

01 - Main Building:	Backflow Preventers
	Gas Piping System
	75 Gallon Gas Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
	1,000 Gallon Above Ground Fuel Oil Storage Tank

Electrical

The electrical systems for the buildings at this campus includes:

01 - Main Building:	400 Amp Distribution Panel
	800 Amp Distribution Panel
	Panelboard - 120/208 100A
	Panelboard - 120/208 125A
	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures

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Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, re-carpeting, improved signage, or other improvements to the facility environment.

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The following chart summarizes this site's current deficiencies by building system and priority. The listing details current deficiencies including deferred maintenance, functional deficiencies, code compliance, capital renewal, hazardous materials and technology categories.

Table 1: System by Priority

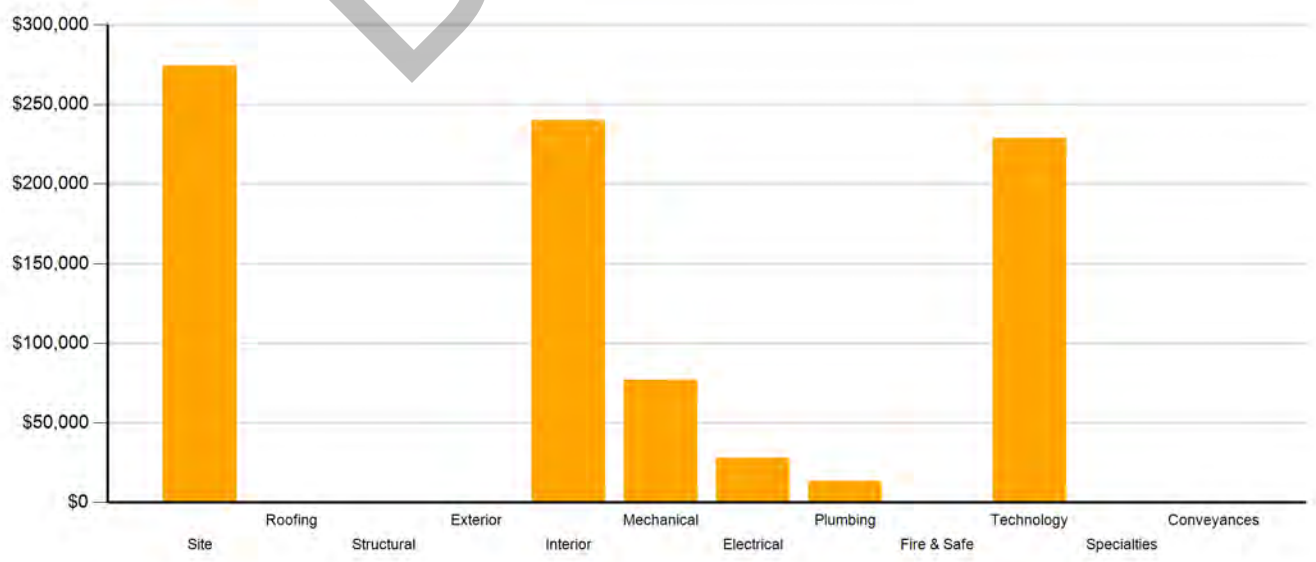
	Priority						
System	1	2	3	4	5	Total	% of Total
Site	-	-	-	$28,674	$245,541	$274,215	31.84 %
Roofing	-	-	-	-	-	$0	0.00 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	-	-	-	-	$0	0.00 %
Interior	-	$34,278	$87,347	$118,374	-	$239,999	27.87 %
Mechanical	-	-	$76,563	$378	-	$76,941	8.93 %
Electrical	-	$24,080	-	-	$3,991	$28,071	3.26 %
Plumbing	-	-	$5,735	-	$7,474	$13,209	1.53 %
Fire and Life Safety	-	-	-	-	-	$0	0.00 %
Technology	-	-	$228,708	-	-	$228,708	26.56 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	-	-	-	$0	0.00 %
Total	$0	$58,357	$398,353	$147,426	$257,007	$861,143	

The building systems at the campus with the most need include:

Site	-	$274,215
Interior	-	$239,999
Technology	-	$228,708

The table below represents the building systems and their percentages for overall campus need.

Figure 2: System Deficiencies



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Current Deficiencies by Category

The deficiencies have been further grouped according to the observed deficiency category and priority.

• **Acoustics** deficiencies relate to room acoustics, sound insolation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.

• **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities and Rhode Island Governors Commission on Disability. Additional items may be included other categories.

• **Capital renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiency correcting planned work postponed beyond its regular life expectancy.

• **Code compliance** deficiencies relate to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance and are reflected in the master plan.

• **Educational adequacy** includes deficiencies identify how facilities align with the Basic Education Program and the RIDE School Construction Regulations.

• **Functional deficiencies** are deficiencies for a component or system that has failed before the end of its expected life or is not the right application, size or design.

• **Hazardous materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and Chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.

• **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicate air conditioning for telecommunication rooms.

• **Traffic** site deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

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The following chart and table represent the deficiency category by priority. This listing includes current deficiencies at all building systems.

Table 2: Deficiency Category by Priority

	Priority					
Category	**1**	**2**	**3**	**4**	**5**	**Total**
Acoustics	-	-	$87,347	-	-	$87,347
Barrier to Accessibility	-	$34,278	-	-	-	$34,278
Capital Renewal	-	$24,080	$76,563	$378	-	$101,020
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	-	-	$5,735	$147,048	$257,007	$409,790
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	-	-	$0
Technology	-	-	$228,708	-	-	$228,708
Traffic	-	-	-	-	-	$0
Total	$0	$58,357	$398,353	$147,426	$257,007	$861,143

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Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the particular facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a 10-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might the end of it's life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 10-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Total	$/GSF
Site	$274,215	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Structural	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Exterior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Interior	$239,999	$0	$0	$0	$0	$0	$0	$66,073	$0	$0	$0	$66,073	$6.61
Mechanical	$76,941	$0	$0	$0	$126,923	$10,711	$0	$0	$0	$3,350	$263,936	$404,920	$40.49
Electrical	$28,071	$0	$0	$0	$0	$0	$91,647	$0	$41,736	$0	$80,505	$213,888	$21.39
Plumbing	$13,209	$0	$0	$0	$0	$5,845	$66,512	$0	$7,377	$0	$0	$79,734	$7.97
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,310	$0	$29,310	$2.93
Technology	$228,708	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Total	**$861,143**	**$0**	**$0**	**$0**	**$126,923**	**$16,556**	**$158,159**	**$66,073**	**$49,113**	**$32,660**	**$344,441**	**$793,925**	**$79.39**

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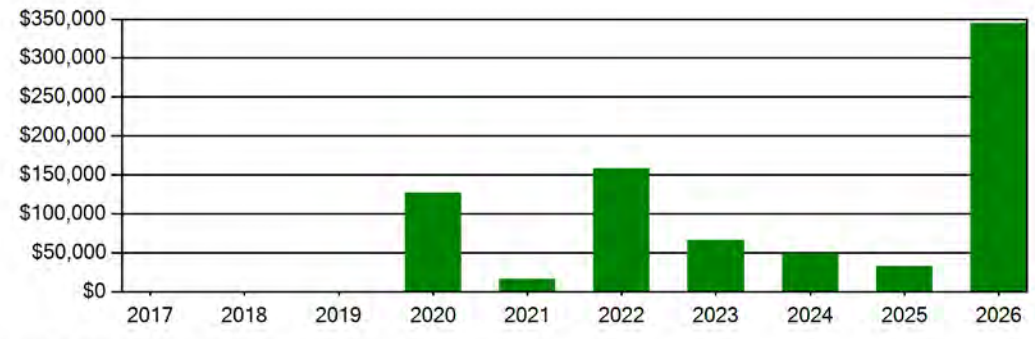

Figure 4: Life Cycle Capital Renewal Forecast

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of schools. The National Association of College and University Business Officers has suggested for college planning that an FCI of less than 5 percent is good, an FCI between 5 and 10 percent is fair, and an FCI greater than 10 percent is poor. In K-12 public school planning, the gulf between 10 percent and 100 percent is just not stratified enough. Jacobs has used the following ranges to provide a little more gradation. FCI's less than 10 percent are considered good, 10 to 60 percent is fair, and anything greater than 60 percent is poor. Financial modeling has shown that over a 30-year period, schools that fall in the 65 percent or greater range are more cost-effective to replace than to repair. This is due to efficiency gains with more modern facilities and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners/facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making school facility decision.

The FCI is calculated by dividing the total repair cost, including site-related repairs, by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. As a general rule, an FCI below 10% is considered good. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. This value typically indicates the point where further expenditures on a building offer little return when compared to the potential cost of replacing that facility.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is $3,500,000. The total current cost for all deficiencies is $861,143.

The RISE Prep Mayoral Academy facility has an overall FCI of 24.60%.

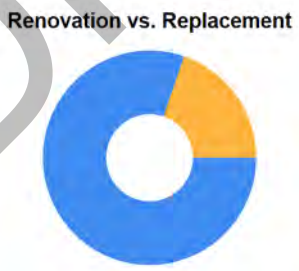

Figure 5: Renovation vs Replacement

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Five Year FCI

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. For planning purposes, the total five-year need at RISE Prep Mayoral Academy is $1,004,622 (Life Cycle Yrs 1-5 plus the Current Deficiencies)

A five year FCI was calculated by dividing the five year need by the total replacement cost. The RISE Prep Mayoral Academy facility has a five year FCI of 28.70% (Life Cycle Yrs 1-5 plus Current Deficiencies divided by the Total Replacement Cost).

Summary of Findings

The table below summarizes the condition findings at RISE Prep Mayoral Academy.

Table 4: Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Current Deficiencies	FCI	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
	Exterior Site			$274,215		$274,215	
01	Main Building	10,000	2015	$586,928	16.77%	$730,407	20.87%
Totals		**10,000**		**$861,143**	**24.60%**	**$1,004,622**	**28.70%**

The following pages provide a listing of all current deficiencies and 10 year life cycle need for the site and building and the associated costs, followed by photos taken during the assessment.

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Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,674	28647
Note: Backstops Require Replacement						
Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	$5,878	28842
Note: Exterior Basketball Goals are Required						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	$95,580	28018
Note: PE / Recess Playfield is Missing and is Needed						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	$95,580	28155
Note: PE / Recess Playfield is Missing and is Needed						
The school lacks a paved play area.	Educational Adequacy	1	Ea.	5	$48,503	28039
Note: The school lacks a paved play area.						
	Sub Total for System	**5**	**items**		**$274,215**	
	Sub Total for School and Site Level	**5**	**items**		**$274,215**	

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Interior Door Hardware Requires Replacement	Barrier to Accessibility	11	Door	2	$34,278	9255
Note: Hardware is not ADA compliant.						
Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	10	Ea.	3	$87,347	19718
Note: All classrooms						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	3,090	SF	4	$118,374	Rollup
	Sub Total for System	**3**	**items**		**$239,999**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	10,000	SF	3	$76,563	9283
Note: Pipe insulation in the boiler room is missing, and has been detrimental to the proper operation of the system						
Ductwork Requires Repair	Capital Renewal	100	LF	4	$378	9258
Note: Air handlers need retrofitting of ductwork to minimize air leakage. Repair duct connections of all interior air handlers and repair all connections that are prone to air leakage.						
	Sub Total for System	**2**	**items**		**$76,941**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	$24,080	9256
Note: Panelboards appear to be abandoned and should be removed. If any of these obsolete panels are in operation they should be replaced at this time.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	$3,991	Rollup
	Sub Total for System	**2**	**items**		**$28,071**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Require Replacement	Educational Adequacy	2	Ea.	3	$5,735	Rollup
Room lacks a drinking fountain.	Educational Adequacy	4	Ea.	5	$4,435	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	5	$3,039	Rollup
	Sub Total for System	**3**	**items**		**$13,209**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Campus lacks security electronic access control.	Technology	2	Ea.	3	$15,109	24364
Note: Campus has no access control system , add system with two (2) doors.						
Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	2	Ea.	3	$18,886	24360
Note: Classroom AV/Multimedia systems support digital technologies but lack mounting and cabling, mount and add cables/controls.						
Technology: Instructional spaces do not have local sound reinforcement.	Technology	2	Ea.	3	$9,443	24366
Note: Add sound reinforcement in instructional spaces.						
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,610	24357
Note: MDF lacks adequate grounding system, add grounding system.						
Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$21,530	24356
Note: MDF requires rezoning, space is good.						
Technology: Network cabling infrastructure is partially outdated and/or needs expansion.	Technology	24	Ea.	3	$10,198	24361
Note: Classrooms have one (1) data drops, add four (4) drops per classroom.						

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Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Security cameras and recording system are inadequate and/or near end of useful life.	Technology	15	Ea.	3	$70,822	24365
Note: Campus has no video surveillance system, add 15 cameras.						
Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3	$53,825	24359
Note: Add/refresh/improve cafetorium AV/Multimedia system.						
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$7,554	24358
Note: MDF lacks independent AC unit, add AC unit.						
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	5	Ea.	3	$7,554	24362
Note: Campus does not have VoIP handsets.						
Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3	$7,177	24363
Note: NEC SL1100 PBX phone system is nearing end-of-life.						
	Sub Total for System	**11**	**items**		**$228,708**	
	Sub Total for Building 01 - Main Building	**21**	**items**		**$586,928**	
	Total for Campus	**26**	**items**		**$861,143**	

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RISE Prep Mayoral Academy - Life Cycle Summary Yrs 1-10

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	10,000	SF	$66,073	7
	Sub Total for System	**1**	**items**	**$66,073**	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (10 Ton)	1	Ea.	$22,117	4
Decentralized Cooling	Fan Coil - D/X Only (15 Ton)	1	Ea.	$11,969	4
Decentralized Cooling	Fan Coil - D/X only 10 Ton)	4	Ea.	$30,749	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,000	SF	$18,839	4
Decentralized Cooling	Package DX Unit (5 Ton)	3	Ea.	$43,249	4
Exhaust Air	Wall Exhaust Fan	4	Ea.	$10,711	5
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	2	Ea.	$3,350	9
Note:	20' baseboard heater (electric)				
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	34	Ea.	$175,647	10
Note:	5'				
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	5	Ea.	$25,830	10
Note:	3'				
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	9	Ea.	$46,495	10
Note:	4'				
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	$15,964	10
	Sub Total for System	**11**	**items**	**$404,921**	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wiring Devices	Electrical Disconnect	50	Ea.	$91,647	6
Power Distribution	Panelboard - 120/208 125A	3	Ea.	$11,694	8
Power Distribution	Panelboard - 120/208 100A	5	Ea.	$24,243	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	$5,799	8
Power Distribution	Distribution Panels (400 Amps)	2	Ea.	$51,338	10
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	$29,167	10
	Sub Total for System	**6**	**items**	**$213,888**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	$5,845	5
Note:	Water heater is oil fired with a separate 70 gallon tank. 150 MBH input				
Plumbing Fixtures	Restroom Lavatories	8	Ea.	$25,448	6
Plumbing Fixtures	Urinals	3	Ea.	$3,987	6
Plumbing Fixtures	Toilets	13	Ea.	$37,077	6
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	$7,377	8
	Sub Total for System	**5**	**items**	**$79,735**	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	10,000	SF	$29,310	9
	Sub Total for System	**1**	**items**	**$29,310**	
	Sub Total for Building 01 - Main Building	**24**	**items**	**$793,927**	
	Total for: RISE Prep Mayoral Academy	**24**	**items**	**$793,927**	

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Supporting Photos

Site Aerial

Panelboard 01

Panelboard 02

Panelboard 03

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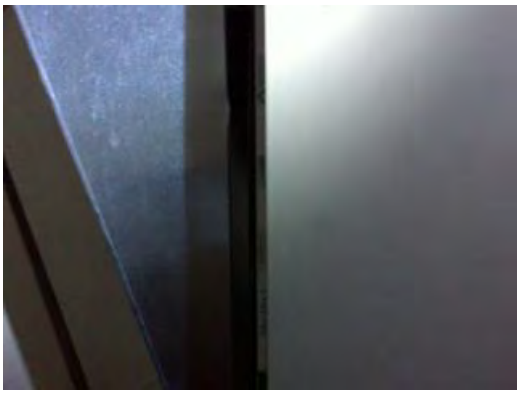
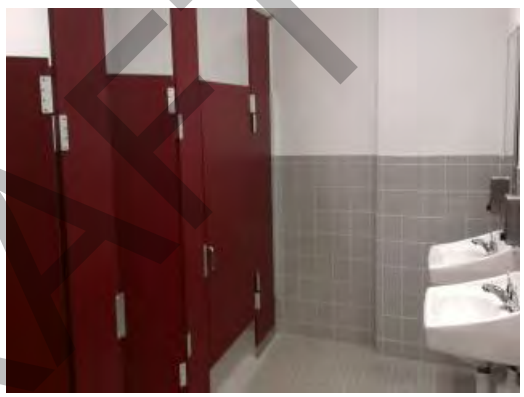
Panelboard 04



Gap Between Ductwork and Air Handler

Electrical Panel



Typical Restroom

Typical Finishes

Ductwork

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Multi-Purpose Room

Main Entrance Doors

Boiler

Roof Top Units

Lighting Fixture

Electrical Panel

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Building Exterior

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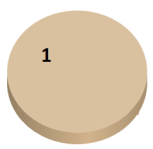
RISE Prep Mayoral Academy

LEA Summary

RISE Prep Mayoral Academy totals 10,000 square feet and consists of the school type(s) detailed below. School(s) were visited three times during the Statewide Facilities Assessment by teams of specialists from April-May 2016. This report provides LEA summary findings for the statewide assessment program.

School Type by Count

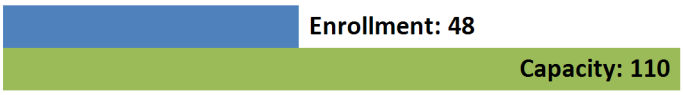


School Type	SqFt
K-8	10,000
Total:	**10,000**

Demographics

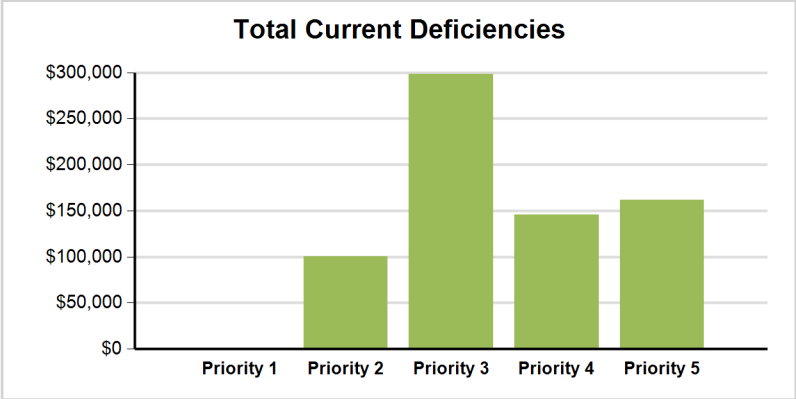
Enrollment is projected to increase by 40.2% over the next 10 years in Charter Schools. The total LEA enrollment at 1 school(s) is 48 students with a total capacity of 110 as reported by the LEA. Utilization is calculated by dividing enrollment by capacity, resulting in 43.6% utilization at RISE Prep Mayoral Academy.

43.6 % Utilization



Educational Program Space Analysis

In RISE Prep Mayoral Academy there are 3 instructional spaces; of these spaces 0.0% meet or exceed the space size standards. Of the total current deficiencies identified, $306,792 are related to the educational program space assessment. Addressing these identified deficiencies will improve the learning environment and bring the school(s) in the district closer to 21st century learning facilities.



Five Year Need Summary

The current deficiencies total $706,444, with 42.3% categorized as Priority 3 and another 22.9% as Priority 5. The building systems with the highest current deficiency costs are Site and Interior.

The projected life cycle need in Years 1 through 5 is $192,187. It is anticipated that the majority of the need will occur in Year 4. School(s) with the greatest need are represented in the adjacent table and make up 100.0% of the combined 5-Year need at RISE Prep Mayoral Academy.

School(s) with Greatest Need	Combined 5-Year Need
RISE Prep Mayoral Academy	$898,631

Five Year Facility Condition Index (FCI)

For master planning purposes, the total current deficiencies, less new construction, and the first 5 years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-Year FCI was calculated by dividing the 5-Year need by the total replacement cost. The 5-Year need is $898,631 with a district replacement value of $3,500,000. The resulting 5-Year FCI is 25.7%.

5-Year FCI Ranges

LEA Summary Data

Gross SqFt	Avg Year Built	Current Deficiencies (Less New Construction)	Life Cycle Year 1-5 Total	Total 5-Year Need (Year 1-5 + Current Defs)	5-Year FCI
10,000	1920	$706,444	$192,187	$898,631	25.7%

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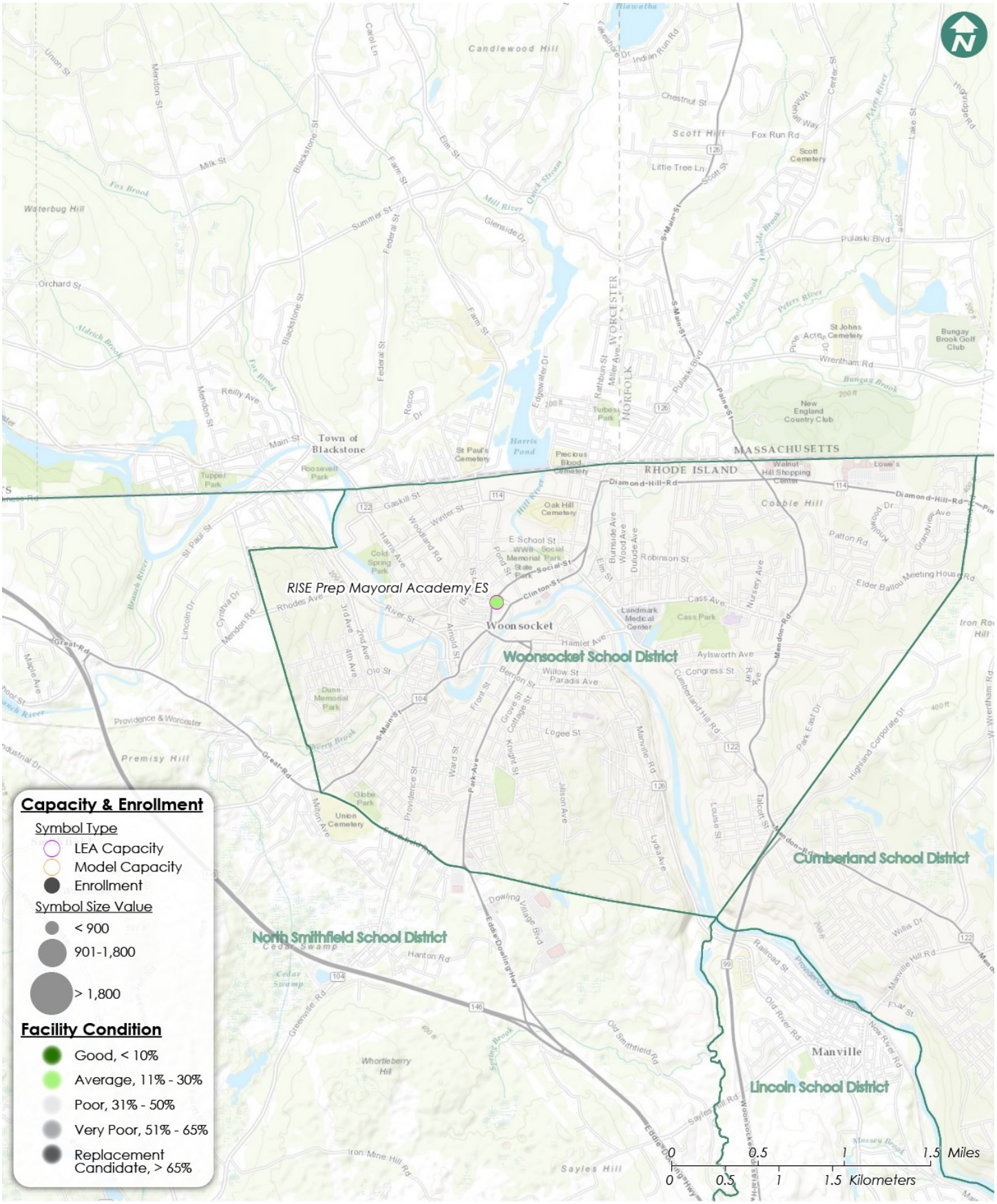
RISE Prep Mayoral Academy

LEA Summary



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Facility Condition Assessment

Charter - RISE Prep Mayoral Academy | *June 2017*

1 Social Street, Woonsocket, RI 02895

Introduction

RISE Prep Mayoral Academy, located at 1 Social Street in Woonsocket, Rhode Island, was built in 1920. It comprises 10,000 gross square feet. Each school across the district was visited three times during the Facility Condition Assessments by three teams of specialists in the spring/summer of 2016.

RISE Prep Mayoral Academy serves grades KG - 8, has 3 instructional spaces, and has an enrollment of 48. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for RISE Prep Mayoral Academy is 110 with a resulting utilization of 44%.

For master planning purposes a 5-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For RISE Prep Mayoral Academy the 5-year need is $898,631. The findings contained within this report resulted from an assessment of building systems performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous materials, and technology infrastructure.

Figure 1: Aerial view of RISE Prep Mayoral Academy

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

Discipline Specialists

All assessment teams produced current deficiencies associated with each school. The assessment for the school facilities at the Rhode Island Department of Education included several specialties:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by district facilities and maintenance staff where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase. The team took digital photos at each school to better identify significant deficiencies.

Technology: Technology specialists visited RIDE facilities and met with technology directors to observe and assess each facility's technology infrastructure. The assessment included network architecture, major infrastructure components, classroom instructional systems, necessary building space and support for technology. The technology assessment took into account the desired technology outcome and best practices and processes to ensure results can be attained effectively.

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialists to identify the presence of hazardous materials. The team focused on identifying asbestos containing building materials (ACBMs), lead-based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. If sampling and analysis was required, these activities were recommended but not included in the scope of work.

Traffic: A traffic specialist performed an in-office review of aerial imagery of the traffic infrastructure around the facilities in accordance with section 1.05-7 in the Rhode Island School Construction Regulations and reviewed data collected on site during the facility condition assessment. Based on this information, deficiencies and corrective actions were identified. High problem areas were identified for consideration of more detailed site-specific study and analysis in the future.

Acoustics: Specialists assessed each school's acoustics, including architectural acoustics, mechanical system noise and vibration, and environmental noise. The assessment team evaluated room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical system noise and vibration control.

Educational Program Space Assessment: Teams evaluated schools to ensure that that all spaces adequately support the districts educational program. Standards are established for each classroom type or instructional space. Each space is evaluated to determine if it meets those standards and a listing of alterations that should be made to make the space a better environment for teaching and learning was created.

System Summaries

The following tables summarize major building systems at the RISE Prep Mayoral Academy campus, identified by discipline and building.

Site

The site level systems for this campus include:

Site	Asphalt Parking Lot Pavement
	Concrete Pedestrian Pavement

Building Envelope

The exterior systems for the building(s) at this campus includes:

01 - Main Building:	Brick Exterior Wall
	Pre-cast Concrete Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors

The roofing for the building(s) at this campus consists of:

Interior

The interior systems for the building(s) at this campus include:

01 - Main Building:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Non-Painted Plaster/Gypsum Board Ceiling
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring

Mechanical

The mechanical systems for the building(s) at this campus include:

01 - Main Building:	1,600 MBH Copper Tube Boiler
	Finned Wall Radiator
	Radiant Steam Heater
	Electronic Heating System Controls
	15 Ton D/X Fan Coil

01 - Main Building:	10 Ton D/X Fan Coil
	5 Ton Package DX Unit
	10 Ton Package DX Unit
	2-Pipe Steam Hydronic Distribution System
	Ductwork
	Kitchen Exhaust Hoods
	Wall Exhaust Fan
	Fire Sprinkler System

Plumbing

The plumbing systems for the building(s) at this campus include:

01 - Main Building:	Backflow Preventers
	Gas Piping System
	75 Gallon Gas Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
	1,000 Gallon Above Ground Fuel Oil Storage Tank

Electrical

The electrical systems for the building(s) at this campus include:

01 - Main Building:	400 Amp Distribution Panel
	800 Amp Distribution Panel
	Panelboard - 120/208 100A
	Panelboard - 120/208 125A
	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

The following chart summarizes this site's current deficiencies by building system and priority. The listing details current deficiencies including deferred maintenance, functional deficiencies, code compliance, capital renewal, hazardous materials and technology categories.

Table 1: System by Priority

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	-	-	$87,771	$28,329	$150,187	$266,287	37.69 %
Roofing	-	-	-	-	-	$0	0.00 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	-	-	-	-	$0	0.00 %
Interior	-	-	$87,347	$116,948	-	$204,296	28.92 %
Mechanical	-	$76,563	-	$378	-	$76,941	10.89 %
Electrical	-	$24,080	-	-	$3,943	$28,023	3.97 %
Plumbing	-	-	-	-	$7,384	$7,384	1.05 %
Fire and Life Safety	-	-	-	-	-	$0	0.00 %
Technology	-	-	$123,514	-	-	$123,514	17.48 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	-	-	-	$0	0.00 %
Total	$0	$100,642	$298,633	$145,655	$161,515	$706,444	

**Displayed totals may not sum exactly due to mathematical rounding*

The building systems with the most need include:

Site	-	$266,287
Interior	-	$204,296
Technology	-	$123,514

The chart below represents the building systems and associated deficiency costs.

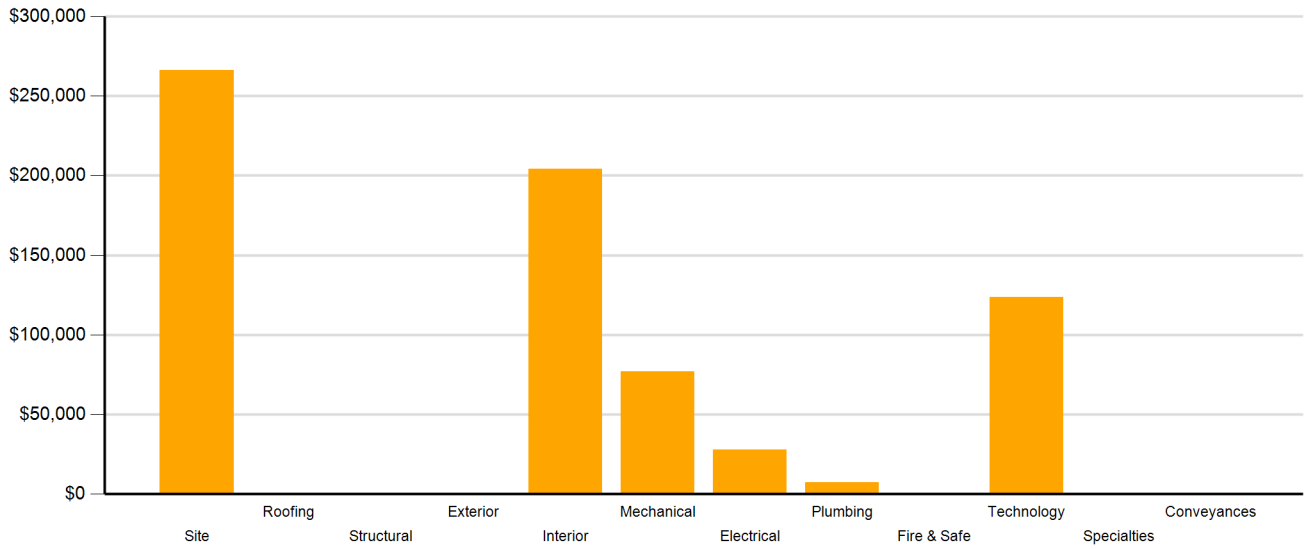


Figure 2: System Deficiencies

Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- **Acoustics** deficiencies relate to room acoustics, sound insolation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.

- **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities Act and the Rhode Island Governors Commission on Disability. Additional items related to accessibility may be included other categories.

- **Capital Renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.

- **Code Compliance** deficiencies related to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance which are reflected in the master plan.

- **Educational Adequacy** deficiencies identify where facilities do not align with the Basic Education Program and the RIDE School Construction Regulations.

- **Functional Deficiencies** are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.

- **Hazardous Materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.

- **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicated air conditioning for telecommunication rooms.

- **Traffic** deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

The following chart and table represent the deficiency category by priority. This listing includes current deficiencies for all building systems.

Table 2: Deficiency Category by Priority

	Priority					
Category	**1**	**2**	**3**	**4**	**5**	**Total**
Acoustics	-	-	$87,347	-	-	$87,347
Barrier to Accessibility	-	-	$87,771	-	-	$87,771
Capital Renewal	-	$100,642	-	$378	-	$101,020
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	-	-	-	$145,277	$161,515	$306,792
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	-	-	$0
Technology	-	-	$123,514	-	-	$123,514
Traffic	-	-	-	-	-	$0
Total	$0	$100,642	$298,633	$145,655	$161,515	$706,444

**Displayed totals may not sum exactly due to mathematical rounding*

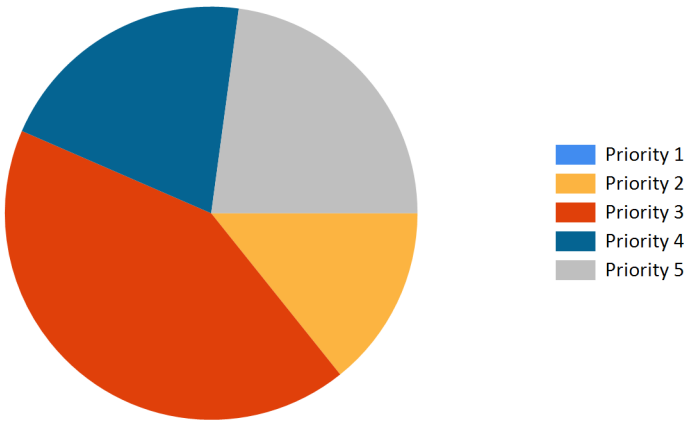


Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If a need for immediate replacement was identified, a deficiency was created with the estimated repair costs. The identified deficiency contributes to the facility's total current repair costs.

Capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a 5-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 5-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$266,287	$0	$0	$0	$0	$0	$0	$266,287
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0	$0	$0
Interior	$204,296	$0	$0	$0	$0	$0	$0	$204,296
Mechanical	$76,941	$0	$0	$0	$175,631	$10,711	$186,342	$263,283
Electrical	$28,023	$0	$0	$0	$0	$0	$0	$28,023
Plumbing	$7,384	$0	$0	$0	$0	$5,845	$5,845	$13,229
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Technology	$123,514	$0	$0	$0	$0	$0	$0	$123,514
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$706,444**	**$0**	**$0**	**$0**	**$175,631**	**$16,556**	**$192,187**	**$898,631**

**Displayed totals may not sum exactly due to mathematical rounding*

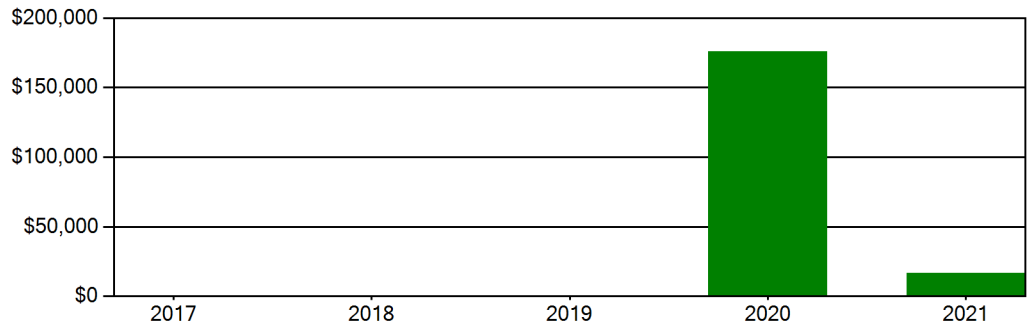
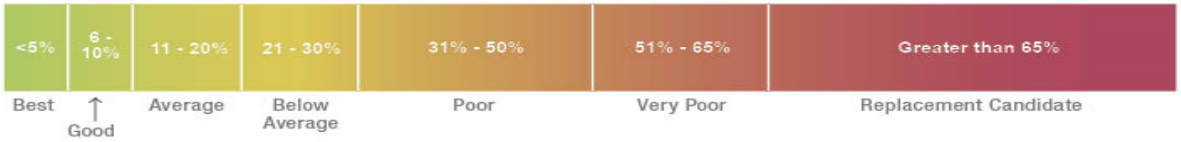


Figure 4: Life Cycle Capital Renewal Forecast

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of schools. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair schools with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making school facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is $3,500,000. For planning purposes, the total 5-year need at the RISE Prep Mayoral Academy is $898,631 (Life Cycle Years 1-5 plus the FCI deficiency cost). The RISE Prep Mayoral Academy facility has a 5-year FCI of 25.68%.

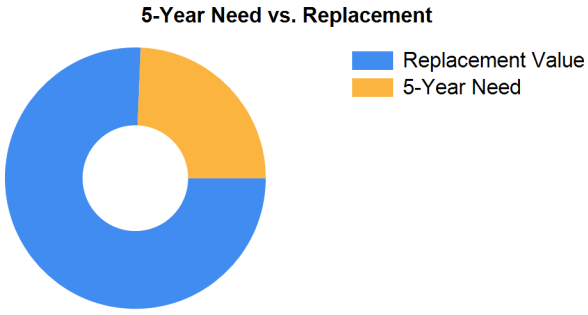


Figure 5: 5-Year FCI

It is important to reiterate that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussion in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur.

Rhode Island Aspirational Capacity

The capacity of a school reflects how many students the school's physical facility can effectively serve. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity that had once been assigned is greater than what can be reasonably accommodated today. This is primarily because of a change in how programs are delivered.

The Rhode Island Aspirational Capacity is based on the Rhode Island School Construction Regulations (SCRs) and is an aspirational goal of space use. The capacity for each individual public school in the state of Rhode Island was designed to conform to Section 1.06-2 Space Allowance Guidelines of the Rhode Island Department of Education (RIDE) SCRs. These regulations outline the allowed gross square feet (GSF) per student at each school type (ES, MS, HS) by utilizing a sliding scale based on projected enrollment. The resulting capacities reflect how school capacities align to the SCRs for new construction. The existing enrollment was multiplied by the GSF per student for the appropriate bracket. For the purposes of this analysis, Pre-K centers were rolled into the elementary totals, and K-8 facilities were counted as middle schools.

The most consistent and equitable way a state can determine school capacities across a variety of districts and educational program offerings is to use square-foot-per-student standards. In contrast, in the 2013 Public Schoolhouse Assessment Report, LEAs self-reported capacities for their elementary, middle and high schools. Districts typically report "functional capacity," which is defined as the number of students each classroom can accommodate. Functional capacity counts how many students can occupy a space, not how much room students and teachers have within that space. For example, a 650-square-foot classroom and a 950-square-foot classroom can both have a reported capacity of 25 students, but the actual teaching and learning space per student varies greatly.

The variation in square feet per student impacts the kinds of teaching practices possible in each space. The lowest allocation of space per student restricts group and project-based learning strategies and requires teachers to teach in more traditional, lecture-style formats, due to a lack of space. Furthermore, the number of students that can be accommodated in a classroom does not account for access to sufficient common spaces such as libraries, cafeterias, and gymnasiums. When cafeterias are undersized relative to the population, schools must host four or more lunch periods a day, resulting in some students eating lunch mid-morning and some mid-afternoon. Similarly, undersized libraries and gymnasiums create scheduling headaches for schools and restrict student access. Finally, a classroom count-only approach to school capacity does not consider the inherent scheduling challenges schools face.

Applying the Rhode Island Aspirational Capacity, a facility of this size could ideally support an enrollment of approximately 56 students.

Facility New Construction

As part of the Educational Program Space Assessment, select core spaces were compared to the RI School Construction Regulations. If it was determined that a facility was in need of square footage related to a cafeteria or library/media center, a cost for additional space was estimated. This cost is not included in the total 5-year need or the 5-year FCI calculation.

The New Construction cost to bring the RISE Prep Mayoral Academy cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The RISE Prep Mayoral Academy comprises 10,000 square feet and was constructed in 1920. Current deficiencies at this school total $706,444. Five year capital renewal costs total $192,187. The total identified need for the RISE Prep Mayoral Academy (current deficiencies and 5-year capital renewal costs) is $898,631. The 5-year FCI is 25.68%.

Table 4: Facility Condition by Building

	Gross Sq Ft	Year Built	Current Deficiencies	LC Yr. 1-5 Total	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
RISE Prep Mayoral Academy Totals	10,000	1920	$706,444	$192,187	$898,631	25.68%

**Displayed totals may not sum exactly due to mathematical rounding*

The following pages provide a listing of all current deficiencies and 5-year life cycle need and the associated costs, followed by photos taken during the assessment.

Cost Estimating

Cost estimates are derived from local cost estimating expertise and enhanced by industry best practices, historical cost data, and relevance to the Rhode Island region. Costs have been developed from current market rates as of the 2nd quarter in 2016. All costs are based on a replace-in-kind approach, unless the item was not in compliance with national or state regulations or standards.

For planning and budgeting purposes, facility assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. This soft cost multiplier accounts for costs that are typically incurred when contracting for renovation and construction services. Soft costs typically include construction cost factors, such as contractor overhead and profit, as well as labor and material inflation, professional fees, and administrative costs. Based on the Rhode Island School Construction Regulations, a soft cost multiplier of 20% is included on all cost estimates. Other project allowances are included in the cost estimates based on school attributes such as age, location, and historic designation. All stated costs in the assessment report will include soft costs for planning and budgeting purposes. These are estimates, and costs will vary at the time of construction.

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Playground Equipment	Barrier to Accessibility	1	SF	3	$87,771	54977
Note: Install New Playground Equipment						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28647
Note: Backstops Require Replacement						
Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	$5,807	28842
Note: Exterior Basketball Goals are Required						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	$64,020	54978
Note: PE / Recess Playfield is Missing and is Needed						
The school lacks a paved play area.	Educational Adequacy	1	Ea.	5	$80,360	28039
Note: The school lacks a paved play area.						
	Sub Total for System	**5**	**items**		**$266,287**	
	Sub Total for School and Site Level	**5**	**items**		**$266,287**	

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	10	Ea.	3	$87,347	19718
Note: All classrooms						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	3,090	SF	4	$116,948	Rollup
	Sub Total for System	**2**	**items**		**$204,296**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	10,000	SF	2	$76,563	9283
Note: Pipe insulation in the boiler room is missing, and has been detrimental to the proper operation of the system						
Ductwork Requires Repair	Capital Renewal	100	LF	4	$378	9258
Note: Air handlers need retrofitting of ductwork to minimize air leakage. Repair duct connections of all interior air handlers and repair all connections that are prone to air leakage.						
	Sub Total for System	**2**	**items**		**$76,941**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	$24,080	9256
Note: Panelboards appear to be abandoned and should be removed. If any of these obsolete panels are in operation they should be replaced at this time.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	$3,943	Rollup
	Sub Total for System	**2**	**items**		**$28,023**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	4	Ea.	5	$4,382	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	5	$3,003	Rollup
	Sub Total for System	**2**	**items**		**$7,384**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Instructional spaces do not have local sound reinforcement.	Technology	2	Ea.	3	$9,443	24366
Note: Add sound reinforcement in instructional spaces.						
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,610	24357
Note: MDF lacks adequate grounding system, add grounding system.						

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$21,530	24356
Note: MDF requires rezoning, space is good.						
Technology: Security cameras and recording system are inadequate and/or near end of useful life.	Technology	15	Ea.	3	$70,822	24365
Note: Campus has no video surveillance system, add 15 cameras.						
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$7,554	24358
Note: MDF lacks independent AC unit, add AC unit.						
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	5	Ea.	3	$7,554	24362
Note: Campus does not have VoIP handsets.						
Sub Total for System		**6**	**items**		**$123,514**	
Sub Total for Building 01 - Main Building		**14**	**items**		**$440,157**	
Total for Campus		**19**	**items**		**$706,444**	

RISE Prep Mayoral Academy - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (10 Ton)	1	Ea.	$22,117	4
Decentralized Cooling	Fan Coil - D/X Only (15 Ton)	1	Ea.	$11,969	4
Decentralized Cooling	Fan Coil - D/X only 10 Ton)	4	Ea.	$30,749	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,000	SF	$67,547	4
Decentralized Cooling	Package DX Unit (5 Ton)	3	Ea.	$43,249	4
Exhaust Air	Wall Exhaust Fan	4	Ea.	$10,711	5
	Sub Total for System	**6**	**items**	**$186,342**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	$5,845	5
Note:	Water heater is oil fired with a separate 70 gallon tank. 150 MBH input				
	Sub Total for System	**1**	**items**	**$5,845**	
	Sub Total for Building 01 - Main Building	**7**	**items**	**$192,187**	
	Total for: RISE Prep Mayoral Academy	**7**	**items**	**$192,187**	

Supporting Photos

Site Aerial

Panelboard 01

Panelboard 02

Panelboard 03

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Panelboard 04

Gap Between Ductwork and Air Handler

Electrical Panel

Typical Restroom

Typical Finishes

Ductwork

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Multi-Purpose Room

Main Entrance Doors

Boiler

Roof Top Units

Lighting Fixture

Electrical Panel

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Building Exterior

School Building Authority at the Rhode Island Department of Education

LEA Condition Data Review

Statewide Facilities Survey & Prioritization Planning Services

August 2016

DRAFT

Introduction

As part of the Facility Assessment and Prioritization project for the School Building Authority at the Rhode Island Department of Education (RIDE), teams of architects and engineers visited your schools to compile lists of condition needs. Now that the building surveys are complete and the data is compiled, we need you to review the data as part of a collaborative process that seeks to empower LEAs.

A key output of the Facility Assessment and Prioritization project is a prioritization methodology. Informed by statute and regulations, this prioritization tool takes into consideration various key data elements that will determine a school's ranking in the overall prioritization of school facilities in Rhode Island. The prioritization tool will provide opportunity to the Council on Elementary and Secondary Education, General Assembly and the Governor to prioritize funding and aid in promoting equitable and adequate school housing for all public school children and prevent the costs of school housing from interfering with effective operations of schools.

The following condition and operational metrics were used to establish the methodology for prioritization.

- Facility Condition Score
- Weighted Priority Score
- Educational Program Space Score
- Energy Score
- Utilization
- Asset Protection Plan

The condition assessment data included in this report will be used to calculate the Facility Condition Score and Weighted Priority Score as part of the overall prioritization score for facilities.

Process Overview

In order to fully understand the physical and educational needs at our local schools, RIDE has engaged LEAs to embark on a collaborative two-part evaluation of all Rhode Island public school facilities. Teams of architects and engineers and other facility consultants collected data associated with the building conditions as well as the following specialties:

Technology – network architecture, major infrastructure components, classroom instructional systems, and necessary building space and support for technology

Acoustical – room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical systems noise and vibration control

Traffic – evaluation of traffic infrastructure surrounding school facilities

HAZMAT – visual HAZMAT survey focused on asbestos containing building materials, lead-based paint, polychlorinated biphenyls, and chlorofluorocarbons

Energy – survey of the opportunities for the implementation of renewable energy technologies and recommendations for improving energy efficiency

The second part of the evaluation is called an educational program survey. This survey includes the evaluation of schools to ensure that all spaces adequately support the LEA's educational program. Standards, per the Basic Education Plan and RIDE School Construction Regulations, have been identified for each classroom type or instructional space. Space are then evaluated to determine if they meet those standards and create a listing of improvements that could be made to enhance the learning environment.

The combination of these evaluations will provide RIDE with comprehensive technical information needed to understand the total level of facilities' need statewide in terms of condition, educational space needs and energy use. This information will be essential in developing a prioritization master plan for the State.

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Data Overview

A facility condition assessment evaluates the general health of physical facilities by identifying and prioritizing deficient conditions that require correction for long-term use of the buildings. Observations are typically organized into civil, architectural, structural, mechanical, electrical, plumbing, and roofing disciplines. Additionally, life cycle analysis typically looks at the ages of systems coupled with maintenance history and performance to forecast replacement needs as systems reach the end of useful life.

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address.

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the facility's ability to remain open or meet the intended mission. These deficiencies typically include items related to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Facility Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause collateral deterioration of integral building systems, and conditions affecting building envelopes, such as exterior door and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that affect the mission of the facility, but may not require immediate attention. These items should be considered necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems which are likely to require attention within the next five years or would be considered an improvement to the environment. The improvements may be aesthetic or may provide greater functionality. Examples include cabinets, finishes, paving, and removal of abandoned equipment.

Priority 5 – General Improvements: These items are deficiencies that are aesthetic in nature or are typically considered enhancements. Common deficiencies in this priority may include repainting, carpeting, improved signage, or other items that provide for an improved facility environment. These items may be optional, but are generally included under a comprehensive renovation project plan.

The existing deficiencies that currently require correction are identified and assigned a priority.

Life cycle renewal may be defined as the projection of future building system replacement costs based upon each individual system's expected serviceable life and current condition. Building systems and components deteriorate over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project. Construction projects may be initiated several years after the initial facility condition assessment. Hence, it is necessary to forecast any future costs associated with a facility beyond the current year repair costs. This is accomplished by utilizing a 10-year life cycle renewal forecast model.

We welcome your participation and collaboration

Now that the building surveys are complete and the draft data is compiled, we hope you will review the data as we embark in a collaborative process.

Having a good baseline of condition needs will aid in developing the Facility Condition Score and ultimately the prioritization tool.

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LEA Review Report

RISE Prep Mayoral Academy | *August 2016*

Address: 1 Social Street, Woonsocket, RI 02895

Report Generated: August 22, 2016

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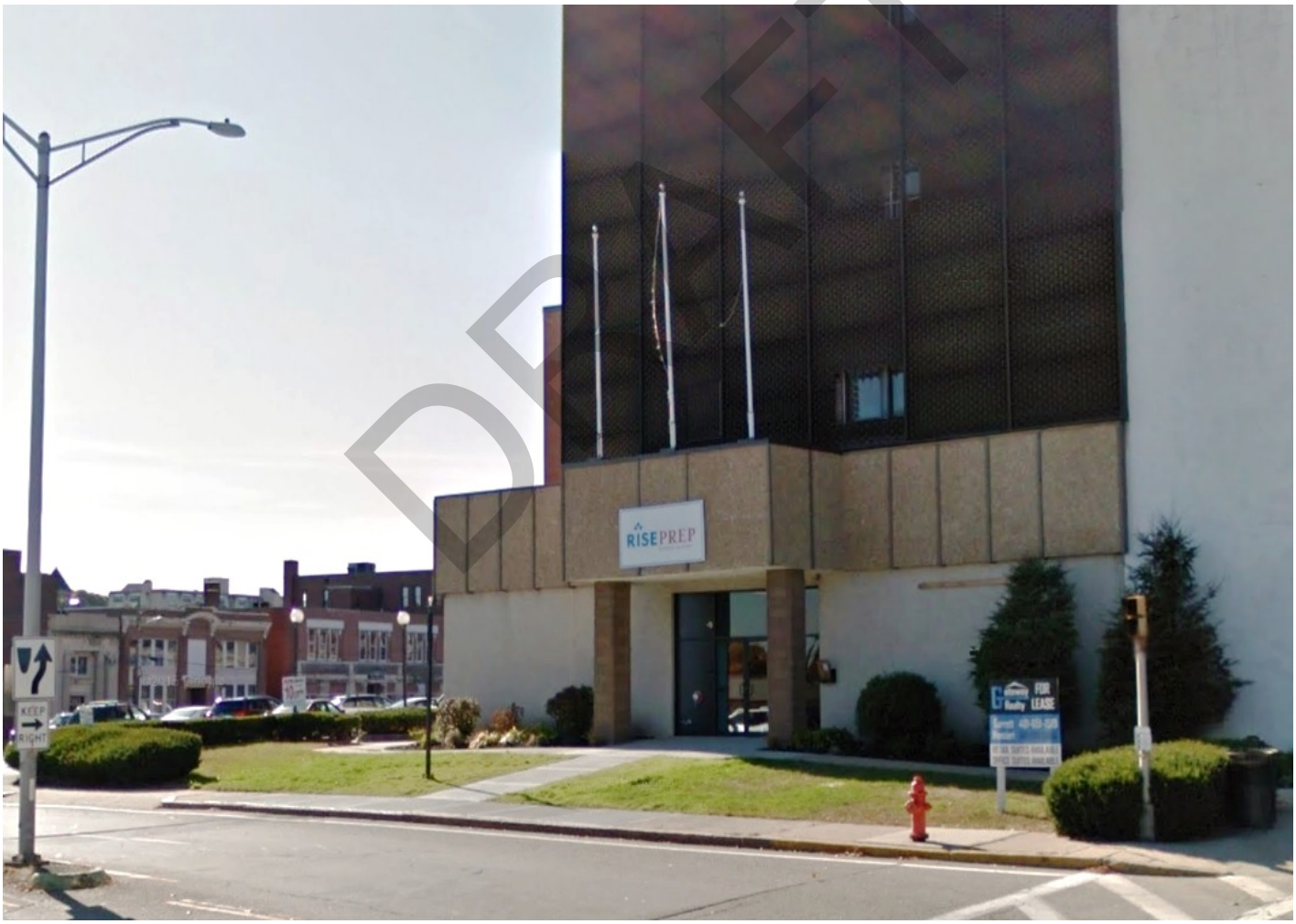

Year Built:	**2015**
Building Area:	**10,000**
Capacity:	**56**

RISE Prep Mayoral Academy

Building: 01 - Main Building

Interior

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9255	The Interior Door Hardware Requires Replacement	ADA Compliance	11	Door	2
	Note: Hardware is not ADA compliant.				
19718	Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	10	Ea.	3
	Note: All classrooms				

Mechanical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9283	The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Deferred Maintenance	10,000	SF	3
	Note: Pipe insulation in the boiler room is missing, and has been detrimental to the proper operation of the system				
9258	Ductwork Requires Repair	Deferred Maintenance	100	LF	4
	Note: Air handlers need retrofitting of ductwork to minimize air leakage. Repair duct connections of all interior air handlers and repair all connections that are prone to air leakage.				

Electrical

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
9256	The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2
	Note: Panelboards appear to be abandoned and should be removed. If any of these obsolete panels are in operation they should be replaced at this time.				

Technology

MAPPS ID	Deficiency	Category	Qty	UoM	Priority
24364	Technology: Campus lacks security electronic access control.	Technology	2	Ea.	3
	Note: Campus has no access control system , add system with two (2) doors.				
24360	Technology: Classroom AV/Multimedia systems are in need of improvements.	Technology	2	Ea.	3
	Note: Classroom AV/Multimedia systems support digital technologies but lack mounting and cabling, mount and add cables/controls.				
24366	Technology: Instructional spaces do not have local sound reinforcement.	Technology	2	Ea.	3
	Note: Add sound reinforcement in instructional spaces.				
24357	Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3
	Note: MDF lacks adequate grounding system, add grounding system.				
24356	Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3
	Note: MDF requires rezoning, space is good.				
24361	Technology: Network cabling infrastructure is partially outdated and/or needs expansion.	Technology	24	Ea.	3
	Note: Classrooms have one (1) data drops, add four (4) drops per classroom.				
24365	Technology: Security cameras and recording system are inadequate and/or near end of useful life.	Technology	15	Ea.	3
	Note: Campus has no video surveillance system, add 15 cameras.				
24359	Technology: Special Space AV/Multimedia system is inadequate.	Technology	1	Ea.	3
	Note: Add/refresh/improve cafetorium AV/Multimedia system.				
24358	Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3
	Note: MDF lacks independent AC unit, add AC unit.				
24362	Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	5	Ea.	3
	Note: Campus does not have VoIP handsets.				
24363	Technology: Telephone system is inadequate and/or non-existent.	Technology	1	Ea.	3
	Note: NEC SL1100 PBX phone system is nearing end-of-life.				

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RISE Prep Mayoral Academy

RISE Prep Mayoral Academy - Life Cycle Summary Yrs 1-10

Building: 01 - Main Building

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	2015	10,000	SF	7

Mechanical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Decentralized Cooling	Package DX Unit (10 Ton)	2015	1	Ea.	4
Decentralized Cooling	Fan Coil - D/X Only (15 Ton)	2015	1	Ea.	4
Decentralized Cooling	Fan Coil - D/X only 10 Ton)	2015	4	Ea.	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	2015	10,000	SF	4
Decentralized Cooling	Package DX Unit (5 Ton)	2015	3	Ea.	4
Exhaust Air	Wall Exhaust Fan	2015	4	Ea.	5
Decentralized Heating Equipment	Finned Wall Radiator - (Ea.)	2015	2	Ea.	9
	Note: 20' baseboard heater (electric)				
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	2015	34	Ea.	10
	Note: 5'				
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	2015	5	Ea.	10
	Note: 3'				
Decentralized Heating Equipment	Radiant Heater - Radiator Steam	2015	9	Ea.	10
	Note: 4'				
Exhaust Air	Kitchen Exhaust Hoods	2015	1	Ea.	10

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Wiring Devices	Electrical Disconnect	2015	50	Ea.	6
Power Distribution	Panelboard - 120/208 125A	2015	3	Ea.	8
Power Distribution	Panelboard - 120/208 100A	2015	5	Ea.	8
Power Distribution	Panelboard - 120/208 225A	2015	1	Ea.	8
Power Distribution	Distribution Panels (400 Amps)	2015	2	Ea.	10
Power Distribution	Distribution Panels (800 Amps)	2015	1	Ea.	10

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	2015	1	Ea.	5
	Note: Water heater is oil fired with a separate 70 gallon tank. 150 MBH input				
Plumbing Fixtures	Restroom Lavatories	2015	8	Ea.	6
Plumbing Fixtures	Urinals	2015	3	Ea.	6
Plumbing Fixtures	Toilets	2015	13	Ea.	6
Plumbing Fixtures	Refrigerated Drinking Fountain	2015	1	Ea.	8

Fire and Life Safety

Uniformat Description	LC Type Description	System Year	Qty	UoM	Remaining Life
Fire Detection and Alarm	Fire Alarm	2015	10,000	SF	9

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RISE Prep Mayoral Academy

DRAFT

	Census 2016 Data	Providence	Woonsocket	Burrillville	Cumberland	Lincoln	North Smithfield
Population	Population estimates, July 1, 2016, (V2016)	179,219	41,406	16,341	34,694	21,709	12,352
	Population estimates base, April 1, 2010, (V2016)	178,038	41,196	15,955	33,505	21,104	11,967
	Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	0.70%	0.50%	2.40%	3.50%	2.90%	3.20%
	Population, Census, April 1, 2010	178,042	41,186	15,955	33,506	21,105	11,967
Age & Sex	Persons under 5 years, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Persons under 5 years, percent, April 1, 2010	6.90%	7.60%	4.90%	5.30%	4.70%	4.20%
	Persons under 18 years, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Persons under 18 years, percent, April 1, 2010	23.40%	24.00%	22.40%	22.50%	22.50%	20.50%
	Persons 65 years and over, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Persons 65 years and over, percent, April 1, 2010	8.70%	13.20%	12.50%	15.80%	16.60%	18.90%
	Female persons, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Female persons, percent, April 1, 2010	51.80%	51.60%	50.30%	51.70%	52.30%	52.60%
Race & Hispanic Origins	White alone, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Black or African American alone, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	American Indian and Alaska Native alone, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Asian alone, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Two or More Races, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	Hispanic or Latino, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
	White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	X	X	X	X	X	X
Housing	Housing units, July 1, 2016, (V2016)	X	X	X	X	X	X
	Housing units, April 1, 2010	71,530	19,214	6,419	13,791	9,062	5,068
	Owner-occupied housing unit rate, 2011-2015	34.90%	38.30%	72.10%	73.60%	69.20%	73.80%
	Median value of owner-occupied housing units, 2011-2015	$177,100	$159,900	$227,300	$248,900	$264,800	$286,700
	Median selected monthly owner costs -with a mortgage, 2011-2015	$1,652	$1,626	$1,729	$1,866	$1,822	$1,846
	Median selected monthly owner costs -without a mortgage, 2011-2015	$678	$620	$631	$679	$675	$704
	Median gross rent, 2011-2015	$913	$821	$916	$871	$914	$1,019
	Building permits, 2016	X	X	X	X	X	X
Living Arrangeme	Households, 2011-2015	61,481	17,324	6,137	13,473	8,084	4,619
	Persons per household, 2011-2015	2.68	2.33	2.56	2.51	2.62	2.56
	Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	78.20%	92.10%	90.60%	95.60%	94.70%	90.50%
	Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	48.10%	23.50%	4.20%	14.90%	12.80%	6.60%
Educatic	High school graduate or higher, percent of persons age 25 years+, 2011-2015	74.20%	79.20%	88.90%	89.30%	90.90%	90.10%
	Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	29.30%	14.40%	23.70%	36.50%	35.40%	29.70%
Health	With a disability, under age 65 years, percent, 2011-2015	9.60%	12.60%	7.90%	6.40%	5.30%	5.50%
	Persons without health insurance, under age 65 years, percent	17.80%	12.50%	9.00%	4.50%	7.20%	7.10%
Economy	In civilian labor force, total, percent of population age 16 years+, 2011-2015	63.70%	58.00%	66.30%	68.00%	66.50%	66.90%
	In civilian labor force, female, percent of population age 16 years+, 2011-2015	60.20%	52.50%	62.70%	65.90%	65.00%	60.10%
	Total accommodation and food services sales, 2012 ($1,000)	583,982	57,816	16,773	38,193	48,517	19,750
	Total health care and social assistance receipts/revenue, 2012 ($1,000)	3,609,557	324,094	43,151	68,903	81,799	48,889
	Total manufacturers shipments, 2012 ($1,000)	628,362	178,794	D	620,375	542,577	D
	Total merchant wholesaler sales, 2012 ($1,000)	1,475,200	D	D	D	D	D
	Total retail sales, 2012 ($1,000)	1,448,676	328,191	46,535	212,947	178,253	251,675
	Total retail sales per capita, 2012	$8,119	$7,998	$2,894	$6,289	$8,388	$20,836
Income	Median household income (in 2015 dollars), 2011-2015	$37,501	$36,420	$62,146	$75,382	$65,317	$79,984
	Per capita income in past 12 months (in 2015 dollars), 2011-2015	$22,270	$22,235	$32,581	$37,528	$37,211	$38,652
	Persons in poverty, percent	29.10%	25.00%	9.70%	6.20%	9.80%	3.80%
Businesses	Total employer establishments, 2015	X	X	X	X	X	X
	Total employment, 2015	X	X	X	X	X	X
	Total annual payroll, 2015 ($1,000)	X	X	X	X	X	X
	Total employment, percent change, 2014-2015	X	X	X	X	X	X
	Total nonemployer establishments, 2015	X	X	X	X	X	X
	All firms, 2012	16,852	2,235	1,084	2,666	1,781	921
	Men-owned firms, 2012	8,734	1,300	765	1,729	938	562
	Women-owned firms, 2012	6,437	657	259	801	582	285
	Minority-owned firms, 2012	6,705	397	F	257	157	144
	Nonminority-owned firms, 2012	9,194	1,713	1,047	2,326	1,520	744
	Veteran-owned firms, 2012	1,439	265	236	250	215	125
	Nonveteran-owned firms, 2012	14,139	1,780	705	2,219	1,408	736
Geography	Population per square mile, 2010	9,676.20	5,321.90	289.9	1,266.90	1,164.70	502.7
	Land area in square miles, 2010	18.4	7.74	55.04	26.45	18.12	23.8
	FIPS Code	"4459000"	"4480780"	"4400711800"	"4400720080"	"4400741500"	"4400752480"

5. District & Community Demographics

RPA

RIDE's Necessity of School Construction requirements were drafted with public school districts in mind, particularly when it comes to demographics and enrollment projections. Enrollment projections based on district population data - such as births, real estate sales, in-/out-migration of families and housing construction have very little bearing on the projected enrollment for a charter school. While enrolling a child in school is required by law, enrolling a child in a charter school is a choice. Charter school enrollment is therefore best determined by the demand for the education provided by the charter school. Because of this, application and waitlist data are more accurate predictors of enrollment. A current enrollment snapshot has been included in a separate document in this section.

In order to satisfy Stage I requirements and give the most comprehensive picture possible, this report includes the Jacobs 2017 Demographics Report located in the back of the Jacobs Report in the "Facilities Analysis" section of this application.

The following table is based on the data from the 2017 statewide Jacobs Demographics Report, and shows enrollment decreasing over the next several years.

LEA	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Burrillville	2,364	2,354	2,319	2,274	2,229	2,200	2,177	2,161	2,144	2,139
Cranston	10,364	10,366	10,306	10,126	9,965	9,852	9,721	9,630	9,526	9,420
North Smithfield	1,720	1,722	1,738	1,728	1,698	1,681	1,666	1,666	1,671	1,655
Woonsocket	5,910	5,905	5,947	5,934	5,917	5,889	5,895	5,863	5,815	5,745

Note: Communities listed outside of the school's enrollment catchment area represent communities of children of RPA staff.

The foundation of RPA's enrollment projections are more accurately predicted using waitlist and application data and self-determined capacity requirements. Below is an overview of RISE Prep's existing and planned enrollment throughout its K-12 expansion.

School Year	Grade Levels Served	Total Enrollment	School Districts
2024/25	K-8 #1: K-8 HS: 9	K-8 #1: 570 65	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only*
2025/26	K-8 #1: K-8 HS: 9, 10,	K-8 #1: 570 180	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only*
2026/27	K-8 #1: K-8 HS: 9, 10, 11	K-8 #1: 540 280	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only*
2027/28	K-8 #1: K-8 HS: 9, 10, 11, 12	K-8 #1: 540 400	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only*
2028/29	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1	K-8 #1: 540 HS: 400 K-8 #2: 120	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville
2029/30	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2	K-8 #1: 540 HS: 400 K-8 #2: 180	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville
2030/31	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2, 3	K-8 #1: 540 HS: 400 K-8 #2: 240	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville
2031/32	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2, 3, 4	K-8 #1: 540 HS: 400 K-8 #2: 300	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville
2032/33	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2, 3, 4, 5	K-8 #1: 540 HS: 400 K-8 #2: 360	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville
2033/34	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2, 3, 4, 5, 6	K-8 #1: 540 HS: 400 K-8 #2: 240	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only*

			K-8 #2: Woonsocket, Burrillville
2034/35	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2, 3, 4, 5, 6, 7	K-8 #1: 540 HS: 400 K-8 #2: 480	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville
2035/36	K-8 #1: K-8 HS: 9, 10, 11, 12 K-8 #2: K, 1, 2, 3, 4, 5, 6, 7, 8	K-8 #1: 540 HS: 400 K-8 #2: 540	HS: Woonsocket, Burrillville, *Flagship North Smithfield scholars only* K-8 #2: Woonsocket, Burrillville

RISE Prep Mayoral Academy Admin

District Name	RISE Prep Mayoral Academy		
School Name	RISE Prep Mayoral Academy Admin		
RIDE Code	79190	**Grade Span**	KF - 09
Data Contact	Katharine Waller	401-765-5127	kwaller@riseprepri.org

Snapshot Report
Total number of students enrolled on any given school day (e.g., 10/1/2016) (2024-25)

Generated on 10/22/2024 11:04:23 AM
Snapshot Date: 10/1/2024

	GPK	GPF	GKG	GKF	01	02	03	04	05	06	07	08	09	10	11	12	Total	2023-24	2022-23
All Groups																			
Grand Total	0	0	0	86	92	56	61	58	60	60	51	49	62	0	0	0	635	481	418
Enrollment Type																			
Enrolled in Regular Public School	0	0	0	86	92	56	61	58	60	60	51	49	62	0	0	0	**635**	**481**	**418**
Resident Community																			
Johnston	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	**1**	**1**
Burrillville	0	0	0	10	6	8	11	7	9	5	13	7	2	0	0	0	**78**	**77**	**64**
Pawtucket	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**	
Providence	0	0	0	0	1	1	0	1	0	1	0	0	0	0	0	0	**4**	**1**	
North Smithfield	0	0	0	9	5	3	6	1	4	6	2	7	3	0	0	0	**46**	**37**	**34**
Woonsocket	0	0	0	67	79	43	44	49	47	48	36	35	57	0	0	0	**505**	**360**	**317**
Gender																			
F	0	0	0	41	51	24	23	35	29	30	24	16	28	0	0	0	**301**	**226**	**192**
M	0	0	0	45	41	32	38	23	31	30	27	33	34	0	0	0	**334**	**255**	**226**
Race/Ethnicity																			
Native American	0	0	0	3	2	0	0	0	1	0	0	0	0	0	0	0	**6**	**4**	**3**
White (Not Hispanic)	0	0	0	22	25	24	25	31	29	23	18	27	18	0	0	0	**242**	**225**	**208**
Asian/Pacific Islander	0	0	0	10	7	1	6	4	2	8	6	4	8	0	0	0	**56**	**36**	**32**
Hispanic	0	0	0	34	39	23	18	16	16	17	16	13	25	0	0	0	**217**	**149**	**121**
Black (Not Hispanic)	0	0	0	17	19	8	12	7	12	12	11	5	11	0	0	0	**114**	**67**	**54**
Lunch																			
None	0	0	0	36	23	22	24	16	21	17	11	19	11	0	0	0	**200**	**196**	**162**
Free	0	0	0	45	56	31	33	34	31	37	28	28	43	0	0	0	**366**	**250**	**206**
Reduced	0	0	0	5	13	3	4	8	8	6	12	2	8	0	0	0	**69**	**35**	**50**
IEP																			
No	0	0	0	68	68	46	53	50	56	52	45	41	49	0	0	0	**528**	**405**	**342**
Yes	0	0	0	18	24	10	8	8	4	8	6	8	13	0	0	0	**107**	**76**	**76**
SEC 504																			
N	0	0	0	86	92	56	61	55	58	58	50	46	61	0	0	0	**623**	**467**	**402**
Y	0	0	0	0	0	0	0	3	2	2	1	3	1	0	0	0	**12**	**14**	**16**
LEP																			
Monitor Year 2	0	0	0	0	0	0	0	0	2	1	1	0	0	0	0	0	**4**	**1**	**1**
Monitor Year 1	0	0	0	0	0	2	3	1	3	3	0	0	0	0	0	0	**12**	**4**	**1**
No	0	0	0	69	77	49	50	55	53	51	46	45	58	0	0	0	**553**	**426**	**374**
Yes	0	0	0	17	15	5	8	2	2	5	4	4	4	0	0	0	**66**	**50**	**42**
Immigrant																			
No	0	0	0	84	91	56	61	58	59	59	51	48	61	0	0	0	**628**	**477**	**416**

Yes	0	0	0	2	1	0	0	0	1	1	0	1	1	0	0	0	**7**	**4**	**2**
CTE																			
Neither	0	0	0	86	92	56	61	58	60	60	51	49	62	0	0	0	**635**	**481**	**418**
Homeless																			
N	0	0	0	86	92	56	61	58	60	60	51	49	62	0	0	0	**635**	**480**	**412**
Race/Ethnicity - New																			
Hispanic	0	0	0	34	39	23	18	16	16	17	16	13	25	0	0	0	**217**	**149**	**121**
White	0	0	0	22	25	24	25	31	29	23	18	27	18	0	0	0	**242**	**225**	**208**
Black or African American	0	0	0	10	9	2	2	2	4	3	2	3	6	0	0	0	**43**	**17**	**3**
American Indian or Alaska Native	0	0	0	3	1	0	0	0	1	0	0	0	0	0	0	0	**5**	**2**	**1**
Asian	0	0	0	10	4	1	4	1	2	3	4	1	5	0	0	0	**35**	**19**	**17**
Two or More Races	0	0	0	7	14	6	12	8	8	14	11	5	8	0	0	0	**93**	**69**	**68**

Important: By signing off this report, I certify that we have reviewed the numbers in this report including the year-over-year fluctuations which may entail budget and policy changes for our district and school(s). We understand the aggregated numbers are based on the latest submitted data and may not agree 100% with RIDEâ€™s official statistical tables which are typically compiled with a different grouping method.

To complete this report needs to be signed off electronically by the deadline date (even if the counts are zero). When the report is not signed off by the posted date, RIDE will activate the forced sign off procedure and a copy of the report will be e-mailed to the superintendent and/or principals.

Signature: Rosalind DaCruz (Rosalind DaCruz, Superintendent)

Date: 10/22/2024 11:04:25 AM Sign Off

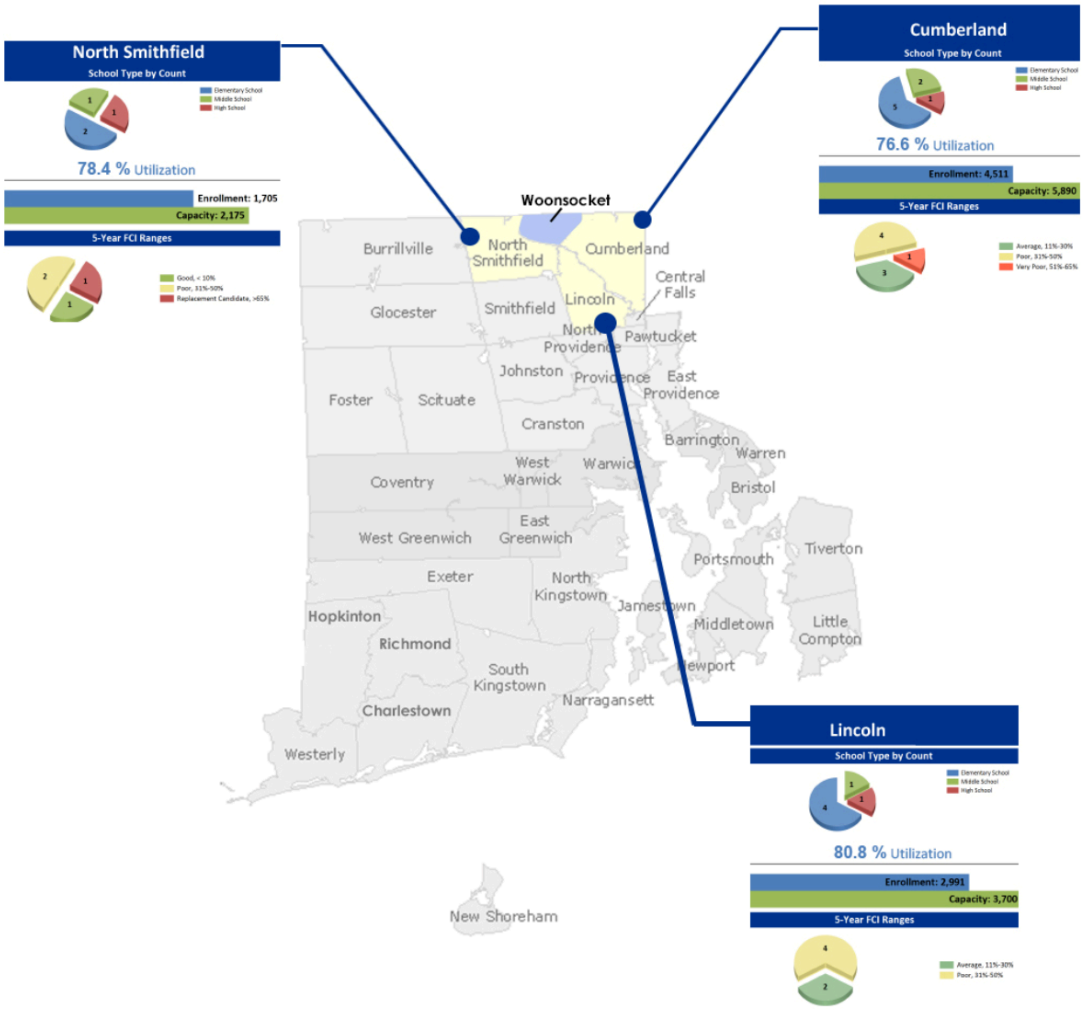
By electronically signing this report, you are validating that the data that has been reported to RIDE is accurate and the counts reported above are correct.

6. Cross Districting Due Diligence

The proposed project is not displacing any existing buildings and should not have any negative impact on the surrounding businesses and other land uses.

In RPA's last Stage I submission for RPA Upper Academy, WED and RPA worked closely with the City of Woonsocket and the City of Woonsocket released a Request for Proposal (RFP) for available land within the city that may meet the needs of the two proposed facilities on one parcel of land. The RFP is included in Appendix I. Since that original project did not continue, RPA pursued two additional city-owned properties, and put an over-asking bid on one and was denied both by the City Council.

6.1 Neighboring District Demographics (District wide by School)



6.2 Correspondence with Neighboring Districts

The majority of RPA Upper Academy scholars reside in Woonsocket, and the RPA Upper Academy is also located in Woonsocket. There was no additional correspondence with neighboring districts to consider land opportunities outside of Woonsocket city lines.

7. Educational Program Due Diligence

As included in a previous section, the following table highlights the high level overview of preliminary needs and square footage for RPA Upper Academy.

RPA will be releasing an RFP for an Educational Planner plan to engage with the architect team in Spring 2025 to begin planning and design for Stage II submission. This work will include a comprehensive needs assessment centered on the educational programming for RPA Upper Academy. Stage II will include a full educational specifications document including space inventory, adjacency diagram, and room typologies.

RPA Educational Program

RPA's educational program has been approved both internally by RPA's Board of Directors as well as Rhode Island Council of Elementary and Secondary Education in RPA's request for new seats application process on January 24, 2023.

Curriculum & Coursework: RPA High School

RPA Upper Academy's Founding Principal engaged in a yearlong planning process to develop the vision and program for RPA Upper Academy alongside RPA's Founder and Executive Director. Similar to the planning year that the Executive Director engaged in to found the flagship K-8, over the course of the planning year, the high school team developed a rigorous academic program, selected curriculum and assessments and developed a robust and well-rounded scholar experience prioritizing academics and enrichment and extracurriculars in both the daily schedule and annual calendar.

RPA remains committed to supporting and challenging scholars at all academic levels and preparing them for the rigorous coursework of college. As RPA grows, it will explore offering multiple levels of academic courses and ensure that Honors and AP opportunities are ample and available within course offerings each year. Below are core components of RPA's core high school academic program which will be refined as the Upper Academy leadership and Network team reflect on strengths and areas of focus from its founding 9th grade year.

Note: all courses have various levels (i.e. honors, remedial, college prep) within the course content being offered.

Mathematics	Algebra I/II 9, Geometry 10, Pre-Calculus 11, AP Calculus or AP Stats, or Trigonometry 12
English Language	English 9, English 10, English 11, AP Literature 12

Arts/Literature	
Science	Bio 9, Chemistry 10, AP Biology 11, AP Chemistry or AP Physics 12
History	Pre-AP World History History 9, AP World History 10, AP World History 11, AP Government & Politics
Language	Spanish 9, Spanish 10, Spanish 11, AP Spanish 12 *Note: RPA remains open to offering additional languages if programming and staffing align.*
Enrichment	Music/Chorus, Physical Education, Dance, Theatre, Art, Coding *Note: Enrichment will be dependent on hiring high quality, certified enrichment teachers and overall program and vision alignment.*
Electives	Mythology, Introduction to Computer Science, AP Computer Science, Journalism, Photography *Note: Enrichment will be dependent on hiring high quality, certified enrichment teachers and overall program and vision alignment.*
College Readiness	College Readiness will be embedded in all courses but worked on in advisory block more formally.
Community Service	80 hour graduation requirement, 20 hours per academic year
Internship Experience	60 hour graduation requirement, 30 hours in grades 11 & 12

Learning Environment and Pedagogy

RPA opened its Upper Academy in Fall 2024 with a cohort of 65 9th grade scholars and will grow one grade per year until the high school reaches a maximum school size of 400 scholars in grades 9-12. RPA is committed to growing with excellence and has made the decision to grow the high school school fully before turning attention to its approved K-8 #2. This enrollment plan best supports RPA's mission and aligns with the organization's three core beliefs. The slow growth model will allow RPA to grow strategically, increasing complexity and size after firmly establishing a positive and joyful culture of academic achievement. By growing one grade level per year, RPA will be able to identify and address the specific needs of each grade's scholars and families. A study of successful charter schools across the country evidences that the slow growth model best allows for the ability to strongly implement a college preparatory academic program and school culture from year one of the charter term.

At RPA Upper Academy, each content area has a a full time certified teacher. The class sizes will vary as scholars progress through each grade, but will be smaller class sizes of approximately 20 scholars per academic class. Essential to the college and career readiness focus of RPA high school, there will be an advisory block in which scholars will be in smaller groups of 10-15 scholars and paired with a staff adviser based on similar interests and personalities. This adviser will serve as the scholar's mentor, support, and academic accountability partner throughout the course of the school year. Additionally, scholars will be supported by college and career counselors as they plan for their futures and will engage in College Readiness class each year throughout high school. RPA implements High Quality Curriculums from the RIDE approved list. In courses such as History and Bio which have not yet received formal green-list curriculum lists, RPA Upper Academy utilizies Pre-AP course scope and sequences and class materials

Each classroom layout will lend itself to a variety of instructional methods but will always emphasize order, organization, and a calm place for scholars to focus on learning.

8. Planning Activities

8.1 Educational Facilities Master Plan & Process

Educational Facilities Master Plan

The educational facilities planning process will determine the facilities master plan. RPA Board of Directors, Executive Team, Facilities Committee and hired consultants will collaborate to develop the facilities master plan and co-create each milestone of the plan. The process and timeline for the educational facilities master plan is outlined below.

Educational Facilities Planning Process

The educational facilities planning process will be critical to the formation of the facilities master plan. RPA intends to issue Requests for Proposals for required contracted professionals as identified by the SBA requirements in March and April 2025. The architect for the project will be brought on prior to the Stage II submission and will play a critical role in developing the Stage II application.

Phase I: Exploration

RPA began its Phase I "Exploration" phase two years ago when it originally submitted a Stage I application for a colocation project with the Woonsocket Education Department. When that project did not come to fruition, RPA continued to work with Civil Builders, a nonprofit charter facilities partner out of New York, to identify and bid on two different properties owned by the City Council. After RPA's offers and inquiries were denied for city-owned properties and facilities, RPA continued to search for a viable option. In January 2025, RPA began negotiations with a privately owned facility in Woonsocket and received an accepted verbal offer on the property in February 2025. RPA anticipates having an executed written offer and purchase and sales by end of February 2025, early March 2025.

Phase II: Analysis

A significant amount of work went into analyzing the variety of lots and facility options that RPA vetted throughout the exploration process. Working with Civic Builders, their architect consultants, and other construction related consultants, RPA analyzed all possible sites utilizing a developed Upper Academy educational specifications vision and plan. With the identified site, RPA will re-engage with drawings, programming, and visioning, along with other data collected in the exploration phase, for the development of the master plan.

Phase III: Recommendations

The final drawings will be refined with the development of schematic design drawings and an independent cost estimate that will be shared between the LEAs. This will then be incorporated into the Stage II joint submission, along with all other Stage II requirements.

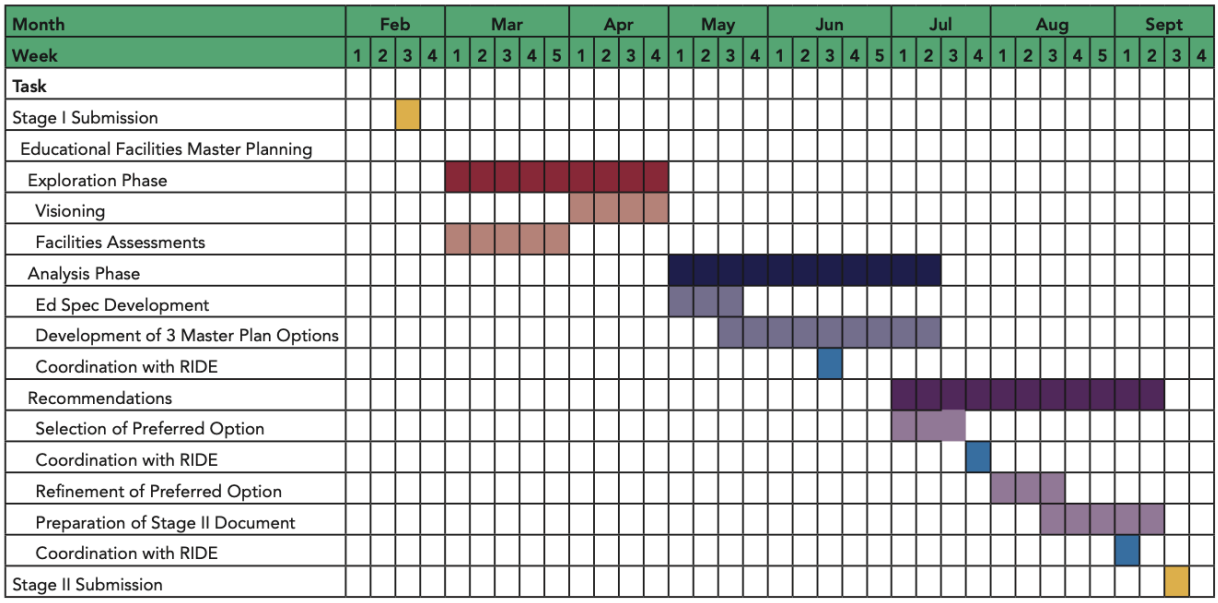
8.2 Type of Construction

RPA has identified a facility that will likely be demolished to build new construction and address grading challenges on the site.

RPA is additionally including its swing space lease at Boys and Girls Club at 600 Social Street, Woonsocket, for reimbursement within this overall SBA application as it will house the Upper Academy until the school is able to move into its permanent facility.

8.3 Estimated Project Schedule

Below is an overview of the facilities master planning schedule. The schedule includes visioning, facilities assessments, and ed spec development. School Building Committees will meet frequently during visioning phases, and will hold a standing monthly meeting throughout the course of planning, application submission, and ultimately, if the projects are approved, throughout completion of the projects.



Note: the Educational Planner is anticipated to be brought in through a Request for Proposal (RFP) process in April 2025, at the same time as the RFP for the architect is released.

RPA's swing space is already under lease agreement and will be in place this school year and next, with the option to continue for a third lease year while construction finishes.

8.4 School Building Committee & Stakeholder Planning Process

RPA has established a School Building Committee which will meet on a regular cycle to aid development and discussions for educational planning.

The following is a general description for the planning process; which will eventually entail refining programming for the proposed Upper Academy new construction project. The activities involved in the planning process include:

Visioning to Establish Parameters of any program adjustments:

- Staff & Family Surveys
- Focus Groups: Students, Staff, Familys
- Potential Community Workshops

Communication to Build Understanding of Process and Encourage Participation:

- School Website updates
- Email Info Blasts
- Dissemination of hard copy documentation

Review RIDE demographics and most recent October enrollment data:

- Establish future utilization based upon 5-year projected enrollment data
- Facility Conditions Study

Educational Specifications:

- Educational Specification Team meetings with relevant stakeholders to proposed new buildings
- Draft Educational Specification Documents for the schools

Smart Growth Concepts

By addressing the community's needs and strategically implementing smart growth principles the result can be innovative. Some considerations for smart growth principles include:

Direct Development towards Existing Communities

Developing within existing communities—rather than building on previously undeveloped land—makes the most of the investments we've already made in roads, bridges, water pipes, and other infrastructure, while strengthening local tax bases and protecting open space.

Upgrades and/or expansion of existing school buildings or a new structure on an existing school site would be the primary goal of the school department.

Create walkable neighborhoods

Walking is a convenient, affordable, and healthy way to get around that never goes out of style—so long as people can do it safely and conveniently. Walkable places are created by smart street design that makes walking not only practical but safe and convenient to enjoy. The City of Woonsocket is committed to providing a walkable city. Providing walkable neighborhoods by dispersing the school buildings in residential areas directly correlates to the city's initiative "Walkable Walks – A City on the Move".

Foster distinctive, attractive, communities with a strong sense of place

Unique, interesting places that reflect the diverse values, culture, and heritage of the people who live there have the greatest staying power. Projects and neighborhoods that incorporate natural features, historic structures, public art, and placemaking can help distinguish a place from its neighbors to attract new residents and visitors and support a vibrant community for the people who already live there. Maintaining school buildings within each unique neighborhood promotes a strong sense of place.

8.5 Statewide and Local Planning Considerations

RPA will reach out to the Office of Strategic Planning and Evaluation at the Rhode Island Department of Administration to inform them of any intentions to acquire and build on land in Woonsocket. Additionally, RPA will confer with the local planning officials in Woonsocket regarding any purchased property. Should any sites be considered for acquisition, they will be assessed per RIDE's School Construction Regulations, the Northeast Collaborative for High Performance Schools protocol, and all applicable local and state statutes and regulations, including the Industrial Property Remediation and Reuse Act.

9. Approval of Funding for Architectural Feasibility Study

RPA Board of Directors approved Funding for Architectural Feasibility Study for this project on January 26, 2023, and reapproved on February 4, 2025. The board approved motion is attached within this section.

RISEPREP ACADEMIES

Architectural Feasibility Study

On January 26, 2023, the RISE Prep Mayoral Academy board voted to approve all costs associated with Stage I submission for its Upper Academy (High School) facility. This vote was re-approved on February 4, 2025 for the current SBA Application Cycle. Contractors will be decided on as RISE Prep prepares for Stage II submission.

10. Operating Budget Analysis

10.1 RIHEBC

RPA intends to pursue bond financing through the Rhode Island Health and Education Building Corporation. The project needs full RIDE and Council approval before the formal application can be submitted. In the meantime, RPA leaders are gathering information on the process and requirements to be ready to submit an application for underwriting.

10.2 RPA Funding Sources and Operating Budget Impact

RPA intends to allocate operating and School Housing Aid funds towards its debt service and/or lease payments for this project, and is developing the project with that in mind. The RIDE Charter School Accountability Framework provides required financial metrics, which RPA uses to guide its decision making. All commitments are tested against the Operating Budget and 10-year projections to ensure sustainability.

Adding an additional building will increase costs. Because RPA is a slow-growth model school, the additional costs will not scale proportionally with enrollment. To create a meaningful high school experience, and because the project is new construction, RPA will need to complete the entire high school construction in one project. Currently, the project is estimated to be completed when RPA's founding scholars enter the Twelfth Grade.

Prior to the project's completion, RPA will need to secure swing space for three academic years. The school has factored the swing space cost into the overall project budget. In addition to facilities costs, in starting a new school covering a new grade span, RPA will need to increase staffing. However, the staffing increase would happen regardless of where the high school students are located, and as such are neutral to overall project cost.

	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Total Revenue	**$ 7,250,408**	**$ 8,222,472**	**$ 9,943,076**	**$ 12,326,568**	**$ 13,767,037**	**$ 15,305,646**
Revenue Per Pupil	**$ 17,100**	**$ 17,310**	**$ 15,536**	**$ 16,703**	**$ 16,607**	**$ 16,783**
Total Salary	$ 4,035,974	$ 4,592,827	$ 5,877,690	$ 6,649,162	$ 7,750,763	$ 8,429,770
Total Program Incentives	69,470	57,625	115,220	114,620	139,520	151,320
Total Fringe Benefits	887,629	916,564	1,512,844	2,805,661	3,189,615	3,357,545
Total Professional Development Expenses	76,698	79,135	94,360	36,430	36,430	31,390
Total Special Education Expenses	26,175	11,000	110,199	110,199	99,374	99,374
Total Student Medical Expenses	4,483	4,483	18,447	18,447	18,447	18,447
Total Business Services Expenses	166,363	85,520	128,218	130,287	133,561	139,386
Total Building and Office Expenses	368,728	369,865	748,743	860,646	1,011,671	1,011,671
Total Instructional Expenses	179,481	72,662	558,481	505,014	499,250	494,813
Total Other Expenses	13,779	13,780	1,098	1,798	1,600	1,600
Renting Land and Buildings	3,425	0	14,300	17,100	17,100	17,100
Water	1,483	1,527	1,030	1,030	2,060	2,060
Sewage/Cesspool	316	325	495	495	495	495
Other Purchased Property Services	0	0	0	0	0	0
Alarm and Fire Safety Services	2,400	2,472	16,984	7,984	16,984	7,984
Moving	2,500	2,575	6,000	6,000	6,000	6,000
Inspections	0	0	500	500	500	500
Natural Gas	5,000	5,150	14,119	14,543	29,958	30,856
Electricity	57,000	58,710	100,000	100,000	183,461	183,461
Building Improvements	0	0	10,000	0	0	
Landscaping	4,500	4,635	50,500	18,000	18,000	18,000
Elevator maintenance	4,000	4,120	25,000	7,000	14,000	14,000
Roof maintenance	0	0	0	0	0	0
Rubbish Disposal Services	10,595	10,913	19,000	19,000	38,000	38,000
Snow Plowing Services	9,000	9,270	15,000	15,000	30,000	30,000
Custodial Services	78,100	80,443	131,000	131,000	212,000	212,000
Rodent and Pest Control Services	1,500	1,545	2,000	2,000	4,000	4,000
Property and Liability Insurance	25,715	26,486	41,559	41,559	77,307	77,307
Electrical Service maitenance and repairs	2,000	2,060	4,244	5,027	5,177	5,177
HVAC Service Contract	10,000	10,300	20,000	15,000	30,000	30,000
Plumbing Service Contract	5,000	5,150	10,609	12,566	12,943	12,943
Total Occupancy Costs	222,534	225,683	264,987	266,650	467,865	459,763
Total Furniture, Fixtures, and Equipment Expenses	178,298	212,491	348,536	244,553	253,568	252,848
Total Operating Expenses	**$ 6,229,612**	**$ 6,641,634**	**$ 10,044,922**	**$ 11,737,274**	**$ 13,580,056**	**$ 14,425,421**
Total Expenses Per Pupil	**$ 14,692**	**$ 13,982**	**$ 15,695**	**$ 15,904**	**$ 16,381**	**$ 15,817**
Total Enrollment	424	475	640	738	829	912

11. Utility Incentives

On February 14, 2025 RPA initiated correspondence with National Grid regarding energy efficiency incentives for new construction projects. Once RPA receives a response, it will be submitted with the Stage II application.

Rosalind DaCruz <rdacruz@riseprepri.org>

RISE Prep Academies New Construction Project

Rosalind DaCruz <rdacruz@riseprepri.org> Fri, Feb 14, 2025 at 1:16 PM
To: JGWhitehead@rienergy.com
Cc: Kat Waller <kwaller@riseprepri.org>

Good Afternoon,

RISE Prep Academies, a public charter school network located in Woonsocket, RI, is submitting an application for RIDE's Necessity of School Construction process for a new construction project for RISE Prep's High School. We would like to connect to discuss available National Grid programs.

Please let me know of your availability to discuss the proposed projects.

Thank you,
Rosalind DaCruz

--

Rosalind DaCruz
Founder & Executive Director
RISE Prep Mayoral Academy
Direct: 401-767-6188
rdacruz@riseprepri.org
Schedule time with me - Calendly
www.riseprepri.org

12. Preliminary Planning Consultant Procurement

RPA shall comply with all federal, state and local laws and regulations applicable to the public school network's procurement practices, including those related to minority hiring.

Additional References:

http://www.purchasing.ri.gov/rulesandregulations/rulesAndRegulations.aspx

www.mbe.ri.gov

Request for Proposals (RFPs) used to solicit quotes from vendors for Architectural/Engineering and all other required services that meet the procurement thresholds, will be included in Stage II submission as evidence that procurement practices satisfy all applicable laws.

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

Angélica Infante-Green
Commissioner

Date: 4/1/2025

Dear Colleen Colarusso,

The School Building Authority (SBA) at the Rhode Island Department of Education received RISE Prep Mayoral Academy's Stage I Necessity of School Construction application. This application represents extensive analysis of existing conditions and educational programs and a significant attempt to comply with the spirit of the RIDE School Construction Regulations and State law.

The SBA has completed its review and this letter serves as preliminary approval for Stage I and authorization to move forward toward a December 2024 Council on Elementary and Secondary Education (Council) approval. The attached Stage II checklist includes any remaining Stage I information or clarifications that are required for the SBA to complete the review of the Stage II application. The next stage is critical, and it will focus on establishing a project that meets the identified needs. It is imperative that the documentation included in the LEA's application meets the requirements of the School Construction Regulations, providing a sufficient basis for the Council to approve the project. The Stage II deadline for December 2025 Council target approval is September 15, 2025. We recognize that these are uncertain times, and as such, if the LEA finds that it cannot complete the necessary work or meet the established milestones, it can submit by February 15, 2026, for May 2026 Council approval.

We look forward to working with you and your district throughout the review and implementation of your project. Please contact me to setup a meeting with the School Building Committee and its planning team.

A checklist for your Stage II submission has been uploaded to the Stage I "Stage Approved" section of the Portal.
Thank you.

Sincerely,

Keelia Kentor, ALEP
Education Facilities Planner / Architectural Design Reviewer
School Building Authority

CC: Mario Carreño, Joseph da Silva, William Trimble – RIDE

The Board of Regents does not discriminate on the basis of age, sex, sexual orientation, gender identity/expression, race, color, religion, national origin, or disability.

RISE Prep Mayoral Academy

LEA Summary

RISE Prep Mayoral Academy totals 10,000 square feet and consists of the school type(s) detailed below. School(s) were visited three times during the Statewide Facilities Assessment by teams of specialists from April-May 2016. This report provides LEA summary findings for the statewide assessment program.

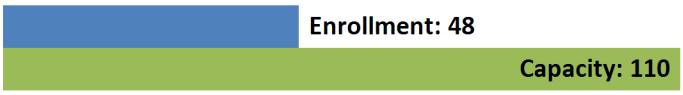
School Type by Count

School Type	SqFt
K-8	10,000
Total:	**10,000**

Demographics

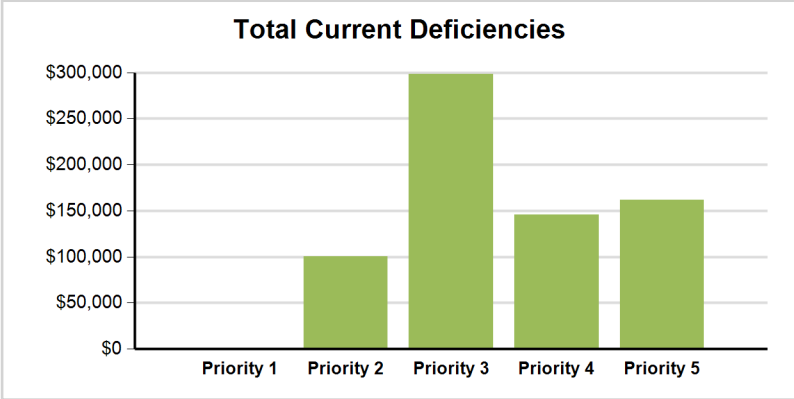
Enrollment is projected to increase by 40.2% over the next 10 years in Charter Schools. The total LEA enrollment at 1 school(s) is 48 students with a total capacity of 110 as reported by the LEA. Utilization is calculated by dividing enrollment by capacity, resulting in 43.6% utilization at RISE Prep Mayoral Academy.

43.6 % Utilization



Educational Program Space Analysis

In RISE Prep Mayoral Academy there are 3 instructional spaces; of these spaces 0.0% meet or exceed the space size standards. Of the total current deficiencies identified, $306,792 are related to the educational program space assessment. Addressing these identified deficiencies will improve the learning environment and bring the school(s) in the district closer to 21st century learning facilities.



Five Year Need Summary

The current deficiencies total $706,444, with 42.3% categorized as Priority 3 and another 22.9% as Priority 5. The building systems with the highest current deficiency costs are Site and Interior.

The projected life cycle need in Years 1 through 5 is $192,187. It is anticipated that the majority of the need will occur in Year 4. School(s) with the greatest need are represented in the adjacent table and make up 100.0% of the combined 5-Year need at RISE Prep Mayoral Academy.

School(s) with Greatest Need	Combined 5-Year Need
RISE Prep Mayoral Academy	$898,631

Five Year Facility Condition Index (FCI)

For master planning purposes, the total current deficiencies, less new construction, and the first 5 years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-Year FCI was calculated by dividing the 5-Year need by the total replacement cost. The 5-Year need is $898,631 with a district replacement value of $3,500,000. The resulting 5-Year FCI is 25.7%.

5-Year FCI Ranges

LEA Summary Data					
Gross SqFt	Avg Year Built	Current Deficiencies (Less New Construction)	Life Cycle Year 1-5 Total	Total 5-Year Need (Year 1-5 + Current Defs)	5-Year FCI
10,000	1920	$706,444	$192,187	$898,631	25.7%

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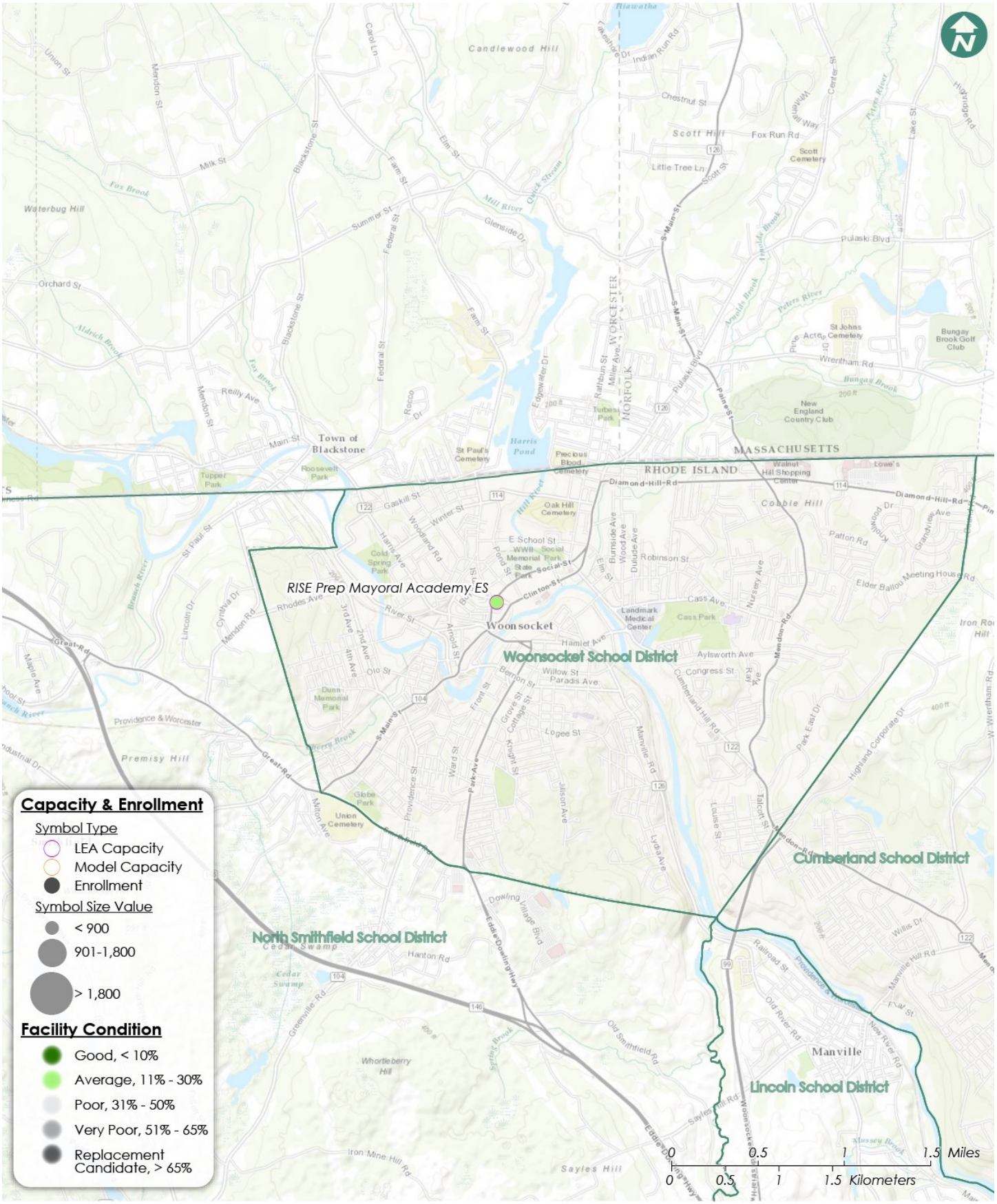
RISE Prep Mayoral Academy

LEA Summary



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Facility Condition Assessment

Charter - RISE Prep Mayoral Academy | *June 2017*

1 Social Street, Woonsocket, RI 02895

Introduction

RISE Prep Mayoral Academy, located at 1 Social Street in Woonsocket, Rhode Island, was built in 1920. It comprises 10,000 gross square feet. Each school across the district was visited three times during the Facility Condition Assessments by three teams of specialists in the spring/summer of 2016.

RISE Prep Mayoral Academy serves grades KG - 8, has 3 instructional spaces, and has an enrollment of 48. Instructional spaces are defined as rooms in which a student receives education. The LEA reported capacity for RISE Prep Mayoral Academy is 110 with a resulting utilization of 44%.

For master planning purposes a 5-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For RISE Prep Mayoral Academy the 5-year need is $898,631. The findings contained within this report resulted from an assessment of building systems performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, acoustics, hazardous materials, and technology infrastructure.

Figure 1: Aerial view of RISE Prep Mayoral Academy

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

Discipline Specialists

All assessment teams produced current deficiencies associated with each school. The assessment for the school facilities at the Rhode Island Department of Education included several specialties:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by district facilities and maintenance staff where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase. The team took digital photos at each school to better identify significant deficiencies.

Technology: Technology specialists visited RIDE facilities and met with technology directors to observe and assess each facility's technology infrastructure. The assessment included network architecture, major infrastructure components, classroom instructional systems, necessary building space and support for technology. The technology assessment took into account the desired technology outcome and best practices and processes to ensure results can be attained effectively.

Hazardous Materials: Schools constructed prior to 1990 were assessed by specialists to identify the presence of hazardous materials. The team focused on identifying asbestos containing building materials (ACBMs), lead-based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. If sampling and analysis was required, these activities were recommended but not included in the scope of work.

Traffic: A traffic specialist performed an in-office review of aerial imagery of the traffic infrastructure around the facilities in accordance with section 1.05-7 in the Rhode Island School Construction Regulations and reviewed data collected on site during the facility condition assessment. Based on this information, deficiencies and corrective actions were identified. High problem areas were identified for consideration of more detailed site-specific study and analysis in the future.

Acoustics: Specialists assessed each school's acoustics, including architectural acoustics, mechanical system noise and vibration, and environmental noise. The assessment team evaluated room acoustics with particular attention to the intelligibility of speech in learning spaces, interior and exterior sound isolation, and mechanical system noise and vibration control.

Educational Program Space Assessment: Teams evaluated schools to ensure that that all spaces adequately support the districts educational program. Standards are established for each classroom type or instructional space. Each space is evaluated to determine if it meets those standards and a listing of alterations that should be made to make the space a better environment for teaching and learning was created.

System Summaries

The following tables summarize major building systems at the RISE Prep Mayoral Academy campus, identified by discipline and building.

Site

The site level systems for this campus include:

Site	Asphalt Parking Lot Pavement
	Concrete Pedestrian Pavement

Building Envelope

The exterior systems for the building(s) at this campus includes:

01 - Main Building:	Brick Exterior Wall
	Pre-cast Concrete Panel Exterior Wall
	Aluminum Exterior Windows
	Storefront / Curtain Wall
	Storefront Entrance Doors
	Steel Exterior Entrance Doors

The roofing for the building(s) at this campus consists of:

Interior

The interior systems for the building(s) at this campus include:

01 - Main Building:	Steel Interior Doors
	Wood Interior Doors
	Interior Door Hardware
	Suspended Acoustical Grid System
	Suspended Acoustical Ceiling Tile
	Non-Painted Plaster/Gypsum Board Ceiling
	Interior Wall Painting
	Concrete Flooring
	Ceramic Tile Flooring
	Wood Flooring
	Vinyl Composition Tile Flooring

Mechanical

The mechanical systems for the building(s) at this campus include:

01 - Main Building:	1,600 MBH Copper Tube Boiler
	Finned Wall Radiator
	Radiant Steam Heater
	Electronic Heating System Controls
	15 Ton D/X Fan Coil

01 - Main Building:	10 Ton D/X Fan Coil
	5 Ton Package DX Unit
	10 Ton Package DX Unit
	2-Pipe Steam Hydronic Distribution System
	Ductwork
	Kitchen Exhaust Hoods
	Wall Exhaust Fan
	Fire Sprinkler System

Plumbing

The plumbing systems for the building(s) at this campus include:

01 - Main Building:	Backflow Preventers
	Gas Piping System
	75 Gallon Gas Water Heater
	Domestic Water Piping System
	Classroom Lavatories
	Mop/Service Sinks
	Non-Refrigerated Drinking Fountain
	Refrigerated Drinking Fountain
	Restroom Lavatories
	Showers
	Toilets
	Urinals
	1,000 Gallon Above Ground Fuel Oil Storage Tank

Electrical

The electrical systems for the building(s) at this campus include:

01 - Main Building:	400 Amp Distribution Panel
	800 Amp Distribution Panel
	Panelboard - 120/208 100A
	Panelboard - 120/208 125A
	Panelboard - 120/208 225A
	Electrical Disconnect
	Light Fixtures

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

The following chart summarizes this site's current deficiencies by building system and priority. The listing details current deficiencies including deferred maintenance, functional deficiencies, code compliance, capital renewal, hazardous materials and technology categories.

Table 1: System by Priority

	Priority						
System	1	2	3	4	5	Total	% of Total
Site	-	-	$87,771	$28,329	$150,187	$266,287	37.69 %
Roofing	-	-	-	-	-	$0	0.00 %
Structural	-	-	-	-	-	$0	0.00 %
Exterior	-	-	-	-	-	$0	0.00 %
Interior	-	-	$87,347	$116,948	-	$204,296	28.92 %
Mechanical	-	$76,563	-	$378	-	$76,941	10.89 %
Electrical	-	$24,080	-	-	$3,943	$28,023	3.97 %
Plumbing	-	-	-	-	$7,384	$7,384	1.05 %
Fire and Life Safety	-	-	-	-	-	$0	0.00 %
Technology	-	-	$123,514	-	-	$123,514	17.48 %
Conveyances	-	-	-	-	-	$0	0.00 %
Specialties	-	-	-	-	-	$0	0.00 %
Total	$0	$100,642	$298,633	$145,655	$161,515	$706,444	

**Displayed totals may not sum exactly due to mathematical rounding*

The building systems with the most need include:

Site	-	$266,287
Interior	-	$204,296
Technology	-	$123,514

The chart below represents the building systems and associated deficiency costs.

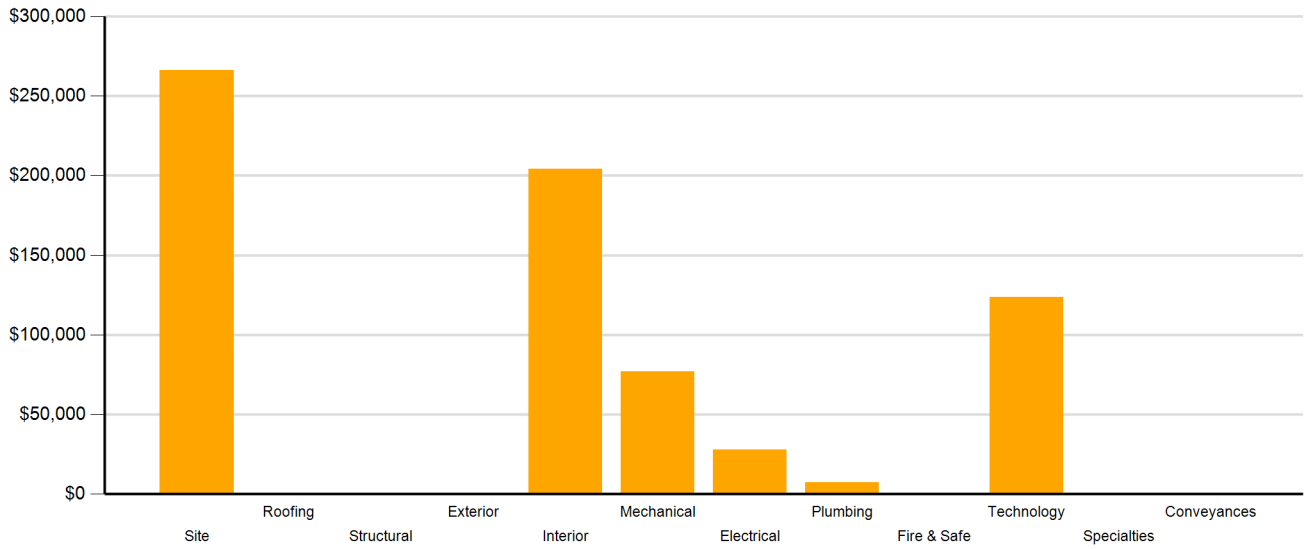


Figure 2: System Deficiencies

Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- **Acoustics** deficiencies relate to room acoustics, sound insolation, and mechanical systems and vibration control modeled after ANSI/ASA Standard S12.60-2010 and ASHRAE Handbook, Chapter 47 on Sound and Vibration Control.

- **Barrier to Accessibility** deficiencies relate to the Americans with Disabilities Act and the Rhode Island Governors Commission on Disability. Additional items related to accessibility may be included other categories.

- **Capital Renewal** items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.

- **Code Compliance** deficiencies related to current codes. Many may fall under grandfather clauses, which allow buildings to continue operating under codes effective at the time of construction. However, there are instances where the level of renovation requires full compliance which are reflected in the master plan.

- **Educational Adequacy** deficiencies identify where facilities do not align with the Basic Education Program and the RIDE School Construction Regulations.

- **Functional Deficiencies** are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.

- **Hazardous Materials** include deficiencies for building systems or components containing potentially hazardous material. The team focused on identifying asbestos containing building materials (ACBMs), lead based painted (LBP) areas, polychlorinated biphenyls (PCBs), and chlorofluorocarbons (CFCs). As part of an indoor air and exterior air quality assessment, the team noted evidence of mold, water intrusion, mercury, and oil and hazardous materials (OHMs) exposure. With other scopes of work there may be other costs associated with hazardous materials.

- **Technology** deficiencies relate to network architecture, technology infrastructure, classroom systems, and support. Examples of technology deficiencies include: security cameras, secure electronic access, telephone handsets, and dedicated air conditioning for telecommunication rooms.

- **Traffic** deficiencies relate to vehicle or pedestrian traffic, such as bus loops, crosswalks, and pavement markings.

The following chart and table represent the deficiency category by priority. This listing includes current deficiencies for all building systems.

Table 2: Deficiency Category by Priority

	Priority					
Category	**1**	**2**	**3**	**4**	**5**	**Total**
Acoustics	-	-	$87,347	-	-	$87,347
Barrier to Accessibility	-	-	$87,771	-	-	$87,771
Capital Renewal	-	$100,642	-	$378	-	$101,020
Code Compliance	-	-	-	-	-	$0
Educational Adequacy	-	-	-	$145,277	$161,515	$306,792
Functional Deficiency	-	-	-	-	-	$0
Hazardous Material	-	-	-	-	-	$0
Technology	-	-	$123,514	-	-	$123,514
Traffic	-	-	-	-	-	$0
Total	$0	$100,642	$298,633	$145,655	$161,515	$706,444

**Displayed totals may not sum exactly due to mathematical rounding*

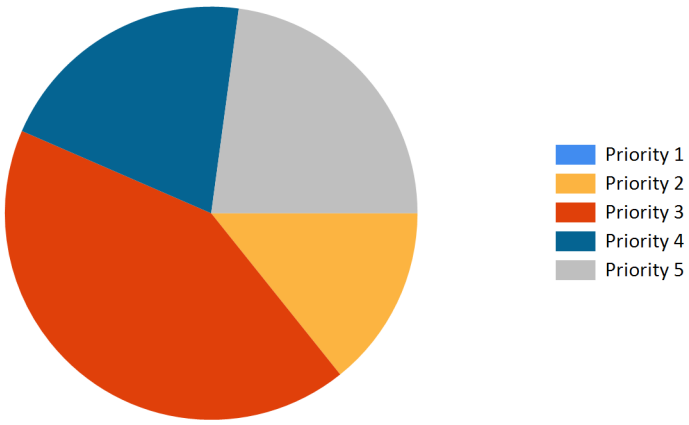


Figure 3: Current deficiencies by priority

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If a need for immediate replacement was identified, a deficiency was created with the estimated repair costs. The identified deficiency contributes to the facility's total current repair costs.

Capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a 5-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following chart shows all current deficiencies and the subsequent 5-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3: Capital Renewal Forecast

		Life Cycle Capital Renewal Projections						
System	Current Deficiencies	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	LC Yr. 1-5 Total	Total 5-Year Need
Site	$266,287	$0	$0	$0	$0	$0	$0	$266,287
Roofing	$0	$0	$0	$0	$0	$0	$0	$0
Structural	$0	$0	$0	$0	$0	$0	$0	$0
Exterior	$0	$0	$0	$0	$0	$0	$0	$0
Interior	$204,296	$0	$0	$0	$0	$0	$0	$204,296
Mechanical	$76,941	$0	$0	$0	$175,631	$10,711	$186,342	$263,283
Electrical	$28,023	$0	$0	$0	$0	$0	$0	$28,023
Plumbing	$7,384	$0	$0	$0	$0	$5,845	$5,845	$13,229
Fire and Life Safety	$0	$0	$0	$0	$0	$0	$0	$0
Technology	$123,514	$0	$0	$0	$0	$0	$0	$123,514
Conveyances	$0	$0	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$706,444**	**$0**	**$0**	**$0**	**$175,631**	**$16,556**	**$192,187**	**$898,631**

**Displayed totals may not sum exactly due to mathematical rounding*

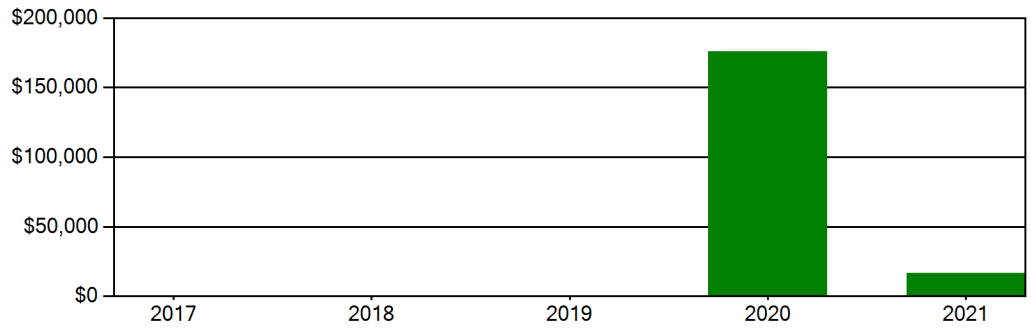
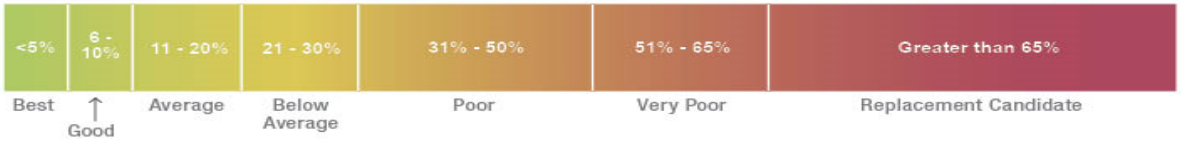


Figure 4: Life Cycle Capital Renewal Forecast

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of schools. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair schools with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making school facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Providence, Rhode Island area. The estimated replacement cost for this facility is $3,500,000. For planning purposes, the total 5-year need at the RISE Prep Mayoral Academy is $898,631 (Life Cycle Years 1-5 plus the FCI deficiency cost). The RISE Prep Mayoral Academy facility has a 5-year FCI of 25.68%.

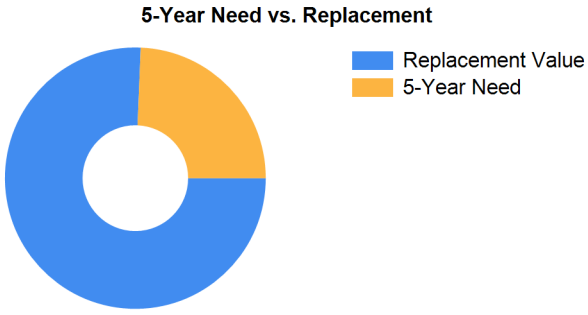


Figure 5: 5-Year FCI

It is important to reiterate that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussion in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur.

Rhode Island Aspirational Capacity

The capacity of a school reflects how many students the school's physical facility can effectively serve. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity that had once been assigned is greater than what can be reasonably accommodated today. This is primarily because of a change in how programs are delivered.

The Rhode Island Aspirational Capacity is based on the Rhode Island School Construction Regulations (SCRs) and is an aspirational goal of space use. The capacity for each individual public school in the state of Rhode Island was designed to conform to Section 1.06-2 Space Allowance Guidelines of the Rhode Island Department of Education (RIDE) SCRs. These regulations outline the allowed gross square feet (GSF) per student at each school type (ES, MS, HS) by utilizing a sliding scale based on projected enrollment. The resulting capacities reflect how school capacities align to the SCRs for new construction. The existing enrollment was multiplied by the GSF per student for the appropriate bracket. For the purposes of this analysis, Pre-K centers were rolled into the elementary totals, and K-8 facilities were counted as middle schools.

The most consistent and equitable way a state can determine school capacities across a variety of districts and educational program offerings is to use square-foot-per-student standards. In contrast, in the 2013 Public Schoolhouse Assessment Report, LEAs self-reported capacities for their elementary, middle and high schools. Districts typically report "functional capacity," which is defined as the number of students each classroom can accommodate. Functional capacity counts how many students can occupy a space, not how much room students and teachers have within that space. For example, a 650-square-foot classroom and a 950-square-foot classroom can both have a reported capacity of 25 students, but the actual teaching and learning space per student varies greatly.

The variation in square feet per student impacts the kinds of teaching practices possible in each space. The lowest allocation of space per student restricts group and project-based learning strategies and requires teachers to teach in more traditional, lecture-style formats, due to a lack of space. Furthermore, the number of students that can be accommodated in a classroom does not account for access to sufficient common spaces such as libraries, cafeterias, and gymnasiums. When cafeterias are undersized relative to the population, schools must host four or more lunch periods a day, resulting in some students eating lunch mid-morning and some mid-afternoon. Similarly, undersized libraries and gymnasiums create scheduling headaches for schools and restrict student access. Finally, a classroom count-only approach to school capacity does not consider the inherent scheduling challenges schools face.

Applying the Rhode Island Aspirational Capacity, a facility of this size could ideally support an enrollment of approximately 56 students.

Facility New Construction

As part of the Educational Program Space Assessment, select core spaces were compared to the RI School Construction Regulations. If it was determined that a facility was in need of square footage related to a cafeteria or library/media center, a cost for additional space was estimated. This cost is not included in the total 5-year need or the 5-year FCI calculation.

The New Construction cost to bring the RISE Prep Mayoral Academy cafeteria and/or library/media center to the size prescribed by the SCRs is estimated to be $0.

Summary of Findings

The RISE Prep Mayoral Academy comprises 10,000 square feet and was constructed in 1920. Current deficiencies at this school total $706,444. Five year capital renewal costs total $192,187. The total identified need for the RISE Prep Mayoral Academy (current deficiencies and 5-year capital renewal costs) is $898,631. The 5-year FCI is 25.68%.

Table 4: Facility Condition by Building

	Gross Sq Ft	Year Built	Current Deficiencies	LC Yr. 1-5 Total	Total 5 Yr Need (Yr 1-5 + Current Defs)	5-Year FCI
RISE Prep Mayoral Academy Totals	10,000	1920	$706,444	$192,187	$898,631	25.68%

**Displayed totals may not sum exactly due to mathematical rounding*

The following pages provide a listing of all current deficiencies and 5-year life cycle need and the associated costs, followed by photos taken during the assessment.

Cost Estimating

Cost estimates are derived from local cost estimating expertise and enhanced by industry best practices, historical cost data, and relevance to the Rhode Island region. Costs have been developed from current market rates as of the 2nd quarter in 2016. All costs are based on a replace-in-kind approach, unless the item was not in compliance with national or state regulations or standards.

For planning and budgeting purposes, facility assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. This soft cost multiplier accounts for costs that are typically incurred when contracting for renovation and construction services. Soft costs typically include construction cost factors, such as contractor overhead and profit, as well as labor and material inflation, professional fees, and administrative costs. Based on the Rhode Island School Construction Regulations, a soft cost multiplier of 20% is included on all cost estimates. Other project allowances are included in the cost estimates based on school attributes such as age, location, and historic designation. All stated costs in the assessment report will include soft costs for planning and budgeting purposes. These are estimates, and costs will vary at the time of construction.

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Install New Playground Equipment	Barrier to Accessibility	1	SF	3	$87,771	54977
Note: Install New Playground Equipment						
Backstops Require Replacement	Educational Adequacy	1	Ea.	4	$28,329	28647
Note: Backstops Require Replacement						
Exterior Basketball Goals are Required	Educational Adequacy	1	Ea.	5	$5,807	28842
Note: Exterior Basketball Goals are Required						
PE / Recess Playfield is Missing and is Needed	Educational Adequacy	1	Ea.	5	$64,020	54978
Note: PE / Recess Playfield is Missing and is Needed						
The school lacks a paved play area.	Educational Adequacy	1	Ea.	5	$80,360	28039
Note: The school lacks a paved play area.						
	Sub Total for System	**5**	**items**		**$266,287**	
	Sub Total for School and Site Level	**5**	**items**		**$266,287**	

Building: 01 - Main Building

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Classroom Entry Doors Provide Insufficient Sound Isolation	Acoustics	10	Ea.	3	$87,347	19718
Note: All classrooms						
Room Lighting Is Inadequate Or In Poor Condition.	Educational Adequacy	3,090	SF	4	$116,948	Rollup
	Sub Total for System	**2**	**items**		**$204,296**	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mechanical / HVAC Piping / System Is Beyond Its Useful Life	Capital Renewal	10,000	SF	2	$76,563	9283
Note: Pipe insulation in the boiler room is missing, and has been detrimental to the proper operation of the system						
Ductwork Requires Repair	Capital Renewal	100	LF	4	$378	9258
Note: Air handlers need retrofitting of ductwork to minimize air leakage. Repair duct connections of all interior air handlers and repair all connections that are prone to air leakage.						
	Sub Total for System	**2**	**items**		**$76,941**	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Panelboard Requires Replacement	Capital Renewal	5	Ea.	2	$24,080	9256
Note: Panelboards appear to be abandoned and should be removed. If any of these obsolete panels are in operation they should be replaced at this time.						
Room Has Insufficient Electrical Outlets	Educational Adequacy	8	Ea.	5	$3,943	Rollup
	Sub Total for System	**2**	**items**		**$28,023**	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks a drinking fountain.	Educational Adequacy	4	Ea.	5	$4,382	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	5	$3,003	Rollup
	Sub Total for System	**2**	**items**		**$7,384**	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Instructional spaces do not have local sound reinforcement.	Technology	2	Ea.	3	$9,443	24366
Technology: Main Telecommunications Room ground system is inadequate or non-existent.	Technology	1	Ea.	3	$6,610	24357

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Technology: Main Telecommunications Room needs minor improvements.	Technology	1	Ea.	3	$21,530	24356
Technology: Network system inadequate and/or near end of useful life	Technology	15	Ea.	3	$70,822	24365
Technology: Telecommunications Room (large size room) needs dedicated cooling system improvements.	Technology	1	Ea.	3	$7,554	24358
Technology: Telephone handsets are inadequate and sparsely deployed throughout the campus.	Technology	5	Ea.	3	$7,554	24362
	Sub Total for System	**6**	**items**		**$123,514**	
	Sub Total for Building 01 - Main Building	**14**	**items**		**$440,157**	
	Total for Campus	**19**	**items**		**$706,444**	

RISE Prep Mayoral Academy - Life Cycle Summary Yrs 1-5

Building: 01 - Main Building

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (10 Ton)	1	Ea.	$22,117	4
Decentralized Cooling	Fan Coil - D/X Only (15 Ton)	1	Ea.	$11,969	4
Decentralized Cooling	Fan Coil - D/X only 10 Ton)	4	Ea.	$30,749	4
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	10,000	SF	$67,547	4
Decentralized Cooling	Package DX Unit (5 Ton)	3	Ea.	$43,249	4
Exhaust Air	Wall Exhaust Fan	4	Ea.	$10,711	5
	Sub Total for System	**6**	**items**	**$186,342**	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 75 Gallons	1	Ea.	$5,845	5
Note:	Water heater is oil fired with a separate 70 gallon tank. 150 MBH input				
	Sub Total for System	**1**	**items**	**$5,845**	
	Sub Total for Building 01 - Main Building	**7**	**items**	**$192,187**	
	Total for: RISE Prep Mayoral Academy	**7**	**items**	**$192,187**	

Supporting Photos

Site Aerial

Panelboard 01

Panelboard 02

Panelboard 03

Panelboard 04

Gap Between Ductwork and Air Handler

Electrical Panel

Typical Restroom

Typical Finishes

Ductwork

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Multi-Purpose Room

Main Entrance Doors

Boiler

Roof Top Units

Lighting Fixture

Electrical Panel

Facility Condition Assessment

Charter - RISE Prep Mayoral Academy

Building Exterior

2025-26 Board Approved Budget

Type	2026 Approved Budget
State Share	10,224,092
Local Share	2,760,463
Total State and Local Tuition	*12,984,555*
Title I	384,749
Title II	44,648
Title IV	-
IDEA Preschool	4,613
IDEA	204,849
Charter School Start Up	409,772
Total Federal Programs	*1,048,631*
Contributions and Donations from Private Sources	200,000
Non-Cash Donations	-
Other Grants	-
In Kind Contributions	-
Restricted Grants-Intermediate Sources	220,186
Total Development Revenue	*420,186*
Earnings on Investments	-
Other Fees	-
Refund of Prior Year Expenditures	360,491
Housing Reimbursement	-
Miscellaneous	-
Total Other Revenue	*360,491*
Total Revenue	**14,813,863**

2025-26 Board Approved Budget

Type	2026 Approved Budget
Salaries	7,264,132
Professional Development Salaries	209,860
Substitutes	242,785
Total Salary	*7,716,777*
Department Heads	97,500
After School Programs	
Tuition Reimbursement	3,000
Vacation Day Buy Back	49,800
Curriculum Writing Stipend	-
Detention Coverage	-
Bonuses	18,000
Summer School Stipend	21,760
Class Coverage	-
Academic Stipends	20,000
Clubs and Coaching Stipends	47,500
Total Stipends	*257,560*
Health Premiums	893,609
Life Insurance	12,125
Dental Premiums	39,746
Vision Premiums	7,628
Dependent Care Benefit	75,758
FICA	479,307
Medicare	112,096
Defined Benefit Contributions	853,455
Defined Contributions	56,520
401k Contributions	95,812
Unemployment	83,518
Worker's Comp	18,485
Total Fringe Benefits	*2,728,058*

2025-26 Board Approved Budget

Type	2026 Approved Budget
Professional Development and Training Services	66,100
Curriculum Development	-
Conferences / Workshops	2,796
Employee Travel - Non-Teachers	11,000
Employee Travel - Teachers	-
Travel-Other	-
Total Professional Development Expenses	*79,896*
Administrative Support	-
Speech Therapists	-
Occupational Therapists	-
Physical Therapists	5,500
Evaluations	13,156
Tutoring Services	-
Consultants, Special Education Services	50,000
Professional Development and Training Services	26,350
Curriculum Development	-
Conferences / Workshops	1,000
Other Technical Services--SPED	4,800
Transportation Contractors	-
Tuition to Private Sources	200,000
Employee Travel - Non-Teachers	-
Employee Travel - Teachers	-
Travel-Other	-
Supplies	5,548
Equipment	1,000
Furniture and Fixtures	25,000
Computers	1,800
Total Special Education Expenses	*334,154*

2025-26 Board Approved Budget

Type	2026 Approved Budget
Administrative Support	-
Professional Development and Training Services	16,000
Curriculum Development	-
Conferences / Workshops	400
Other Technical Services--Classroom software	9,595
Other Technical Services--Testing software	15,000
Transportation Contractors	-
Employee Travel - Non-Teachers	-
Employee Travel - Teachers	-
Travel-Other	-
Supplies	5,000
Total Multilingual Learner Expenses	*45,995*
Physicians	1,800
Health Services Providers for Students	1,040
Contracted Nursing Services	13,286
Medical Supplies	4,500
Total Student Medical Expenses	*20,626*
Temporary Clerical Support	-
Interpreters/Translators	6,000
Auditing/Actuarial Services	20,600
Legal Services	24,000
Other Services	-
Consulting, Business Services	55,000
Data Processing Services	72,683
Medicaid Claims Provider	-
Total Business Services Expenses	*178,283*

2025-26 Board Approved Budget

Type	2026 Approved Budget
Shipping and Postage	15,416
Catering	25,000
Cleaning Services	1,000
Telephone	13,883
Wireless Communications	2,000
Internet Connectivity	13,185
Rental of Equipment and Vehicles	-
Transportation Contractors	668,474
Transportation Service Planning	-
Student Accident Insurance	-
Errors & Omissions Ins (Dir & Officers)	8,376
Advertising Costs	27,500
Printing	21,853
Food Service Contractors	15,000
Office Supplies	10,000
Honors/Awards Supplies	6,500
Custodial Supplies	29,490
Total Building and Office Expenses	*857,676*
After School Clubs	20,000
Other Technical Services--Classroom software	130,622
Officiating Fees	1,000
Other Technical Services--Testing software	20,745
Catering	10,000
Document Copying	26,734
General Supplies and Materials	185,701
Uniform/Wearing Apparel Supplies	31,650
Honors/Awards Supplies	9,000
Textbooks	60,153
Library Books	3,500
Reference Books	8,508
Subscriptions and Periodicals	-
Total Instructional Expenses	*507,612*

2025-26 Board Approved Budget

Type	2026 Approved Budget
Other Charges	-
Other Dues and Fees	24,375
Bank Fees	728
Other Miscellaneous Expenses	-
Total Other Expenses	*25,103*
Rubbish Disposal Services	17,808
Snow Plowing Services	15,000
Custodial Services	187,842
Landscaping	15,000
Rodent and Pest Control Services	2,000
Non Technology Maitenance and Repairs	8,000
Elevator maintenance	25,000
General Maitenance and Repairs	4,439
Electrical Service maitenance and repairs	8,000
HVAC Service Contract	15,000
Plumbing Service Contract	1,500
Water	1,000
Sewage/Cesspool	400
Renting Land and Buildings	11,000
Other Purchased Property Services	-
Alarm and Fire Safety Services	3,800
Moving	15,000
Property and Liability Insurance	48,725
Inspections	-
Natural Gas	17,124
Painting	-
Electricity	121,562
Lumber and Hardware	5,000
Real and Personal Property Tax	7,000
Building Improvements	18,143
Total Occupancy Costs	*548,343*

2025-26 Board Approved Budget

Type	2026 Approved Budget
Other Technical Services	54,201
Technology Services	53,800
Technology Supplies	2,000
Equipment	76,262
Furniture and Fixtures	73,688
Computers	34,870
Software	-
Total Furniture, Fixtures, and Equipment Expenses	*294,822*
Contingency	-
Total Operating Expenses	**13,594,905**
Earnings before Interest and Depreciation	**1,218,958**
Interest on Owned Facilities	395,062
Interest on Leases	10,151
Total Interest	405,213
Net Operating Cash Flow	**813,745**
Depreciation: Software	-
Depreciation: Hardware	-
Depreciation: Equipment	-
Depreciation: Furniture and Fixtures	-
Depreciation: Building	269,767
Total Depreciation Expense	*269,767*
Net Income or Loss	543,978
	-
Principal Payments- Leases	362,449
Principal Payments: Owned Facilities	668,278
Professional Fees	-
Building Purchase	885,000
Building Purchase Contra	(875,000)
School and District Construction	39,000
Capital Equipment	-
Total Capital Investments	*1,079,727*
Net Cash Flow	(265,982)

Angélica Infante-Green
Commissioner

State of Rhode Island
DEPARTMENT OF EDUCATION
School Building Authority
Shepard Building
255 Westminster Street
Providence, Rhode Island 02903-3400

January 8, 2026

Rosalind DaCruz
Founder & Executive Director
RISE Prep Mayoral Academy

Good afternoon Director DaCruz:

Pursuant to the Council on Elementary and Secondary Education's approval of RISE Prep's Necessity of School Construction application, attached please find your Memorandum of Agreement.

In accordance with Section 4.9.3 of the Rhode Island Department of Education School Construction Regulations, the Necessity Memorandum of Agreement confirms the dollar authorization (budget agreement), scope, and any contingencies that the district must comply with for the school construction projects approved by the Council on Elementary and Secondary Education on January 5, 2026.

The agreement confirms that representatives of the district are aware of all provisions contained in the School Construction Regulations and agree to comply with these provisions. The Superintendent and all members of the School Committee must sign the attached Agreements and return them on or before **February 2, 2026**. Once countersigned by RIDE, I will forward a copy for your records.

Housing aid reimbursement is available upon completion of the projects. Forms and instructions for this purpose are sent to the districts each spring. Only projects bonded through the Rhode Island Health and Educational Building Corporation are eligible for aid on bond interest costs.

Good luck on your projects and we look forward to continuing our collaboration.

Sincerely,

Dr. Mario Carreño
Chief Operating Officer

CC: Dr. Joe Da Silva, Keelia Kentor, Brian Lemay, Jorge Sáenz, Sara Tucker, William Trimble

Enclosure

RHODE ISLAND DEPARTMENT OF EDUCATION
MEMORANDUM OF AGREEMENT
SCHOOL CONSTRUCTION

In accordance with Section 4.9.3 of the Rhode Island Department of Elementary and Secondary Education ("RIDE") School Construction Regulations (the "Construction Regulations"), **the RISE Prep Board of Directors** and RIDE hereby enter into this Agreement with respect to an Approved Project for School Construction for the **RISE Prep Mayoral Academy** (the "Approved Project") which was approved by the Council on Elementary and Secondary Education (the "Council") on January 5, 2026.

1. Scope of the Project: The Approved Project includes capital improvements at School District facilities pursuant to the LEA's Stage II Necessity of School Construction submission. Post-occupancy commissioning will be conducted, and all construction will comply with the Northeast Collaborative for High Performance Schools (NECHPS), Version 3.1 or a substantially equivalent standard as determined by RIDE.

2. Projects: The project includes the construction of a high school that will create a 21st century learning environment for RISE Prep high school scholars.

3. Approved Values:

a. Major Project

i. RISE Prep Mayoral Academy High School $51,410,489

The Approved Project management, design fees and other soft costs shall not exceed 20% of the total general construction costs.

4. State Share: The base state share for these projects, not including any bonus points, will be 30.0000% of eligible costs.

5. Dollar Authorization (budget agreement): The parties to this Agreement understand and agree that the maximum total expenditure eligible for state reimbursement for the Approved Projects is **$51,410,489.**

6. Timelines: The design process for the Approved Project will begin promptly upon passage of the bond referendum (if applicable) and all necessary parties will participate in ongoing RIDE reviews at 100% Schematic Design, 100% Design Development and 60% Construction documents (pursuant to Construction Regulations 4.10 & 4.11). All construction will be substantially complete and hold a certificate of occupancy by **December 31, 2030**.

7. Special Contingencies: The undersigned acknowledge and agree that it must participate and obtain all jurisdictional (federal, state and local) reviews and approvals pursuant to Construction Regulations 4.4.1-1, 7, 8 & 9. The undersigned also acknowledge and agree to participate in the energy efficiency performance annual tracking pursuant to Construction Regulation 4.13.2. The services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, shall be utilized whenever possible. Where a building has received school construction

payments from RIDE for a building that has not remained in service for 50 years, RIDE may recapture at its discretion a portion of the housing aid reimbursement.

8. Standing Contingency: The School District may be required to warn and conduct the vote for public approval or complete the appropriate municipal process to approve funding within six months of Council approval (if applicable). The undersigned acknowledge that they have a copy of the School Construction Regulations (https://rules.sos.ri.gov/Regulations/Part/200-20-05-4) and understand the requirements imposed by the Regulations. The undersigned further acknowledge and agree that they will at all times ensure that the Approved Project is, and all activities related thereto are, in compliance with all applicable provisions of the Construction Regulations. Further, the undersigned agree to promptly notify RIDE of any deviation from the approved scope, timeline or cost of the Approved Project. The district must ensure that all projects comply with RIGL 37-13-6, ensuring prevailing wage laws are being followed, and RIGL 37-14.1-6, regarding minority business enterprises.

RHODE ISLAND DEPARTMENT OF EDUCATION
MEMORANDUM OF AGREEMENT
SCHOOL CONSTRUCTION

RISE PREP BOARD OF DIRECTORS
(Signatures of all members of the Board and the Superintendent are required).

John O'Rourke Name	John O'Rourke Signature	Date 1/13/26
Paulette D. Hamilton Name	Paulette D. Hamilton Signature	Date 1/15/26
Thomas Caloura Name	Thomas Caloura Signature	Date 1/13/26
Georgeta Gassey Name	Georgeta Gassey Signature	Date 1/13/26
Christopher Beauchamp Name	Christopher Beauchamp Signature	Date 1/14/26
_____ Name	_____ Signature	Date _____
_____ Name	_____ Signature	Date _____
_____ Name	_____ Signature	Date _____
Rosalind DaCruz Superintendent Name	Rosalind DaCruz Signature	Date 1/9/26

RHODE ISLAND DEPARTMENT OF ELEMENTARY AND SECONDARY EDUCATION,
By

Name: _____

Title: _____

Date _____

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: OCT 30 2015

RISE PREP MAYORAL ACADEMY
160 WESTMINSTER ST STE 202
PROVIDENCE, RI 02902-2102

Employer Identification Number:
47-2487094
DLN:
17053118368045
Contact Person:
SCOTT P BANTLY ID# 31398
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(ii)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
November 18, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

You're not subject to the specific publishing requirements of Revenue Procedure 75-50, 1975-2 C.B., page 587, as long as you operate under a contract with the local government. If your method of operation changes to the extent that your charter is not approved, terminated, cancelled or not renewed, you should notify us. You'll also be required to comply with Revenue Procedure 75-50.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt

Letter 947

RISE PREP MAYORAL ACADEMY

organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Letter 947

1. Project Summary and Prioritization

Overall Proposed Scope of Work

The RISE Prep Upper Academy project is located at 120 Spring Street and consists of an approximately 70,000 gsf new construction building on three levels, and associated site work to serve a school for grades 9-12. The facility will accommodate 400 students in a variety of learning and support spaces. These include 26 classrooms, small group learning areas, a multi-purpose cafeteria/assembly space, music and art rooms, a full court gym, career guidance and counseling suites, administrative and teacher workspaces, and storage and utility areas. Site features include a landscaped enclosed courtyard, ample drop-off areas, bus-loading area, and ample bicycle racks.

The design is responsive to the scale of the surrounding neighborhood. The site is located in an urban residential neighborhood on the site of a former parochial elementary school which will be demolished. Primary materials include brick and simulated stone.

The facility will not use fossil fuels, and will include an air-source heat pump system for HVAC. The design will be eligible for NE-CHPS rating, and will incorporate a number of sustainable building features including very high efficiency envelope, low flow fixtures, and on-site stormwater management.

Funding Request for RISE Prep Upper Academy Project

RISE Prep Academies is requesting a lump sum of $44,683,505 for the Upper Academy project outlined within this application. A more detailed analysis of cost projects and impact on RISE Prep's budget, can be found in Sections 4 & 5 of this application.

New Construction vs. Renovation of Existing Structure Cost Analysis

KCM Group, RISE Prep's OPM, studied the cost for renovation versus the cost for building new on the 120 String Street, Woonsocket location. Below is what they concluded:

Renovation

- The incorporation of the existing building into the design reduces design efficiency resulting in a 20% increased design cost. Total design $2,421,915 multiplied by 20%=$484,383
- The incorporation of the existing building into construction reduces the construction efficiency, which is not financially quantifiable at the current design level and requires contractor involvement to determine.
- The demolition cost of the building would be offset by the excavation cost of the new building, so these costs offset each other.
- The renovation of the existing space would result in an intense renovation of 24,780sf at $750/sf which equals $18,585,000.
- The new construction portion of the renovation would result in a standard renovation of 43,013sf at $850/sf = $36,561,050.
- Total renovation cost =$55,630,433

New Construction

- The cost to construct the new 63,000sf building at $850/sf = $53,550,000

The cost savings of demolishing the building is larger than expected. After reviewing the data and considering all the risks of working with an existing building, KCM recommends demolishing the existing building and starting new from the ground up, saving the overall project $2,080,433.

Reaching the demolition option recommendation resulted from KCM Group's review of the Architectural feasibility study undertaken by Kite Architects which presented options utilizing a combination of intensive renovation and new construction. Considering the program requirements, inefficiency of the existing envelope and outdated HVAC/Electrical systems, new construction proved to be the best option for life-cycle costs. The new design will incorporate all RIDE/SBA program space standards requirements within up to date and code-compliant construction - including envelope, HVAC, Plumbing. Fire Protection and Technology systems. An energy building model will determine the utility usage associated with multiple design options with 2 to 3 HVAC systems analyzed and modeled. With these new systems, life cycle cost savings will be significantly greater over time as the new systems will be designed in accordance with NE-CHPS/LEED sustainability guidelines and result in lower operation and maintenance costs.

Growing Enrollment
As RISE Prep Academies is its own LEA and a public school of choice, its enrollment projections necessitate the need for the Upper Academy construction. RISE Prep Upper Academy will outgrow its swingspace lease by June 2027 and will need a permanent facility to house its complete enrollment of 400 scholars in grades 9-12. With higher numbers of scholars in the K-8 grades in the Lower Academy, RISE Prep expects larger cohorts of scholars matriculating to the Upper Academy from the Lower Academy each school year. Additionally, as RISE Prep saw with the acquisition of its Lower Academy permanent facility at 30 Cumberland Street, the school network anticipates an uptick in enrollment and waitlist when the Upper Academy project is complete. To date, there are approximately 10 applications for each available seats at RISE Prep Lower Academy, and an increasing waitlist at the Upper Academy.

Consideration of LEA Consolidation and Alternative Sites
The process to identify and acquire a P&S for the RISE Prep's Upper Academy was thorough and comprehensive. RISE Prep spent a significant amount of time and resources vetting potential sites and partnerships in an effort to think collaboratively with the city and district of Woonnsocket around shared facilities or non-utilized/abandoned city properties. Due to a variety of factors inclusive of political opposition, RISE Prep was unable to gain partnership and support for city-owned, or district/charter collaboration efforts.

The following sites were considered and pursued:

- Dunn Park, Woonsocket
    - RISE Prep prepared and submitted a Stage I proposal in 2023 on behalf of RISE Prep and Woonsocket Education Department. The vision was to construct a two building or shared building campus on the land at Dunn Park in Woonsocket to share costs and efficiencies in a district/charter school facilities collaboration. Despite expending time and resources on consultants and the Stage I application, the partnership did not move forward and Dunn Park no longer became a viable option for the Upper Academy site.
- East School Street, Woonsocket
    - RISE Prep approached the City of Woonsocket about the vacant land on East School Street as a potential site for the Upper Academy. When RISE Prep expressed interest in the land,

the City Council of Woonsocket voted to advertise the land to see if there were other interested bidders. After months of inquiring about when the City Council would place the advertisement with no clarity or response, RISE Prep moved on.

- All Saints Property, Woonsocket
    - After hearing City Council members inquire why RISE Prep had not yet considered the All Saints Campus for the Upper Academy project, RISE Prep enthusiastically pursued this property and put in an offer to the City Council to buy the vacant city-owned land. The Council President at the time provided feedback through the City Solicitor that the Council needed the bid to be hired due to its financial obligations of paying back ARPA money. RISE Prep increased its offer twice to meet the everchanging requested amount and engaged consultants to begin to vet the site. The Council then voted unanimously against the sale of the property to RISE Prep.
- 120 Spring Street, Woonsocket
    - After disappointing and unsuccessful collaboration and partnership attempts with the City to identify a site, RISE Prep decided it would only pursue private properties to ensure it did not spend more time and resources on unlikely options. RISE Prep engaged in conversations with the owners of 120 Spring Street, Blackridge Properties, Inc., which resulted in a signed P&S aligned to the SBA process and timeline.

Due to the lack of available land and/or properties that would be conducive to the size needed for the Upper Academy site, 120 Spring Street is the best option for RISE Prep's Upper Academy permanent facility. Additioning, 120 Spring Street has access to public water and sewer as well as main road access in the existing site, being cost effective for new construction.

2. Architectural Feasibility Study

RISE Prep Academies hired CIVIC to assist in the educational facility master planning process. This work was centered on the district's strategic plan and curricular goals, and was conducted in collaboration with RISE Prep Network's Executive Leadership Team. Attached within this portal section is CIVIC's comprehensive educational program report that contains various requirements and narratives throughout this application. The attached Educational Program Report provides a thorough, in-depth explanation of curriculum goals and instructional program as well as activities that occur within the learning environment of the facility affected by the proposed project. The Design and Educational Program complies with all applicable laws and applicable CESE and SBA regulations, including but not limited to, those governing curriculum, basic education program, and length of school day and year. The Educational Program Report additionally covers required information regarding:

- Type of facility
- Existing and proposed grade configuration
- Student capacity and enrollment, both existing and proposed
- Safety and security
- Hours of operation of instructional day and extracurriculars
- Descriptions and diagrams of interior and exterior spaces
- A map of the LEA showing site location
- Analysis of historic implications
- Analysis of transportation and traffic

Renovation vs. Construction Cost Analysis

KCM Group, RISE Prep's OPM, studied the cost for renovation versus the cost for building new on the 120 String Street, Woonsocket location. Below is what they concluded:

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LEA's High Performance Green Status/Goals

The schematic design documents included in Section 3 of this application include an integrated design approach that ensures that the high-performance standards and the overall goals of Northeast-CHPS are met and that they are consistent with state policy. The Board of Directors of RISE Prep Academies passed a resolution that mandates compliance with NECHPS as part of its IAQ Management Plan, adopted January 29, 2018. The IAQ was reviewed and voted on again through a resolution by the Board of Directors on September 2, 2025 for the current application. The IAQ as well as the resolution by the Board of Directors attached. Additionally, Kite Architects produced the Project Scorecard: NE-CHPS Version 4.0 that is also attached within this section.

The health, comfort and learning environment of students and staff are important aspects of RISE Prep Academies' mission. Working with EPA and their IAQ Tools for Schools Program, RISE Prep developed an IAQ Management Plan in 2018 that will help monitor and improve the quality of air in school buildings. The objectives of this IAQ Management Plan are to:

- Reduce the levels of indoor air pollutants through preventive measures such as routine maintenance activities, periodic building evaluations and inspections and IAQ-specific policies.
- Provide and maintain adequate airflow by repairing and maintaining ventilation equipment, which will promote a comfortable and healthy learning and working environment.
- Respond to IAQ-related concerns and problems in a prompt and thorough manner, and effectively communicate the progress of investigations and their resolution to all interested parties.

In accordance with RIDE regulations, the IAQ specifies the following:

- School Network IAQ Coordinator
- Policy mandating compliance with NE-CHPS for all school construction projects
- A school maintenance plan
- Policy implementing the EPA's Tools for Schools
- Program
- Policy mandating compliances with NE-CHPS

- An anti-bus idling policy
- Policy mandating Energy Star compliance for all newly purchased equipment
- Policy banning the use of CFC- or HCFC-based refrigerants in building Heating, Ventilating, Air
- Conditioning, & Refrigeration (HVAC&R) systems.

The complete text of the IAQ Management Plan is attached.

Consideration of LEA Consolidation and Alternative Sites
The process to identify and acquire a P&S for the RISE Prep's Upper Academy was thorough and comprehensive. RISE Prep spent a significant amount of time and resources vetting potential sites and partnerships in an effort to think collaboratively with the city and district of Woonnsocket around shared facilities or non-utilized/abandoned city properties. Due to a variety of factors inclusive of political opposition, RISE Prep was unable to gain partnership and support for city-owned, or district/charter collaboration efforts.

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Due to the lack of available land and/or properties that would be conducive to the size needed for the Upper Academy site, 120 Spring Street is the best option for RISE Prep's Upper Academy permanent facility.

Geotechnical Report
Included in this section is documentation in the form of a Geotechnical Report produced by PARE and WSP. The report provides the professional opinion of the engineering team regarding soil conditions for structural integrity and drainage to determine the suitability of soil conditions which could impact the cost of construction.

Analysis of Historic Implications
RISE Prep and Kite Architects have considered the historical implications of the existing facility. As required, Kite Architects has initiated correspondence to the Rhode Island Historical Preservation & Heritage Commission. The email of this communication is attached. The site does not fall within a municipal historical district and therefore no local hearings are required. In addition to the email communication, the CIVIC Educational Program Report discusses the historical implication considerations in Section 1.5.

Traffic/Transportation Impact Plan
A comprehensive Traffic/Transportation Impact Plan has been completed by PARE and attached to this section. Additional narrative regarding site access/traffic can be found in Section 3.6 of the CIVIC Educational Program Report. Additionally, KITE, PARE, RISE Prep, and KCM Group met with the Woonsocket City Planning Department which included the Interim City Planner and Zoning Official to review preliminary design plans on August 26, 2025 at Woonsocket City Hall. KCM Group met again with the Zoning Official on September 8, 2025 to collaborate on external access to the site particularly in regards to crosswalks, speed zones, and any signage needed. The plans show preliminary ideas from those planning meetings.

Basic Building Energy Model
Earthwise Energy Technologies was brought on as a consultant to develop a basic building energy model via the use of the Hourly Analysis Program, version 5.11. The detailed model can be found in the attachment included in this section.

Effects of Initial Capital Costs versus Maintenance Costs Over the Life of the Building.
The proposed school balances responsible initial capital investment with long-term operational savings. The design emphasizes durability, efficiency, and low maintenance to reduce the building's lifetime costs. Key strategies include:

- Resilient Materials: The exterior uses brick and pre-cast simulated stone, chosen for durability and minimal upkeep. Interior finishes are selected for high-traffic performance and ease of maintenance as well as avoidance of PVC-based products.
- Lifecycle Cost Focus: Major systems included were evaluated on the total cost of ownership, favoring solutions that reduce future maintenance and energy bills. The building features a Variable Refrigerant Flow (VRF) HVAC system with Air Source Heat Pumps (ASHP) and Energy Recovery Ventilators (ERVs). This system offers high efficiency, zoned comfort, and improved indoor air quality with reduced energy demand.

- Energy Efficiency: A tight building envelope, high-efficiency glazing, and effective insulation lower energy use and HVAC loads—supporting both sustainability and budget predictability. The project has signed an MOU with RI Energy for their Zero Net Energy program. An aggressive EUI target will be pursued; current energy modeling predicts compliance with Zero Net Energy Tier 1 with a predicted EUI of 24.5. This is much better performing than the required EUI of 28. The design team will continue to monitor the impact of further evolution of the design on the EUI, and seek ways to balance performance with first costs.
- Post-Occupancy: In addition verifying EUI at occupancy, the ZNE program includes an incentive for Post-Occupancy monitoring that when implemented will help the school achieve targeted energy savings on an ongoing basis.

HVAC System and Maintenance Strategy
Key components of the HVAC training and maintenance plan include:

- Hands-On Training: Facilities staff will receive comprehensive training from installers and manufacturers prior to occupancy, with seasonal follow-ups post-occupancy.
- User-Friendly Controls: A centralized Building Automation System (BAS) will manage the HVAC and ERV systems. Staff will use a simple interface with remote access and diagnostics to support efficient operations.
- Ongoing Support: The district will contract with service providers experienced in VRF and ERV systems for regular maintenance and system optimization.
- Documentation and Knowledge Transfer: A digital O&M manual with system diagrams, settings, and training materials will ensure continuity of knowledge and ease of future staff training.

Feasibility of Using Renewable Energy Technologies
The 2024 International Energy Code (IECC) adopted in Rhode Island requires that new buildings provide on-site renewable energy equivalent to .75 watts per GSF of conditioned space (Section 405.15.1).

The proposed building is well suited for a solar photovoltaic system. There are no significant obstructions creating shadows; a flat roof with a parapet is planned, and rooftop HVAC equipment is minimal.

The minimum nameplate system is approximately 52.4 kW, which could be provided by (110) 480w panels, each approximately 41”x87”, in a low-slope configuration. The system would not be visible from the exterior or from adjacent properties.

The plans show a potential full-capacity layout which would provide power in excess of requirements, which would provide operational savings to the school and cushion the impact of energy price increases in coming years. This system could provide a rated 188.6 kW nameplate capacity using 393 panels. This may produce approximately 230kWh /year depending on assumed efficiencies.

The loads are expected to be used on-site and use virtual net metering, as opposed to a standalone REG project. Energy storage is not proposed at this time.

Geothermal energy was contemplated for the site; the first costs for drilling wells are likely to be on the very high end given the subsurface rock identified in the Geotech report. Field-style systems are not a good candidate given the confined site.

The proposed construction does not qualify for the exemptions listed in the Energy Code. The code has provisions for off-site procurement; in the event that a PV system is not feasible, this option will be pursued.

3. Schematic Design Documents

The Schematic Design Documents attached in this section were prepared by Kite Architects and a team of professional architects and engineers, and reviewed by RISE Prep's OPM, KCM Group. The documents adhere to the Schematic Design requirements established by the School Construction Regulations (1.09) and align with the guidance provided in the Design Review Guidance Document at RIDE's website.

Variance Request

As part of the design process, CIVIC has provided educational commissioning services, including the review of the EDucational Program and Schematic Design. CIVC found the proposed building is consistent with goals, including some deviations from the School Construction Regulations Space Standards. By this means, RISE Prep Academies respectfully seeks a variance from the RIDE School Construction Regulations Space Allowance Standard (RIDE 4.7.3) for the new construction of the RISE Prep Upper Academy facility. The spaces that require a variance are listed with a description of the request in an attached letter within this section of the application.

4. Design and Construction Cost Projection

The budget planning worksheet includes both soft cost and hard cost for the RISE Prep Upper Academy project. KCM Group alongside RISE Prep's Executive Team have used the Project Budget Planning Worksheet for this cost analysis and included inflation until the bid date in our estimate for the project along with project management and design fees. The project management and design fees do not exceed the 20% RIDE requirement. The architectural services cost includes schematic design, design development, construction documents, bidding, and construction administration. Design services include the following: architectural, geotechnical, hazmat, mechanical, electrical, plumbing, fire protection, structural, site development, environmental permitting, graphics, lighting design, acoustics, data and communication, furniture, envelope, and educational consultants for laboratory, library/media center and kitchen space, code consultants, accessibility, and any services established by the SBA.

The cost projections have been broken out by CSI division for the new construction of this facility. There is no space improvements considered as the project is all new construction. The estimate includes all foundations, structure, interior walls, electrical, mechanical, fire suppression, fire alarm, flooring, and site improvements. The mechanical system follows the RIDE requirements to be all electric with solar being considered on the roof. The existing building which is onsite was thoroughly studied for determination as to whether it could be saved and reused in the new construction. An architectural plan and a cost study was completed, and it was determined that saving the building negatively impacted the project both financially and physically. This analysis can be found in Section 2 of this application.

5. Financing Plan

RISE Prep intends to purchase 120 Spring Street, a former catholic school located in Woonsocket, RI. A previous owner gutted the existing building on the site several years ago with the intention of selling it to a daycare operator. That deal never came to fruition, and the site has been vacant for nearly ten years. Unfortunately, the existing building is too small to accommodate a high school, and the existing structures are not sound enough to build an additional story on top. The site also can't accommodate an additional building. Therefore, RISE Prep has decided to demolish the existing building, grade the site as appropriate, and build a completely new facility. RISE Prep intends to keep several landscaping features that are important to the neighborhood. RISE Prep is also planning to purchase 168 Spring Street, an abutting property that would enhance the site plan.

RISE Prep holds debt related to its Lower Academy, located at 30 Cumberland Street. The three outstanding loans for that facility come to the end of their term in January 2026, with a balloon payment due at that time. The estimated balance is $7.1mil. The 30 Cumberland Street project has been fully reimbursed through the School Housing Aid process. To avoid complications, RISE Prep intends to refinance this debt separately from the financing for Spring Street. Network leaders are pursuing multiple options, including: refinancing with Nonprofit Finance Fund, the current lending partner; Equitable Facilities Fund, a fund partnered with Charter School Growth fund; or a separate Rhode Island Health and Education Building Corporation (RIHEBC) bond or mortgage.

In practical terms, the refinance of 30 Cumberland Street and the financing of Spring Street will need to be underwritten in parallel as both lenders will need to have a full picture of RISE Prep's debt and assets. Network leaders and the Board of Directors believe that RISE Prep's current balance sheet is strong enough to support both financing projects, and the operating projections include debt service for both projects. RISE Prep intends to pursue a non-profit bond through (RIHEBC). Under the current procedures, RISE Prep cannot apply for bond financing unless and until the Stage II application is approved by the Council on Elementary and Secondary Education. Network leaders have connected with RIHEBC's Executive Director to ensure that the financing application is as strong as possible.

RISE Prep's operating projections currently assume that occupancy costs will generally double once the Upper Academy facility is opened. The exception is the cost for electricity. Current plans include rooftop solar, with the goal of reducing electricity obligations by 90%. This represents an operational savings of at least $150,000 per year. The programmatic projections assume one grade's worth of growth in enrollment each year until 2029, with the corresponding growth in staffing. For FY30, the projections assume enrollment of around 920 scholars, 78% of whom are likely to live in Woonsocket. The current staffing model assumes 114 FTEs to support and instruct those scholars across two campuses.

The operating budget below shows the general increase in costs and revenue as RISE Prep grows to its full model. The principal and interest payments shown assume a 12-month capitalized interest period on a RIHEBC bond with a 25-year amortization period and 5.5% interest rate.

Operating Budget Projections

	2026 Projections	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Total State and Local Tuition	*12,984,555*	*15,124,422*	*17,392,682*	*18,224,154*	*18,799,213*
Total Federal Programs	*1,088,631*	*1,261,657*	*754,091*	*772,323*	*784,992*
Total Development Revenue	*593,686*	-	-	-	-
Total Other Revenue	*360,491*	-	*1,793,775*	*1,523,349*	*1,523,349*
Total Revenue	**15,027,363**	**16,386,079**	**19,940,548**	**20,519,826**	**21,107,554**
Total Salary	*7,684,307*	*8,340,567*	*8,677,212*	*8,899,851*	*8,914,008*
Total Stipends	*298,760*	*254,560*	*299,560*	*299,560*	*299,560*
Total Fringe Benefits	*2,743,554*	*2,861,409*	*2,968,792*	*3,023,211*	*3,019,989*
Total Professional Development Expenses	*79,896*	*71,993*	*74,153*	*76,377*	*76,377*
Total Special Education Expenses	*334,154*	*318,429*	*288,622*	*297,281*	*297,281*
Total Multilingual Learner Expenses	*44,995*	*47,345*	*48,765*	*50,228*	*50,228*
Total Student Medical Expenses	*20,626*	*13,328*	*13,728*	*14,140*	*14,140*
Total Business Services Expenses	*218,099*	*157,512*	*162,057*	*175,239*	*175,239*
Total Building and Office Expenses	*857,676*	*883,407*	*909,909*	*937,206*	*937,206*
Total Instructional Expenses	*504,115*	*508,578*	*523,835*	*539,550*	*539,550*
Total Other Expenses	*25,103*	*25,856*	*26,632*	*27,431*	*27,431*
Total Occupancy Costs	*527,904*	*539,102*	*990,551*	*998,581*	*998,581*
Total Furniture, Fixtures, and Equipment Expenses	*294,822*	*274,324*	*282,553*	*291,030*	*291,030*
Contingency	-	-	-	-	-
Total Operating Expenses	**13,634,010**	**14,296,409**	**15,266,369**	**15,629,685**	**15,640,621**
Earnings before Interest and Depreciation	**1,393,353**	**2,089,670**	**4,674,179**	**4,890,141**	**5,466,934**
Interest on Owned Facilities	-	1,271,544	3,468,876	3,406,994	3,406,994
Interest on Leases	10,151	10,407	-	-	-
Total Interest	10,151	1,281,951	3,468,876	3,406,994	3,406,994
Net Operating Cash Flow	**1,383,201**	**807,719**	**1,205,303**	**1,483,146**	**2,059,939**
Depreciation: Software	-	-	-	-	-
Depreciation: Hardware	-	-	-	-	-
Depreciation: Equipment	-	-	-	-	-
Depreciation: Furniture and Fixtures	-	-	-	-	-
Depreciation: Building	269,767	-	1,292,016	1,292,016	1,292,016
Total Depreciation Expense	*269,767*	-	*1,292,016*	*1,292,016*	*1,292,016*
Net Income or Loss	1,113,435	807,719	(86,713)	191,131	767,923
Principal Payments- Leases	362,449	-	-	-	-
Principal Payments: Owned Facilities	412,519	371,065	1,030,012	1,091,894	1,091,894
Professional Fees	-	$ -	$ -	$ -	$ -
Building Purchase	885,000	-	-	-	-
Building Purchase Contra	(875,000)	$ -	$ -	$ -	$ -
School and District Construction	39,000	40,170	41,375	42,616	42,616
Capital Equipment	-	-	-	-	-
Total Capital Investments	*823,968*	*411,235*	*1,071,387*	*1,134,510*	*1,134,510*

Assumptions Regarding Bonus Incentives
To fund the Upper Academy project, RISE Prep is using a variety of funding sources. Given the timing of the project, most bonus incentives are not available. As Spring Street is a new construction project, RISE Prep has assumed only the energy efficiency bonus at 4%. The total reimbursable principal amount for the project is approximately $51.4million. RISE Prep is assuming a 38.67% blended reimbursement rate related to the phasing of the project. Phase I, which includes the purchase of the property, should be completed by the end of FY25. Phase II captures the remaining project costs, including the value of the temporary lease of swing space at the Woonsocket Boys & Girls Club, used for current Upper Academy scholars. Pay-As-You-Go funding is not available for this project, so all reimbursements are expected to be through traditional school housing aid.

The total Housing Aid due is approximately $24.4million, including the reimbursement on RIHEBC bond interest. RISE Prep is assuming this will be paid in semi-annual installments over a period of 25 years. The amortization schedule below assumes that RISE Prep will submit the entire project for funding at once upon the close of construction. The amortization schedule also assumes capitalized interest for 12 months. The amortization schedule does not show the effect of Housing Aid payments; RISE Prep anticipates Housing Aid payments will be paid directly to RIHEBC and has reflected Housing Aid estimates in the revenue lines in the operating budget projections.

RISE Prep will likely submit the project for reimbursement in two phases. Phase I will include the purchase of the 120 Spring Street site and potential abutting properties. Phase II will include all other reimbursable expenses. As such, the actual annual housing aid payments will vary for the first few years before evening out.

The amortization schedule below assumes an initial borrowing of $51,680,632; reimbursable costs are projected at $51,410,489. Capitalized interest is shown on the schedule as negative principal, adding to the balance.

Year	Principal	Interest	Balance
2026	$ (474,824.78)	$ 474,824.78	$ 52,394,502.62
2027	$ (2,305,794.54)	$ 2,940,523.14	$ 54,393,501.09
2028	$ 833,813.55	$ 2,974,558.02	$ 53,555,865.90
2029	$ 880,847.19	$ 2,927,524.38	$ 52,670,981.50
2030	$ 930,533.89	$ 2,877,837.67	$ 51,736,182.66
2031	$ 983,023.32	$ 2,825,348.25	$ 50,748,653.82
2032	$ 1,038,473.56	$ 2,769,898.01	$ 49,705,420.59
2033	$ 1,097,051.63	$ 2,711,319.93	$ 48,791,245.94
2034	$ 1,158,933.97	$ 2,649,437.60	$ 47,637,599.52

Impact to LEA Indebtedness
For FY24, RISE Prep's financial statements show a current ratio of .91, lower than hoped for, but approaching expectations. Preliminary analysis for FY25 shows a current ratio of over 1. For FY26, RISE Prep is fully funded for the first time in three years, and anticipates that ratio to remain above the current benchmark. The FY24 debt to asset ratio was .57. RISE Prep keeps this ratio low by focusing annual financial metrics on the debt service coverage ratio (DSCR). By ensuring that the annual DSCR is always 1.1 or greater, RISE Prep can reasonably expect that the debt to asset ratio will remain within the acceptable range. In completing the 5-year projections for the Upper Academy project, RISE Prep adjusted its expense model such that the DSCR would remain approach or end above 1.1, inclusive of all other programmatic

considerations. FY28 and FY29 are slightly under due to bond payback; however, the projections assume no staff attrition, and the actual DSCR is likely to be closer to 1.1.

It is not clear to RISE Prep how the Upper Academy project might influence local leaders to adjust local tax rates. As a charter school, RISE Prep is funded on a per pupil basis directly from its sending districts. The Upper Academy will be located in Woonsocket, and the projections assume that RISE Prep will pay a PILOT each year to the city.

Metric	2026 Projections	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Debt Service Coverage Ratio	1.31	1.27	1.04	1.09	1.22
Total Margin	0.03	0.05	-.005	.008	0.03
Aggregate 3 Year Margin			0.04	0.05	0.04
EBITDA required to meet 1.1 DSCR	$1,047,699	$1,971,139	$5,398,666	$5,398,666	$5,398,666
RIDE Cash Reserve Balance Requirement	$2,236,140	$2,350,095	$2,509,540	$2,569,263	$2,571,061
Maintenance Requirement--3% Operating Budget	$408,096	$428,892	$457,991	$468,891	$469,219
Maintenance Requirement--$4.41 per square foot	$198,450	$198,450	$418,950	$418,950	$418,950
Personnel as % of Revenue	72%	70%	60%	60%	60%
Personnel as % of Expenses	78%	80%	78%	78%	78%
Debt as % of Revenue	9%	10%	23%	22%	21%

Financing Plans

Early stages of the project are funded with a mix of RISE Prep equity and an interest-only pre-development loan issued by Civic Builders in partnership with their Facilities Investment Fund. The pre-development loan is essentially a short-term working capital fund, as all funded expenses are reimbursable through School Housing Aid. In the construction phase, RISE Prep will work with RIHEBC to issue a non-profit bond. The projections assume an interest rate of 5.5% and bond principal of $51.6million (all reimbursable expenses and some additional expenses). By pursuing a bond through RIHEBC, RISE Prep will be able to claim the School Housing Aid reimbursement on the interest as well as the principal. This financing mechanism was not available to RISE Prep in its previous project at 30 Cumberland Street. The principal and interest payments are incorporated into the 5-year projections.

RISE Prep has assumed a 12-month capitalized interest period followed by full payment. The amortization schedule above also assumes that RISE Prep will draw the full bond amount immediately. Housing Aid is reflected in revenue lines, and RISE Prep has not projected the effect of Housing Aid payments to RIHEBC.

Funding Mechanisms

In planning this project, RISE Prep pursued a number of financing options, including an earlier iteration of the project that took the form of a public/private partnership with the Woonsocket Education Department and Civic Builders. After WED pulled out of that project, RISE Prep continued to work with Civic Builders directly. The current proposed project is an outgrowth of that collaboration. Multiple analyses found that pursuing funding through RIHEBC was the most prudent option. The reimbursement on bond interest

through RIHEBC is substantial, and the scope of the project requires more support than just RISE Prep's operating dollars.

As its own guarantor, RISE Prep will pay all principal and interest payments using its state and local education dollars, as it has always done. Projections factor in the annual enrollment increases through FY29, when RISE Prep achieves twelfth grade and full enrollment. To maintain adequate funding, RISE Prep will need to keep enrollment high. This is true for any school in Rhode Island, regardless of location or governance model. Currently, RISE Prep does not anticipate seeking philanthropic dollars to support the Upper Academy facility directly.

	Source	Design and Bid Phase	Lease/Purchase Phase	Construction Phase	Post-Occupancy	Expense Reimbursements	Final Budget
Sources	Equity	$520,833	$568,200	$884,400	$0	$0	$1,973,433
	RIHEBC Bond	$90,610	$5,344,570	$46,214,204	$28,048	$3,200	$51,680,632
		$ 611,443	**$ 5,912,770**	**$ 47,098,604**	**$ 28,048**	**$ 3,200**	**$ 53,654,065**

	Costs	Source	Design and Bid Phase	Lease/Purchase Phase	Construction Phase	Post-Occupancy	Expenses	Final Budget
Uses	Facility Lease	Equity		120,000				$120,000
	Purchase--120 and 168 Spring Street	Bond		1,185,000				$1,185,000
	Title Reports/Insurance	Equity		200	2,400			$2,600
	Appraisals	Equity		3,000				$3,000
	RPMA Legal	Equity		20,000				$20,000
	Lender Legal	Equity		20,000				$20,000
	Plan and Cost Review	Equity		5,000				$5,000
	Architecture-Bond	Bond		1,582,719	497,240			$2,079,959
	Architecture- Predevelopment Loan	Equity	485,290					$485,290
	Commissioning Agent	Bond	17,390		54,974	5,408	3,200	$80,972
	Owner's Rep-Predevelopment Loan	Equity	14,710					$14,710
	Owner's Rep-Bond	Bond	73,220		182,752	22,640		$278,612
	Predevelopment Loan Interest	Equity	20,833					$20,833
	Bond Origination Fee	Equity		400,000				$400,000

	Construction Inspection	Equity			18,000			$18,000
	Builder's Risk Insurance	Equity						$0
	Capitalized Interest	Equity						$0
	Soft Cost Contigency	Bond		2,576,851				$2,576,851
	Hard Cost Contingency	Bond			1,754,143			$1,754,143
	Cost Escalation	Bond			1,754,143			$1,754,143
	Demolition	Bond			324,552			$324,552
	FF&E	Equity			864,000			$864,000
	Technology Systems	Bond			1,236,000			$1,236,000
	Construction	Bond			39,734,335			$39,734,335
	Owner's Soft Costs	Bond			676,065			$676,065
			$611,443	**$5,912,770**	**$47,098,604**	**$28,048**	**$3,200**	**$53,654,065**

	Description	**Reimbursable Amount**	**Rate**	**Total Dollars**
State Aid	School Housing Aid - Principal	$51,410,489	38.67%	$19,880,436
	School Housing Aid – Interest (Over 25 Years)	$51,382,329	38.67%	$19,869,547
	Note: Interest calculation assumes School Housing Aid is not used to pay down principal			**$39,749,983**

PROJECT BUDGET PLANNING WORKSHEET

RISE Prep Upper Academy Total Project

15-Sep-25

This worksheet is intended to help LEAs identify the size of the project they can afford.
*Complete Worksheet using by filling in **BLUE** cells ONLY.*

Item	Description		Value		Percentage
	FUNDING AVAILABLE	**$**	**51,410,489**		
I.	**HARD COSTS**				
1	**Construction Estimate** **Refer to SBA Necessity Guidance for information regarding estimate requirements*				
	Hard Costs Sub-Total	$	39,734,335	83%	% of Total Project
	Hard costs exclude the demolition of the existing building, design/estimate/CM contingency, and cost escalation.				
II.	**SOFT COSTS** (not to exceed 20% of hard costs)				
1	**Architectural, Engineering & Consulting Fees** *Typically between 6 - 11%*	$	2,565,249	6%	% of Hard Cost
2	**Construction, Project Management & Commissioning Fees** *Should not exceed 5%*	$	374,294	1%	% of Hard Cost
3	**Owners Costs** *Typically 2% of total estimated soft costs*	$	676,065	2%	% of Hard Cost
4	**Project Contingency & Escalation** (Design & Construction) *Should include appropriate escalation factors based on when project is expected to commence.*	$	4,330,994	11%	% of Hard Cost
	Soft Costs Sub-Total (not to exceed 20% of hard costs)	$	7,946,602	20%	% of Hard Cost
	Two years of swing space lease at $120,00 total are included in the Land and Building Purchase line below. *120 Spring Street is appraised at $845,000 and 168 Spring Street is appraised at $340,000.*				
	PROJECT (HARD + SOFT) COST	**$**	**47,680,937**		
III.	**OTHER COSTS** (if applicable)				
			Total Value	Cost per	
1	**Furniture Fixtures & Equipment** *(For "like new" projects only. Calculate using current RIDE allowance per student by total number of students in facility)*	$	864,000	$ 2,160.00	Cost Per Student
2	**Technology Systems** *(For "like new" projects only. Calculate using current RIDE allowance per student by total number of students in facility)*	$	1,236,000	$ 3,090.00	Cost Per Student
3	**Land and Building Purchase** *Cannot exceed value appraisal submitted with Stage II submission.*		$1,305,000	$18.47	Cost Per Acre/SF
4	**Building Demolition**	$	324,552.00	$ 4.59	Cost Per SF
5	**Site Remediation Costs**				Cost Per Acre/SF
	(Site remediation costs of up to $1M are eligible for reimbursement. Must be substantiated with technical report and cost estimate)				
	Other Cost Sub-Total	$	3,729,552		
	REQUEST (PROJECT + OTHER COSTS) TOTAL	**$**	**51,410,489**		
	AMOUNT OVER/UNDER AVAILABLE FUNDING	**$**	**0**		

First issued 9/3/2008

6. Site Purchase Plan

RISE Prep proposes to purchase 120 Spring Street, Woonsocket, RI, 02895. In March, 2025, the Board of Directors authorized the Executive Director to enter into a contingent Purchase and Sales agreement with 120 Spring, LLC, the current owners of the property. RISE Prep has agreed to purchase the site for $875,000 upon approval of its Stage II application by the Council on Elementary and Secondary Education. If the Council grants this approval, the purchase and sales argument will be fully executed and the property will be transferred to RISE Prep on March 31, 2026. In addition to being contingent upon the Council's approval, the agreement is also contingent upon RISE Prep securing bond financing through RIHEBC. The agreement also allows RISE Prep to back out of the transaction if the site is found to be unsuitable during the due diligence period.

The site has a long educational history. From 1972 through 2009, 120 Spring Street was the location of Our Lady of Victories, a catholic elementary school serving grades K-2. Many current residents in the neighborhood attended the school. The parish attempted to sell the building at various points between 2009 and 2018, and had previously refused to sell the site to RISE Prep. The current owners purchased the site in 2019 with the goal of developing either an adult day center or a childcare center. Neither project took root. In the meantime, the current owners fully gutted the existing building and abated most hazardous materials.

There are abutting properties for sale, and RISE Prep is exploring purchasing at least one of the properties at a fair-market, mutually agreeable price. This pricing will need to be supported by an appraisal. The financial projections assume a not-to-exceed purchase price, but actual price will need to be determined based on data.

RISE Prep's Board of Directors has engaged Peter Scotti of Peter M. Scotti & Associates for an appraisal of 120 Spring Street. The appraisal is included in this section. RISE Prep's Executive Team is currently seeking 1-2 additional appraisals to compare appraisal value. RISE Prep understands that only up to the appraised value of the property will be eligible for housing reimbursement and will adjust reimbursement requests as necessary.

RISE Prep Academies has entered into a lease-to-own purchase and sales contract. The closing date included in the P&S falls after SBA consideration of approval. The P&S is attached within this section.

In the course of purchasing and renovating 30 Cumberland Street, the City of Woonsocket filed suit against RISE Prep, alleging that the zoning of 30 Cumberland Street was incorrect for a public school. The City had filed a similar lawsuit against RISE Prep regarding the school's first home at 1 Social Street. The courts ruled conclusively in RISE Prep's favor, finding that charter schools are public schools and that Woonsocket's zoning codes define public schools as municipal uses. All locations that are otherwise allowable under other regulations are open to RISE Prep. As a former school, 120 Spring Street is especially appropriate and RISE Prep hopes to avoid further conflict. The project team has met recently with the City Planning department and have been assured that the Zoning Board is independent.

7. Local Support

In addition to its collaborative Building Committee, RISE Prep has the support of its Board of Directors. As a public charter school, RISE Prep Academies is its own LEA. It is governed by RISE Prep's Board of Directors who have authorized RISE Prep's Executive team to submit this Stage II proposal to the Rhode Island Department of Education School Building Authority. The Board of Directors voted unanimously on September 15, 2025 to approve the design, plans, and Stage II application and authorized the Executive Director to submit RISE Prep's Upper Academy Stage II submission for the September 15, 2025 deadline. The signed resolution is attached to this section.

8. Project Timeline

KCM Group, in coordination and collaboration with the design team and RISE Prep's Executive Team, has prepared the Project Timeline for the Upper Academy construction project. The timeline is attached to this section.

9. Commissioning Agent Services / Owners Project Manager / Construction Manager

RISE Prep Academies will be utilizing the services of a Owners Representative, Construction Manager and Commissioning Agent for the completion of this project.

The Construction Manager will be functioning as an advisor, and is anticipated to be brought on after the public bidding process in November/December. When construction begins, this entity will then function as a Construction Manager at Risk (General Contractor).

The Owners Rep will be engaged during construction, coordinating and reporting on construction activities, overseeing schedule and financing, and leading project close-out.

The Commissioning agent will be involved during design, construction and project close-out as typically engaged.

RISE Prep Academies follows all procurement policies and engages in the RFP and public bidding process for all required services.

For the Upper Academy project, RISE Prep selected pre-approved contractors from the state's Master Price Agreement list for both the Architect and Commissioning Agent. Both Board-approved contracts are attached.

The OPM was selected through the public bidding process. The RFP was released in March 2025. All bids were publicly opened at 30 Cumberland Street at 12:00 PM on April 11, 2025. The bids were reviewed in alignment to the qualifications outlined in the bid which took into consideration the following: 1) cost 2) services offered 3) experience (particularly with school construction and the SBA process). The RFP is attached to this section. The contract awarded to KCM Group as Owners Project Manager is also attached.

Peter M. Scotti & Associates, Inc
24 Bridge St.
Providence, RI 02903
(401) 421-8888
johntchester@gmail.com

11/29/2025

Mr. Stephen Izzi, Esq.
10 Dorrance St. Suite 700 Providence, RI 02903
Providence, RI 02903

Re: Property: 168 Spring St
Woonsocket, RI 02895
Borrower: N/A
File No.: JC18SP161125SF

Opinion of Value: $ 340,000
Effective Date: 11/28/2025

In accordance with your request, we have completed an appraisal above referenced property. The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership. *This is a desktop only, restricted appraisal report. We did not conduct an exterior or interior inspection of the subject property. All assumptions on interior finishes, quality, and condition are made based upon information provided by the client or from publicly available data including municipal assessor's records, internet search results and MLS listing data if available.*

The subject is currently accessed by crossing over abutting land in common ownership with the subject. Given the purpose of the report, we complete this report under the hypothetical condition that the subject would be sold subject to an access easement allowing continued entry/exit & use of the existing driveway; and also that the subject parcel can be transferred separately from the abutting lot in common ownership at 170 Spring St (Assessor's Map 13 Lot 4) .

The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

John T. Chester
Certified Residential Appraiser
License or Certification #: CRA.0030046
State: RI Expires: 05/22/2027
johntchester@gmail.com

DESKTOP-RESTRICTED APPRAISAL OF REAL PROPERTY

LOCATED AT:

168 Spring St
Woonsocket, RI 02895
Book 1850 Page 184

FOR:

Mr. Stephen Izzi, Esq.
10 Dorrance St. Suite 700
Providence, RI 02903

AS OF:

11/28/2025

BY:

John T. Chester
Peter M Scotti & Associates
24 Bridge Street
Providence, RI 02903
(401) 421-8888
johntchester@gmail.com

Form GA1_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	168 Spring St
	Legal Description	Book 1850 Page 184
	City	Woonsocket
	County	Providence
	State	RI
	Zip Code	02895
	Census Tract	0173.00
	Map Reference	39300
PRICE & DATE	Contract Price	$
	Date of Contract	
PARTIES	Appraiser	John T. Chester
	Client	Mr. Stephen Izzi, Esq.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,398
	Price per Square Foot	$ 243.20
	Location	Average
	Age	135
	Condition	Average
	Total Rooms	5
	Bedrooms	4
	Baths	1
APPRAISER	Appraiser	John T. Chester
	Effective Date of Appraisal	11/28/2025
VALUE	Opinion of Value	$ 340,000

Appraiser	John T. Chester					File No.	JC18SP161125SF
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

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RESIDENTIAL APPRAISAL REPORT

File No.: JC18SP161125SF

SUBJECT

Property Address: 168 Spring St | City: Woonsocket | State: RI | Zip Code: 02895
County: Providence | Legal Description: Book 1850 Page 184
Assessor's Parcel #: Map 13C Lot 309/44
Tax Year: 2025 | R.E. Taxes: $ Unknown | Special Assessments: $ Unknown | Borrower (if applicable): N/A
Current Owner of Record: George Jackson | Occupant: ☐ Owner ☒ Tenant ☐ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ ☐ per year ☐ per month
Market Area Name: Woonsocket - Blackstone | Map Reference: 39300 | Census Tract: 0173.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: Determine current market value for possible purchase price development purposes. Effective date of report is November 28, 2025.
Intended User(s) (by name or type): Mr. Stephen Izzi, Esq.
Client: Mr. Stephen Izzi, Esq. | Address: 10 Dorrance St. Suite 700 Providence, RI 02903
Appraiser: John T. Chester | Address: 24 Bridge St. Providence, RI 02903

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	**Predominant Occupancy**		**One-Unit Housing**			**Present Land Use**		**Change in Land Use**
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%			PRICE $(000)		AGE (yrs)			
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Owner	65+				One-Unit	40 %	☒ Not Likely
Property values:	☒ Increasing	☐ Stable	☐ Declining	☒ Tenant	30+	145	Low	0	2-4 Unit	35 %	☐ Likely * ☐ In Process *
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☒ Vacant	(0-5%)	750	High	200	Multi-Unit	<10 %	* To:
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	☐ Vacant	(>5%)	390	Pred	75	Comm'l	<10 %	
									Other/Open	5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): For this report we reviewed single family sales within Woonsocket, RI. Date above is for all 424 MLS listed Woonsocket single family sales over the past 2 years. Median GLA was 1,323 For sales built over 10 years ago within 1 mile of the subject and between 1,000-1,5000 SF of GLA, median sale price past year was $348,750 with a maximum of $450,000 and a minimum of $145,000. There were 28 sales matching the above criteria. For the year prior the median SP for this criteria was $323,950 (22 sales).
In the overall RI residential market. prices have been continuing to increase over past year, but at a slower rate compared to the past 5 years. Market conditions, in general, are defined by low inventory and demand that has been constrained by current prices and lending rates.

SITE DESCRIPTION

Dimensions: See Attached Plat Map | Site Area: 6,970 SF
Zoning Classification: R-3 | Description: Primarily 1-2 family residential, medium density, 7,000 SF lot minimum area for single dwelling. | Zoning Compliance: ☐ Legal ☒ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☒ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) As improved, the highest and best use of the subject property is continued as a single family residential property.
Actual Use as of Effective Date: Single Family Residence | Use as appraised in this report: Single Family Residence
Summary of Highest & Best Use: To the best of our understanding and based on the information provided by the intended user, the highest and best use of the subject property as improved is a single family residence.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Public/ Available
Gas	☒	☐	Public/ Available
Water	☒	☐	Public/ Available
Sanitary Sewer	☒	☐	Public/ Available
Storm Sewer	☒	☐	Public/ Available

Off-site Improvements	Type	Public	Private
Street	Asphalt/Avg	☒	☐
Curb/Gutter	Concrete/Avg	☒	☐
Sidewalk	Typical	☒	☐
Street Lights	Typical	☐	☐
Alley	None	☐	☐

Topography	Site is mainly level.
Size	6,970 SF
Shape	Roughly Rectangular
Drainage	Appears Adequate
View	Mixed Use - Urban

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 44007C0069G | FEMA Map Date 03/02/2009
Site Comments: No adverse easements, encroachments, or other adverse conditions with a supportable economic impact noted during inspection or after cursory analysis of Woonsocket Land Records. Subject site is typical size and shape for similar intensity of uses in the area. The subject is currently accessed by crossing over abutting land in common ownership with the subject. Given the purpose of the report, to develop an offer price for the subject, we complete this report under the hypothetical condition that the subject would be sold subject to an access easement allowing continued entry/exit & use of the existing driveway.

DESCRIPTION OF THE IMPROVEMENTS

General Description		**Exterior Description**		**Foundation**		**Basement** ☐ None		**Heating**	
# of Units	1 ☐ Acc.Unit	Foundation	Typical/Average	Slab	N/A	Area Sq. Ft.	962	Type	Typical
# of Stories	1.5	Exterior Walls	Typical/Average	Crawl Space	N/A	% Finished	0	Fuel	Typical
Type	☒ Det. ☐ Att. ☐	Roof Surface	Typical/Average	Basement	Full	Ceiling	Unfinished		
Design (Style)	Colonial	Gutters & Dwnspts.	Typical/Average	Sump Pump	☐ None Noted	Walls	Unfinished	**Cooling**	
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	Typical/Average	Dampness	☐ None Noted	Floor	Unfinished	Central	None
Actual Age (Yrs.)	135	Storm/Screens	Typical/Average	Settlement	None Noted	Outside Entry	Unknown	Other	
Effective Age (Yrs.)	35			Infestation	None Noted				

Interior Description		**Appliances**		**Attic** ☐ None		**Amenities**		**Car Storage** ☐ None	
Floors	Typical/Average	Refrigerator	☒	Stairs	☐	Fireplace(s) #	Woodstove(s) #	Garage	# of cars (4 Tot.)
Walls	Typical/Average	Range/Oven	☒	Drop Stair	☐	Patio		Attach.	2
Trim/Finish	Typical/Average	Disposal	☐	Scuttle	☐	Deck		Detach.	
Bath Floor	Typical/Average	Dishwasher	☒	Doorway	☐	Porch	Entry	Blt.-In	
Bath Wainscot	Typical/Average	Fan/Hood	☒	Floor	☐	Fence		Carport	
Doors	Typical/Average	Microwave	☒	Heated	☐	Pool		Driveway	2+
		Washer/Dryer	☒	Finished	☐			Surface	Asphalt

Finished area **above** grade contains: 5 Rooms | 4 Bedrooms | 1 Bath(s) | 1,398 Square Feet of Gross Living Area Above Grade
Additional features: None Noted.

Describe the condition of the property (including physical, functional and external obsolescence): Subject appears to be in overall average condition for the market and has been maintained. Building envelope, mechanicals and finishes appear to be functional and adequate for the market. Subject is reported to be occupied and as such is assumed to be functionally adequate. All assumptions on interior finishes, quality, and condition are made based upon information provided by the client or from publicly available data including municipal assessor's records, internet search results and MLS listing data if available.

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3/2007

RESIDENTIAL APPRAISAL REPORT

File No.: JC18SP161125SF

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS/Public Records.

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Aside from any above, there were no market reflecting sales or listings of the subject in the last thirty six months, or sales of the Comparables in the last twelve months.
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	168 Spring St Woonsocket, RI 02895	100 Prospect St Woonsocket, RI 02895		197 Church St Woonsocket, RI 02895		43 Dexter St Woonsocket, RI 02895	
Proximity to Subject		0.09 miles E		0.23 miles SE		0.20 miles NE	
Sale Price	$		$ 319,000		$ 340,000		$ 355,000
Sale Price/GLA	$ 243.20 /sq.ft.	$ 265.83 /sq.ft.		$ 251.85 /sq.ft.		$ 267.52 /sq.ft.	
Data Source(s)	Client	MLS#1391828		MLS#1378156		MLS#1386136	
Verification Source(s)	Public Records	Public Records		Public Records		Public Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	ArmsLth/Conv.		ArmsLth/FHA		ArmsLth/FHA	
Concessions	N/A	None Noted		Seller Paid CC	-10,000	Seller Paid CC	-10,600
Date of Sale/Time	N/A	10/25 DOM 37		04/25 DOM 24		08/25 DOM 49	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Similar		Similar		Similar	
Site	6,970 SF	4,077 SF	+2,893	2,548 SF	+4,422	3,485 SF	+3,485
View	Mixed Use - Urban	Similar		Similar		Similar	
Design (Style)	Colonial	Colonial		Cape Cod		Colonial	
Quality of Construction	Average	Average		Average		Average	
Age	135	195		125		83	
Condition	Average	Average		Average		Average	
Above Grade Room Count	Total 5 / Bdrms 4 / Baths 1	Total 6 / Bdrms 3 / Baths 1		Total 5 / Bdrms 3 / Baths 2	-5,000	Total 6 / Bdrms 3 / Baths 2	-5,000
Gross Living Area	1,398 sq.ft.	1,200 sq.ft.	+9,900	1,350 sq.ft.	+2,400	1,327 sq.ft.	+3,550
Basement & Finished Rooms Below Grade	Full/Unfinished None	Full/Unfinished None		Full/Unfinished None		Full/Partial Fin. Common, Rec.	-3,500
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Typical/Average	Steam/No AC		Mixed/No AC		HWBB/No AC	
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	2Gar/2+Dw	1Gar/2+Dw	+2,500	0Gar/3+Dw	+5,000	0Gar/3+Dw	+5,000
Porch/Patio/Deck	Porch	Porch		Porch		Entry Porch	
Siding	Vinyl	Wood Clapboard		Vinyl		Vinyl	
Listing Price	N/A	$329,000		$330,000		$350,000	
Net Adjustment (Total)		☒ + ☐ -	$ 15,293	☐ + ☒ -	$ -3,178	☐ + ☒ -	$ -7,065
Adjusted Sale Price of Comparables		Net 4.8 % Gross 4.8 %	$ 334,293	Net 0.9 % Gross 7.9 %	$ 336,822	Net 2.0 % Gross 8.8 %	$ 347,935

Summary of Sales Comparison Approach DOM= Days-On-Market; CC=Seller paid Closing Costs.

Site is adjusted at $1/sf.

GLA is adjusted at $50/sf.

Half bathrooms adjusted at $3,500. Full bathrooms adjusted at $5,000.

Garage spaces adjusted at $2,500 per space.

Equal weight given to all sales. Adjusted sales prices range from roughly $334,000- $348,000.

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Given the characteristics of the subject, including location, condition, and quality of improvements, as well the conditions of the housing market, we conclude to an indicated value for the subject as of the effective date of this report of $340,000.

This is a desktop only restricted appraisal report. We did not conduct an exterior or interior inspection of the subject property. All assumptions on interior finishes, quality, and condition are made based upon information provided by the client or from publicly available data including municipal assessor's records, internet search results and MLS listing data if available. **Client confirmed this scope of work is sufficient for the purposes of this report. If any of the information provided is inaccurate or insufficient it may affect the conclusions of this report.**

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The subject is currently accessed by crossing over abutting land in common ownership with the subject. Given the purpose of the report, we complete this report under the hypothetical condition that the subject would be sold subject to an access easement allowing continued entry/exit & use of the existing driveway and also that the subject parcel can be transferred separately from the abutting lot in same ownership at 170 Spring St (Assessor's Map 13 Lot 4) .See Plat Map/Driveway page on page 17 of this report. This arrangement is fairly unusual for the market, but assuming the subject is not merged with the abutting lot administratively, this would be a relatively simple process to complete and would be unlikely to have a substantive effect on the marketability, use, or appeal of the subject property as improved. As such we do not directly adjust for this access easement versus the street frontage of the comparable sales.

Indicated Value by Sales Comparison Approach $ 340,000

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RESIDENTIAL APPRAISAL REPORT

File No.: JC18SP161125SF

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Due to the ages of the subject property and comparables sales, we find that the Cost Approach does not yield meaningful results in this appraisal.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

OPINION OF SITE VALUE			=$
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Depreciation	Physical	Functional	External =$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			**=$**

Estimated Remaining Economic Life (if required): Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): Since most single occupancy properties in this area are purchased for owner occupancy , second home, or recreational use rather than for an income stream, we do not employ the Income Approach in this appraisal.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 340,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation The sales comparison approach is the best method for estimating market value. The income approach was not developed. The cost approach was not developed. Given the condition of the property we conclude to a likely market value as of effective date of report "As Is" of $340,000.

This appraisal is made ☐ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☒ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Subject to hypothetical condition that subject has legal access via a recorded access easement and that the subject can be be conveyed separately from the abutting parcel in the same ownership. This is a desktop appraisal of the subject property. No inspection was conducted in the scope of work.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 340,000 **, as of:** 11/28/2025 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☐ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

Client Contact: Client Name: Mr. Stephen Izzi, Esq.

E-Mail: Address: 10 Dorrance St. Suite 700 Providence, RI 02903

SIGNATURES

APPRAISER

Appraiser Name: John T. Chester

Company: Peter M. Scotti & Associates, Inc

Phone: (401) 421-8888 Fax:

E-Mail: johntchester@gmail.com

Date of Report (Signature): 11/29/2025

License or Certification #: CRA.0030046 State: RI

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 05/22/2027

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☒ None

Date of Inspection: 11/28/2025

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: Peter M. Scotti, MAI

Company: Peter M. Scotti & Associates

Phone: (401) 421-8888 Fax:

E-Mail: pmgbs@scottire.net

Date of Report (Signature): 11/29/2025

License or Certification #: CGA.0A00110 State: RI

Designation: Certified General Appraiser

Expiration Date of License or Certification: 12/31/2025

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☒ None

Date of Inspection:

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File No. JC18SP161125SF

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

We certify that the undersigned have not performed any service for the subject property in the past three years.

File No. JC18SP161125SF

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

We certify that the undersigned have not performed any service for the subject property in the past three years.

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ADDRESS OF PROPERTY ANALYZED: 168 Spring St, Woonsocket, RI 02895

APPRAISER:

Signature:
Name: John T. Chester
Title: Certified Residential Appraiser
State Certification #: CRA.0030046
or State License #:
State: RI Expiration Date of Certification or License: 05/22/2027
Date Signed: 11/29/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:
Name: Peter M. Scotti, MAI
Title: Certified General Appraiser
State Certification #:
or State License #: CGA.0A00110
State: RI Expiration Date of Certification or License:
Date Signed: 11/29/2025
☐ Did ☒ Did Not Inspect Property

Appraiser	John T. Chester					File No.	JC18SP161125SF
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

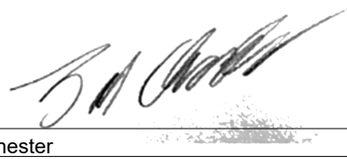
I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

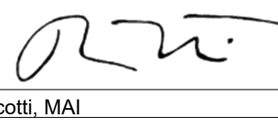
We certify that the undersigned have not performed any real estate service for the subject property in the past three years.

APPRAISER:

Signature: 

Name: John T. Chester
Certified Residential Appraiser
State Certification #: CRA.0030046
or State License #:
State: RI Expiration Date of Certification or License: 05/22/2027
Date of Signature and Report: 11/29/2025
Effective Date of Appraisal: 11/28/2025
Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 11/28/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: 

Name: Peter M. Scotti, MAI
Certified General Appraiser
State Certification #:
or State License #: CGA.0A00110
State: RI Expiration Date of Certification or License:
Date of Signature: 11/29/2025
Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable):

Property Info Provided By Client

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

168 Spring St, Woonsocket, RI 02895

4 bed

1 bath

1,398 square feet

7,000 square foot lot

Single Family

Year built - 1890

Last sold - $240K in 2002

Garage - 2 Car

Lot Size Acres: 0.1606979

Lot Size Square Feet: 7000

Zoning: R 3

Single Family Residence

Foundation Area: 962

Property Age: 135

Electric: 100 Amp Service, Circuit Breakers

Sewer: Connected, Public

Water Source: Connected, Public

Photos Provided By Client

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

Photos Provided By Client

Appraiser	John T. Chester						
Property Address	168 Spring St						
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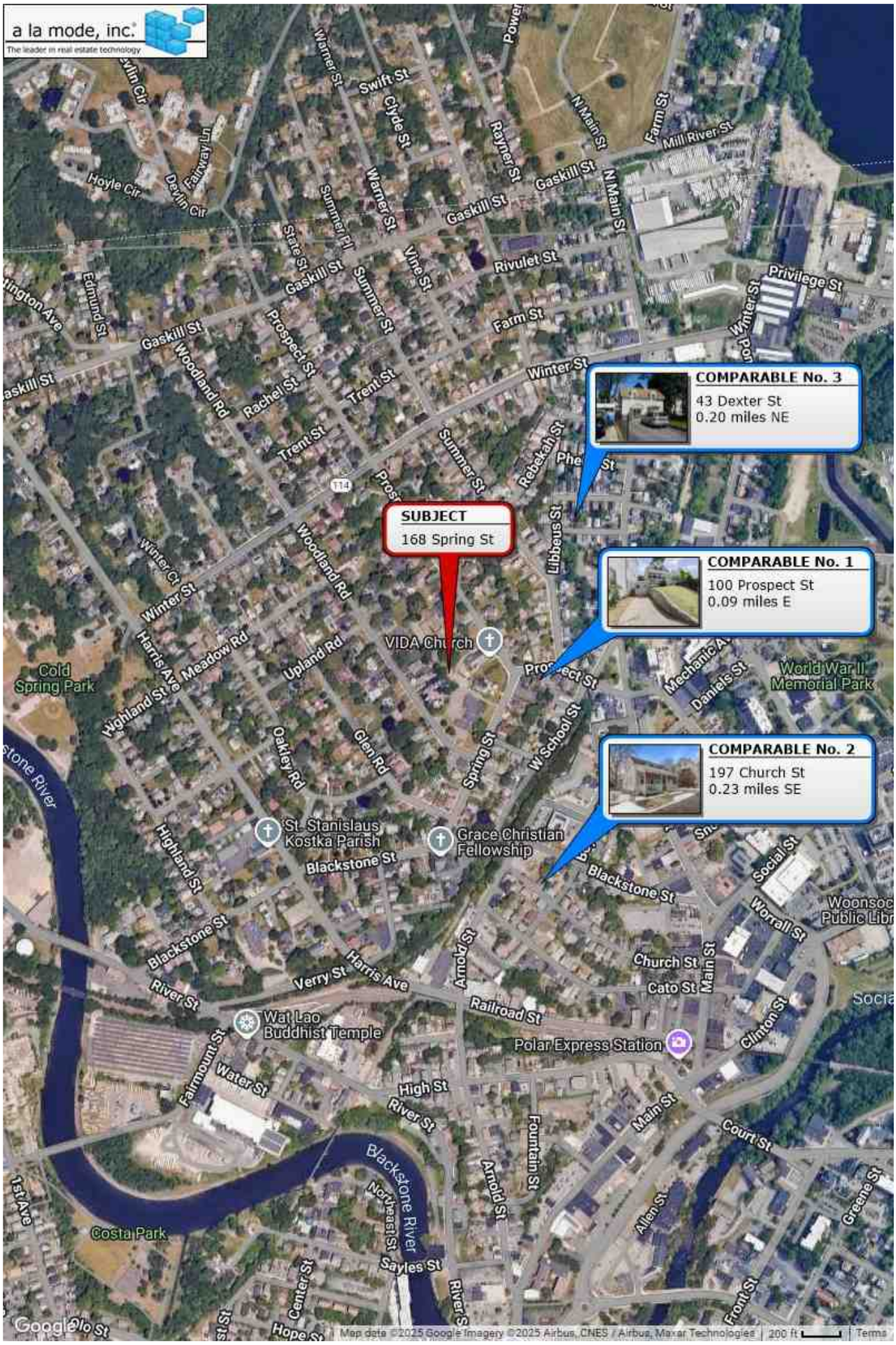
Client	Mr. Stephen Izzi, Esq.						

Photos Provided By Client

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

Comparable Sales Map

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						



Comparable Photo Page

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

Comparable 1

100 Prospect St

Prox. to Subject	0.09 miles E
Sale Price	319,000
Gross Living Area	1,200
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Similar
View	Similar
Site	4,077 SF
Quality	Average
Age	195

Comparable 2

197 Church St

Prox. to Subject	0.23 miles SE
Sale Price	340,000
Gross Living Area	1,350
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	Similar
View	Similar
Site	2,548 SF
Quality	Average
Age	125

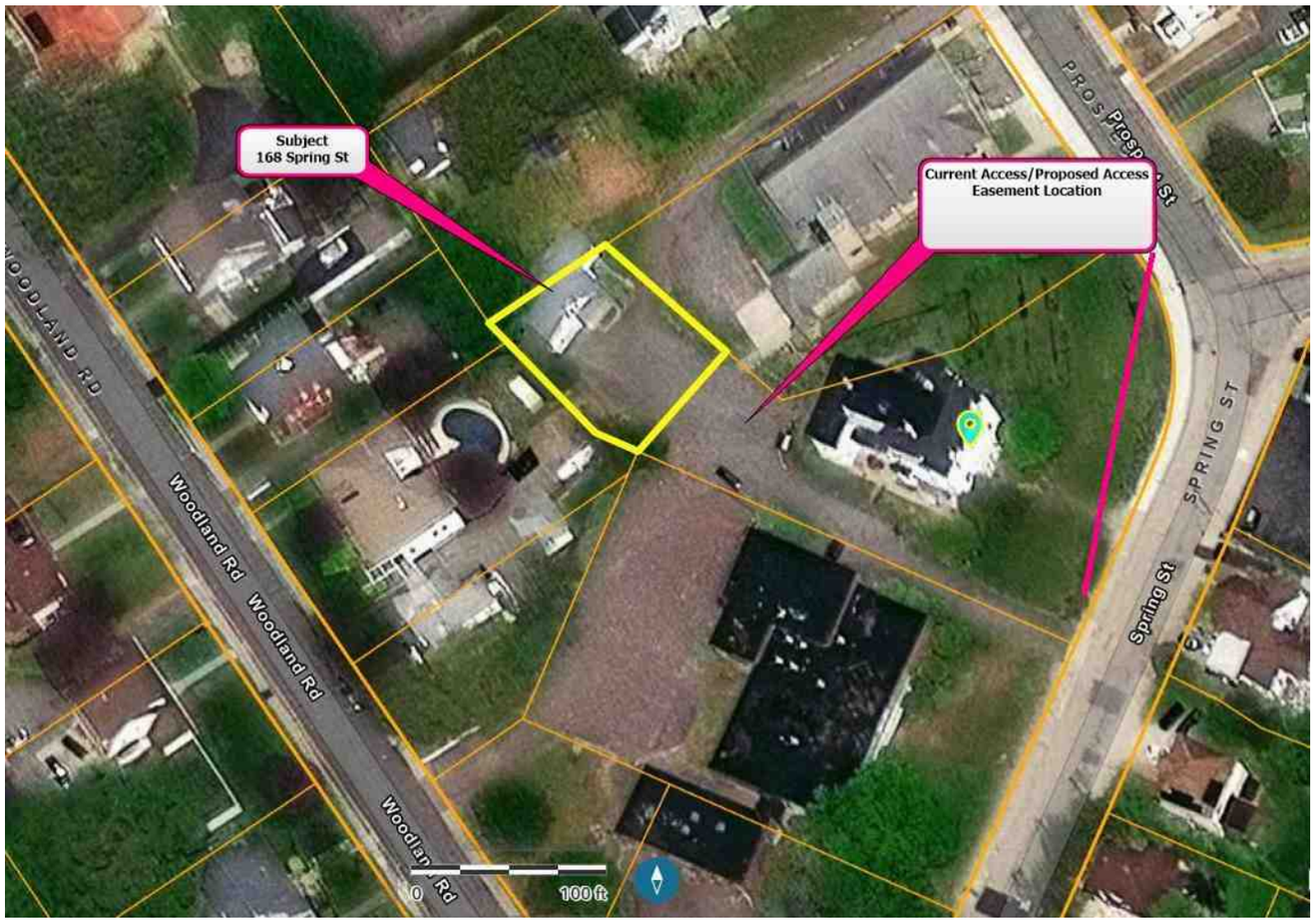
Comparable 3

43 Dexter St

Prox. to Subject	0.20 miles NE
Sale Price	355,000
Gross Living Area	1,327
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Similar
View	Similar
Site	3,485 SF
Quality	Average
Age	83

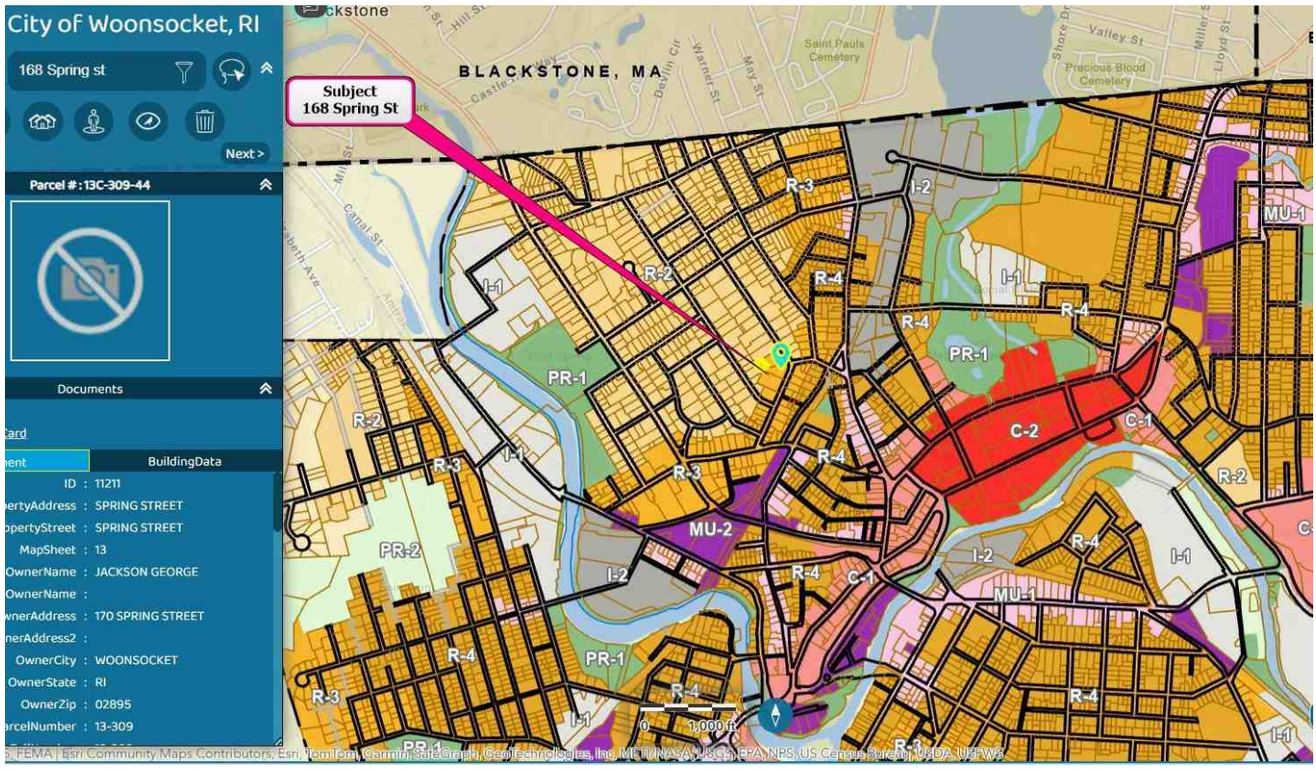
Plat Map/Driveway

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						



Zoning Map

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						



Aerial - Subject

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

Aerial - Neighborhood

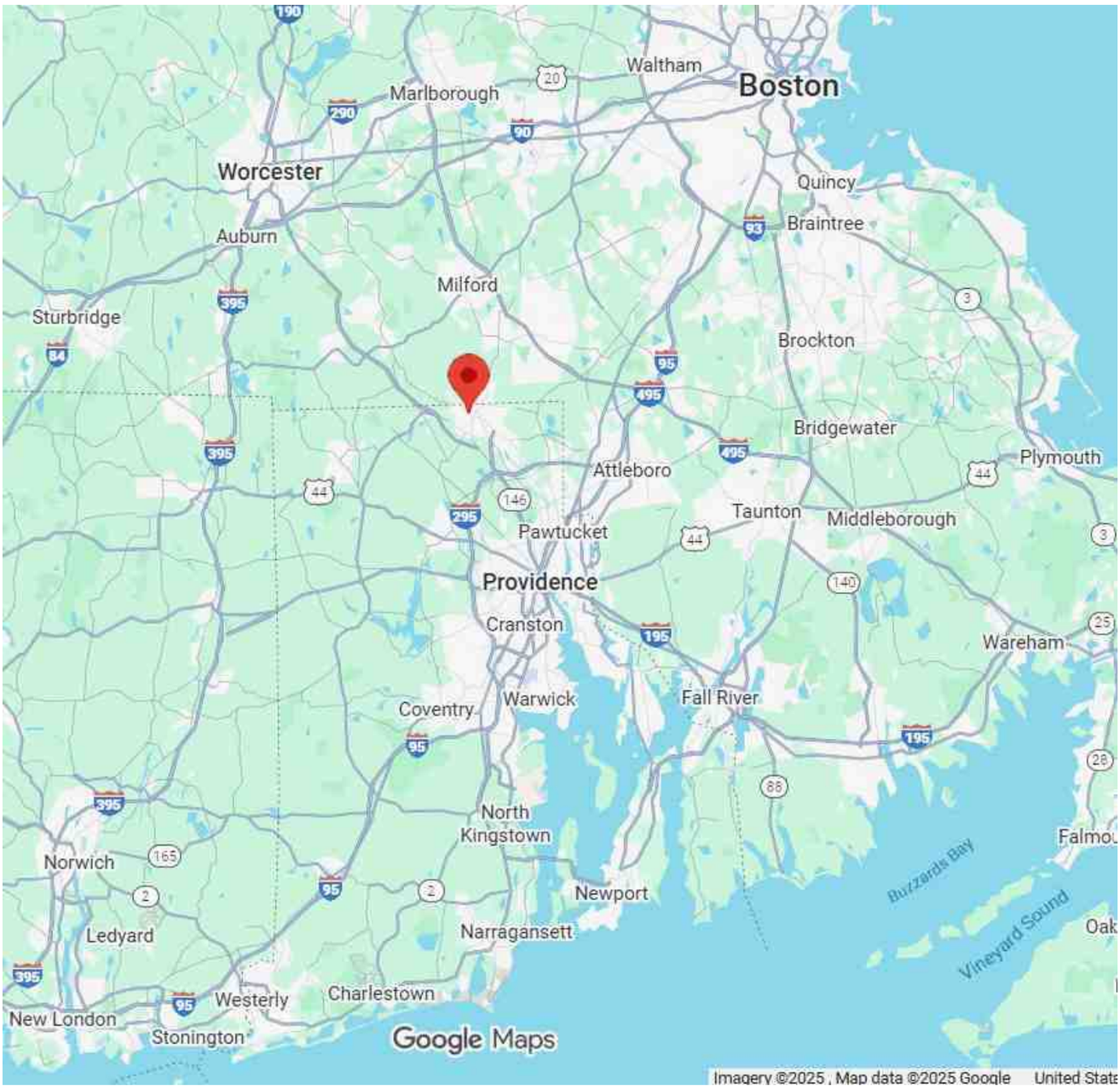
Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

Aerial - Development Context

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

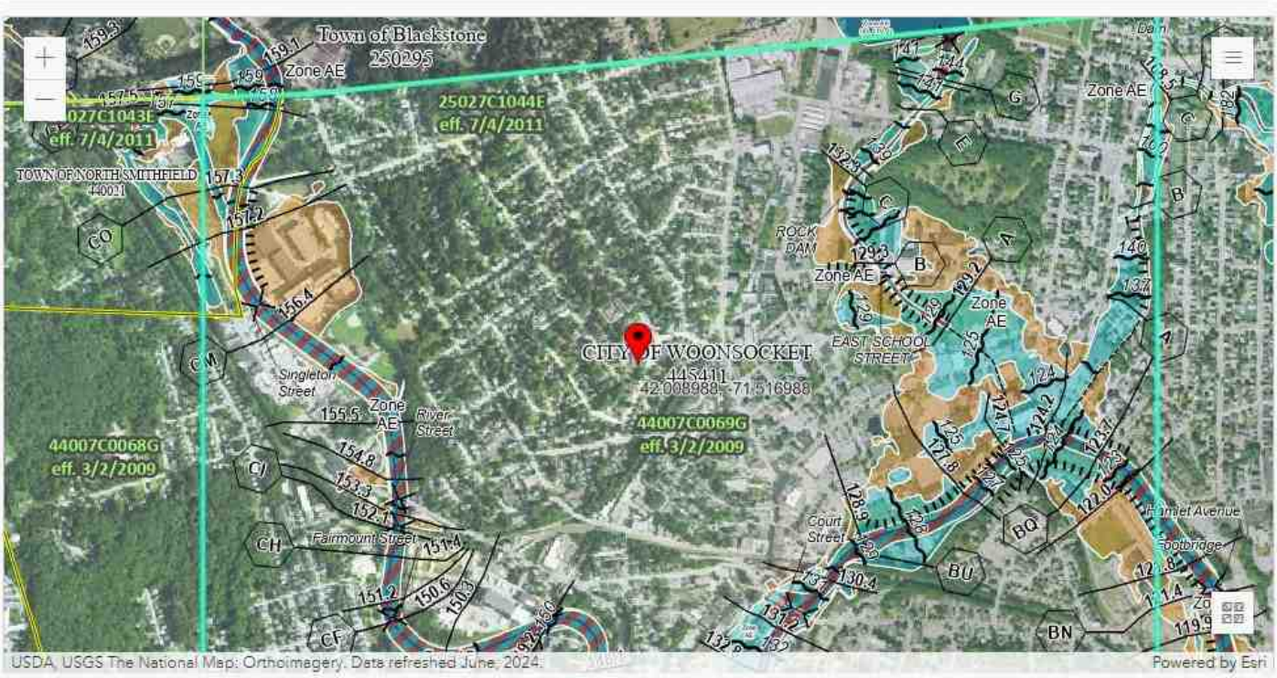
Location Map

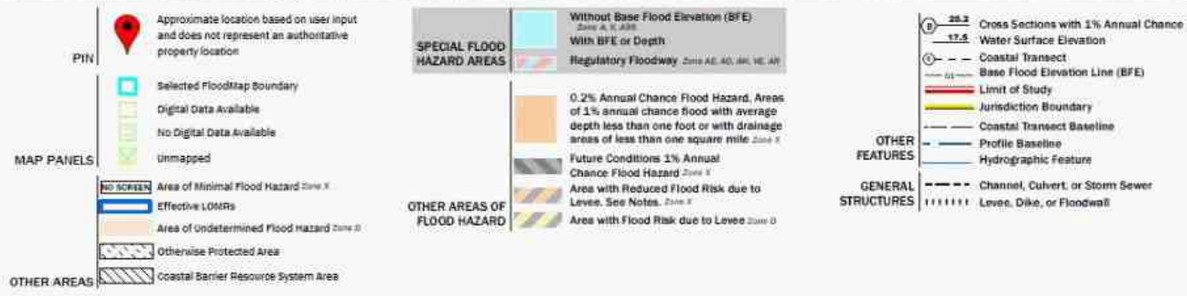
Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						



Flood Map

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						





Appraiser License

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

State of Rhode Island
Department of Business Regulation
Division of Commercial Licensing
Real Estate Appraisers Section

CERTIFIED RESIDENTIAL APPRAISER

(In accordance with Title 5, Chapter 20.7 of the General Laws of Rhode Island relating to Real Estate Appraisers)

Pursuant to the vested authority and having received full payment of the required fee, the Department of Business Regulation has licensed/certified:

John Toon Chester

The person, firm, or partnership named herein, may engage in the business of appraisal practice, provided he/she shall, in all respects, conform to the Provisions of Title 5, Chapter 20.7 of the General Laws of Rhode Island, as amended, and the rules and regulations issued under the authority thereof,
beginning **05/23/2025** and ending **05/22/2027**
unless this license is suspended, revoked, or voluntarily returned to the Department of Business Regulation, Commercial Licensing, during this period.

Certification No.: **CRA.0030046**

Nicholas Sammartino
Chairperson, Real Estate Appraisers Board

Appraiser License

Appraiser	John T. Chester						
Property Address	168 Spring St						
City	Woonsocket	County	Providence	State	RI	Zip Code	02895
Client	Mr. Stephen Izzi, Esq.						

State of Rhode Island
Department of Business Regulation
Division of Commercial Licensing
Real Estate Appraisers Section

CERTIFIED GENERAL APPRAISER

(In accordance with Title 5, Chapter 20.7 of the General Laws of Rhode Island relating to Real Estate Appraisers)

Pursuant to the vested authority and having received full payment of the required fee, the Department of Business Regulation has licensed/certified:

Peter M. Scotti

The person, firm, or partnership named herein, may engage in the business of appraisal practice, provided he/she shall, in all respects, conform to the Provisions of Title 5, Chapter 20.7 of the General Laws of Rhode Island, as amended, and the rules and regulations issued under the authority thereof,
beginning **01/01/2024** and ending **12/31/2025**
unless this license is suspended, revoked, or voluntarily returned to the Department of Business Regulation, Commercial Licensing, during this period.

Certification No.: **CGA.0A00110**

Kenneth P. Gee
Chairperson, Real Estate Appraisers Board

Deed

INST: 00150179
Bk: 1850 Pg: 184

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14,** hereinafter called the "Grantor", in consideration of Two Hundred Thirty-Two Thousand Dollars and 00/100 ($232,000.00), does hereby grant and convey unto **GEORGE JACKSON** as Sole Tenant, **WITH QUITCLAIM COVENANTS**

Beginning at a point on the northwesterly side of Spring Street at the southerly corner of the herein described Parcel 4-B and as shown on plan entitled Administrative Subdivision for Tax Map C3, Lots 13-4 & 13-5 Our Lady of Victories Church, Rectory & Sexton's House of Woonsocket", Rhode Island, scale 1"=30', dated 12/19/01, revised 02/07/02 sheet 1 of 1, as prepared by Commonwealth Engineers & Consultants, Inc., said point being the point and place of beginning;

Thence running N41° 21' 19" E along the northwesterly side of Spring Street for a distance of one hundred three and 80/100 feet (103.80') to a point of curvature at the point of intersection of Spring Street and Prospect Street,

Thence running generally northerly along the westerly side of Prospect Street along the arc of a curve having a delta of 58° 17' 22", a radius of 108.24' and a length of 110.12' to a point of tangency;

Thence running N16° 56' 04" W along the westerly side of Prospect Street for a distance of twenty and 44/100 feet (20.44') to a corner;

Thence running S73° 03' 56" W for a distance of one hundred one and 64/100 feet (101.64') to a point;

Thence running N89° 14' 37" W for a distance of ninety-five and 46/100 (95.46') to a corner;

Thence running N32° 06' 13" W for a distance of one hundred twenty and 17/100 (120.17') to a corner;

The last four courses are bounded by land now or formerly of the Church of Notre Dame Des Victories land.

Thence running S73° 03' 56" W for a distance of seventy-four and 36/100 (74.36') bounded northerly by land now or formerly of Rosemary F. Young to a corner;

Thence running S27° 14' 00" E for a distance of seventy-nine and 42/100 feet (79.42') bounded westerly partially by land now or formerly of John W. Gearaw & Karen A. Maquire, and partially by land now or formerly of James R. & Susan DiPardo to a point;

TAX $ 928.00
DATE 3/4/10
RECORDED
WOONSOCKET

01749

RHODE ISLAND TITLE

DOCUMENT

Deed

INST: 00150179
Bk: 1850 Pg: 185

Thence running S48° 38' 41" E for a distance of two hundred seventy-five and 00/100 (275.00') bounded southwesterly partially by said Dipardo land and land now or formerly of Church of Notre Dame Des Victories to the point and place of beginning.

The above-described area comprises Parcel 4-B and contains 37,313 square feet (0.85 Ac) of land.

Property Address: ↓ Grantee's Address
170 Spring Street
Woonsocket, RI
AP 13J Lot 4-3

TO HAVE AND TO HOLD the aforegranted premises, with all the privileges and appurtenances thereunto belonging, unto and to the use of said Grantee, its successors and assigns forever in fee simple.

IN WITNESS WHEREOF, the Grantor has executed this deed as of this 21 day of January, 2010.

Witness:

Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14

Casey Stover

By X
Name:
Title: DENISE BAILEY
Assistant Secretary
RESIDENTIAL FUNDING COMPANY, LLC
ATTORNEY-IN-FACT

STATE OF TX
COUNTY OF Harris

In _____ on the 21 day of January, 2010, before me personally appeared DENISE BAILEY, Assistant Secretary of Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14 to me known and known by me to be the party executing the foregoing document and acknowledged said document and the execution thereof to be his/her free act and deed in said capacity and the free act and deed of Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public
Name: _____
My commission expires: _____

Grantee's Address:

_____
_____

Deed

INST: 00150179
Bk: 1850 Pg: 186

MEMORANDUM OF DEUTSCHE BANK TRUST COMPANY AMERICAS FKA BANKERS TRUST COMPANY, AS TRUSTEE, FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC. ASSET BACKED CERTIFICATES, SERIES 2005-QS14

I, Denise Bailey, do hereby under oath depose and say as follows:

1. I, Denise Bailey, am the Asst Sec. (title) of Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14.

2. In said capacity, I am responsible for overseeing conveyances of foreclosed properties on behalf of Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14.

3. Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14 is the record owner of property located at 170 Spring Street, Woonsocket, RI and holds title as "Trustee" not under the terms of a written trust agreement but as the servicer for the investors.

4. Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14 acts solely in servicer capacity and has the authority to convey the property pursuant to the terms of the agreement between Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14 and the registered holder of the Trust.

5. The authorization to convey has not been revoked or rescinded.

6. This Memorandum is provided in lieu of the Memorandum of Trust contemplated by RIGL 34-4-27.

The sale and conveyance of the subject property is in accordance with the terms and conditions of the Purchase and Sale Agreement for the property referred to in Paragraph 3 above.

Deed

INST: 00150179
Bk: 1850 Pg: 187

Signed under the pains and penalties of perjury, this 21 day of January, 2010.

Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14

By: X _____
Name: DENISE BAILEY
Title: Assistant Secretary
RESIDENTIAL FUNDING COMPANY, LLC
ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF HARRIS

In the City of Houston on the 21 day of January, 2010, before me personally appeared DENISE BAILEY, to me known and known by me to be the Assistant Secretary of Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14 named above and to be the person executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed, to be his/her free act and deed individually and in his/her capacity as aforesaid and to be the free act and deed of Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2005-QS14.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public
My commission expires: ____

Received in Woonsocket R.I.
Date Mar 01,2010 Time 09:05:43A
Pauline S. Payeur, City Clerk

PARE CORPORATION

MEMORANDUM

DATE: September 15, 2025
REV: November 26, 2025

TO: Christine M. West, AIA Principal – KITE Architects

FROM: Jenna R. Rioux, P.E.

RE: **Civil Schematic Narrative and Permit Summary**
RISE PREP Upper Academy
Woonsocket, Rhode Island
Pare Project No.: 25111.00

The proposed project includes construction of a 31,000± square foot (footprint) building located at 120 Spring Street in Woonsocket, Rhode Island. The site is comprised of three parcels identified in the City of Woonsocket Assessor's Database as Map 13J, Lots 5, 177, and 178. The total area of the three parcels is approximately 1.51 acres. The project area is bound by Woodland Road to the southwest, Spring Street to the southeast, and residential homes to the northeast and the northwest. A church with a shared driveway easement that connects to Prospect Street is also located north of the site. The parcel's total area is approximately 1.51 acres. The parcel is zoned R-2 "Low Density Single-family Residential District" and R-3 "Medium Density Single- and Two-family Residential District" per the City of Woonsocket's Zoning Ordinance.

Demolition
Demolition activities include the demolition of the existing school building, specified trees, specified concrete and asphalt walks, pavement area, curbing, and retaining walls within the project area. Specified water, sewer, gas, electric and drainage utilities will be removed and disposed. Prior to any demolition on site, perimeter erosion controls such as compost filter socks are to be installed at all downgradient locations and temporary inlet protection shall be installed in all inlet drainage structures.

Access/Parking
Access to the site will be from one existing and one new curb cut at Woodland Road to the southwest, and one existing curb cut at Spring Street to the southeast of the building. These locations will serve as entry and exit points for school bus and parent drop-off/pick-up areas. Based on the property's mutual right-of-way easement with the parcel to the northeast recorded on June 17, 2002, the parent drop-off / pick-up queue will utilize the church driveway to the north for additional queue length from Prospect Street to the proposed building's main entrance. On-site parking is limited and is anticipated primarily for visitors, limited staff, and accessible parking spaces. The Owner is in the process of establishing off-site parking for staff on neighboring lots for use during school operational hours per section 5.1-1.1 of the Zoning Ordinance. Memorandum of Understanding (MOU) and property easement will be reviewed by the Owner and property owner to the northeast for determining the additional parking inventory required for staff. Woodland Road and Spring Street provide additional on-street parking for public use.

Site Utilities
New utility connections will need to be supplied to the building including water, firewater and sanitary sewer. Stormwater runoff from the development will be collected by a series of catch basins. Catch basins and building roof leaders will flow into stormwater best management practices (BMPs) to treat and infiltrate the stormwater prior to discharge. Impervious areas will be directed towards an underground infiltration system and bioretention area to provide water quality treatment and groundwater recharge. A drainage pipe extension within Spring Street will be required to provide conveyance from the designed stormwater BMPs to Prospect Street.

Responsible School Site Selection
The proposed school site was examined to ensure that there are no hazards to student health on or near the property. The following is a summary of the potential hazards reviewed and their proximity to the site:

1. Hazardous materials:
   - Several regulated facilities are located within a mile of the site including leaking underground storage tanks, Environmental Land Use Restrictions, CERCLIS, etc. as shown on the RIDEM Environmental Resource Map. Based upon the limited description, these facilities would not typically prevent siting of a school at this location if they are regulated properly.
2. Vapor Mitigation System:
   - The site is located in an EPA Radon Zone 2, which is a zone of moderate radon concern. Additional environmental investigations are underway at the site. If the radon potential remains moderate, the project will incorporate a radon mitigation strategy.
3. Manufacturing Zone:
   - The school is approximately 465 feet from the MU-2, 'Mixed Use Industrial/ Commercial District," primarily for the conduct of manufacturing and other industrial uses which do not involve excessive smoke, odor, or noise; and
   - Approximately 700 feet from the I-2 Heavy Industrial District, primarily for the conduct of manufacturing, assembling and fabricating where any resultant noise, odor, vibration, or fumes shall be contained within the limits of the district in which the cause is located.
4. Overhead Power Lines:
   - Per available ArcGIS U.S. Electric Power Transmission Lines mapping, the closest high voltage power lines (115 kV) is approximately 3,000 feet from the property which exceeds the minimum required distance.
5. Railroad tracks:
   - The Slatersville Secondary railroad tracks are located approximately 365 feet east of the site.
6. Hazardous pipelines:
   - Pare reviewed available information on National Grids National Pipeline Mapping System and there are no documented hazardous pipelines within 1,500 feet of the site.
7. Major Highways:
   - The closest Federal Highway Interstate I-295 is approximately 5 miles from the site.

8. Wetlands and Floodplain:
   - There are no known wetlands on the site.
   - Per FEMA Panel/Map 44007C0069G dated March 2, 2009, the site is not within any flood zone.
9. Landfills:
   - There are no active or closed landfills within 1 mile of the site.
10. Historic Resources:
    - The site was previously disturbed with no known unidentified historic resources.

Permit Summary

The following local and state permits are anticipated based upon the current scope of work:

1. **City of Woonsocket Planning Department**
   a. The project is anticipated to be required to go through the Major Land Development under the unified review process. The process includes the following steps:
      i. Pre-Application Meeting.
      ii. Master Plan.
      iii. Preliminary Plan.
      iv. Final Plan.
   b. A Meeting with the Town Planner was held on August 26, 2025 to review the permitting process. According to the Zoning Ordinance, the property is Low Density Single-family Residential District (R-2) and Medium Density Single- and Two-family Residential District (R-3). The Project proposes a new public school building that requires 80 parking spaces per section 5.1-3.4. The project will seek a variance for parking requirements based on the proposed parking.

2. **City of Woonsocket– Engineering Division**
   a. Excavation Permit Application
   b. Sidewalk/Curbing Application
      i. The approval of a permit for driveway and sidewalk construction shall be contingent that the Engineering Division received a completed Sidewalk Application

3. **Rhode Island Department of Environmental Management (RIDEM)**
   a. The Rhode Island Pollutant Discharge Elimination System (RIPDES) Construction General Permit for Stormwater Discharge Associated with Construction Activity (Construction General Permit) is required when a project disturbs more than one (1) acre of land. The submission includes Application for Stormwater Construction Permit and Water Quality Certification Form, Appendix A Checklist, Soil Erosion and Sediment Control (SESC) Plan, and a Stormwater Management Plan.

b. The underground stormwater infiltration system proposed for the project will require a permit submission to the RIDEM Groundwater Discharge/Underground Injection Control (GWD/UIC) program is required. The application package includes site plans, the RIDEM Appendix A checklist, a Stormwater Analysis and Drainage Report, a SESC Plan, a post-construction Operation and Maintenance Plan, and an application fee.

JRR/ACB

kite architects one central street providence rhode island 02907 401 272 0240 kitearchitects.com

MEMORANDUM

Project No: 2510
Project Name: RISE PREP Upper Academy

Date: November 28, 2025

To: Rosalind DaCruz

From: Travis Kirk

Cc: Christine West

Re: STAGE II – RIDE's Request for Supplemental information

See responses RIDE's request for supplemental information below:

ITEM 1
RIDE: SD Documents – Provide documentation of coordination with municipality on creating safe pedestrian routes to school, including signage, pavement stripping, traffic management, and operations coordination:

RESPONSE:
At the City of Woonsocket 1st pre-application meeting held on 8/26/2025, the design team reviewed conceptual drop-off/pick-up traffic circulation diagram and C2-.1 General Plan depicting signage and crosswalks relative to safe pedestrian access and traffic. See the Schematic Design Drawings submitted for Stage II for C2.1 – General Plan.

Since the Stage II submission, the civil engineers have prepared an updated drop-off/pick-up plan diagram that has been reviewed was the City of Woonsocket on 11/3/2025 and was found acceptable. The zoning official advised the engineers to discuss further traffic control options with Woonsocket Engineering and DPW. The design team has reached out to set up a meeting with Woonsocket Engineering and DPW.

ITEM 2
RIDE: SD Documents – Provide documentation of coordination with the City of Woonsocket Planning Board.

RESPONSE:
The design team, OPM, and RISE met with Woonsocket City Planning members for two pre-application meetings to introduce them to the project prior to the submission of the Major Land Development documents. Below is a summary of what was presented and the feedback received from City Planning members.

Pre-Application Meeting #1 (8/26/2025):
- Arborist report required for two existing large trees (report has been obtained).

- Site plan should be reviewed with Fire Marshall (plan has been reviewed and approved by Fire Marshall).
- The follow plans were reviewed with City Planning members: C2.1 – General Plan (includes crosswalks and signage), C3-1 – Drainage + Utility Plan, and drop-off/pick-up traffic circulation diagram.
- There is no local historical district. The existing building is subject to review by RIHPHC as a non-contributing building. Demolition and new construction will be reviewed by RIHPHC; the team has been in contact with Elizabeth Totten about submission of design document.
- There will be no on-street parking for the school. 80 on- or off-site parking spaces are required in revised plans for the Major Land Development submission.

Pre-Application Meeting #2 (11/3/2025):

- Revised site plan with 81 on-site parking spots was reviewed and the City Planning members on board with the proposed plan. Purchase and leasing of adjacent properties is required. Memorandum of Understanding between property owner's and RISE to be provided for Major Land Development Submission.
- Zoning official confirmed stair penthouse can exceed maximum building height of 40 feet.
- Zoning official supported reduction of loading dock size.

ITEM 3

RIDE: SD Documents – The adjacency of the music room and science could be disruptive to the learning environment.

RESPONSE:
The music classroom has been moved to the south/east single-story space so that a limited amount of surface area abuts adjacent classrooms.

Walls, ceilings, floors, and openings at the music classroom and abutting rooms will be acoustically treated to prevent sound transmission. The acoustic ratings will meet the design standards of NECHPS EQ 14.0 – Acoustical Performance and ICC A117.1 2017 edition, whichever is more stringent.

ACC A117.1 2017 requirements:
808.1 – Classrooms not to exceed 20,000 cubic feet.
808.2.1 – Reverberation times shall be 0.6 seconds for classrooms with volumes up to 10,000 cubic feet and 0.7 seconds for classrooms with volumes over 10,000 cubic feet.
808.3.1 – Classroom ambient sound level shall not exceed dBA and 55dBC.

The following design approach will be detailed between building elements abutting the music classroom:

Floor: Not required – No space below music classroom
Ceilings: concrete slab on metal decking, c-channels with acoustical insulation between members, resilient sound isolation clips, 2 layers of 5/8" gypsum board, acoustic ceiling tile.
Walls: UL U493 assembly with STC rating of 62
Openings: solid core wood door, acoustic jamb gasketing, acoustic automatic door bottom. Any glazing that may be within the door will be laminated glass (thickness as required to meet design standards).

ITEM 4

RIDE: SD Documents – The following rooms do not appear to have access to natural light and are not in compliance with NECHPS Standards: Behavioral Room, Teacher Work Room, Dean's Office, Medical Suite, Special Education Resource.

RESPONSE:
Currently all instructional classrooms have exterior windows and access to natural daylight. The design team is working on plan revisions to get more natural light in as many non-instructional spaces as possible. Below are alternate approaches for spaces that may not have access to an exterior wall, as well as some descriptions of program use.

Ground floor: Due to the steep slope of the site, the proposed structure is built into an existing hill, burying the north wall at the garden level. At spaces abutting the north wall, we are proposing the use of an "artificial skylight" (such as products by Artificial Sky) that mimic the sun's path, day lighting levels, and color temperatures. See attached research article "Room and Illumination-Related Effects of an Artificial Skylight" for further information on how "artificial skylights" improve the users experience within a windowless space.

Artificial Sky Link: https://artificialsky.com

Level 2: Provide skylights in spaces that do not have exterior windows. Skylights will be louvred to control glare.

All Floors: Borrowed lights will be used at corridor walls to allow as much natural light from adjacent borrowed lights of rooms that receive daylight.

Teachers Work Room: Staff will be spending a limited amount of time in the work room (45-60 minutes)

Behavioral Rooms: The priority will be to send students to the two behavioral rooms with natural light (levels 1 + 2 – Windows have been added to level 2). In general, the goal is for the scholars to spend as little time in the behavioral room as possible, so they can return to class. At a maximum, a scholar will spend one classroom period in these rooms.

ITEM 5
RIDE: SD Documents – Confirm the gymnasium meets minimum RI Interscholastic League design standards.

RESPONSE:
The gymnasium design exceeds minimum RI Interscholastic League design standards, and the basketball court layout, equipment, and markings will be design per RIIL.

ITEM 6

RIDE: SD Documents – The entry vestibule connection to the gym and classroom wing seems to present a security issue as someone granted access to the gym could in turn go through the gym doors and access the classroom. This area should be assessed from a security standpoint.

RESPONSE:
During school operation:

- The Vestibule/Gymnasium door will be locked and will only be used for exiting in case of emergency. Hardware will be specified to reflect this.
- Gymnasium exterior exit doors will be locked. These doors are used as emergency exits only.
- Access to the Gymnasium from the School will be through the doors separating the lobby and gym.
- The Lobby has been turned into an anteroom and will act as a secondary means of security from the vestibule in case of a breach. The doors from the Lobby to the main corridor will be on magnetic hold-opens, and will shut + lock in case of emergency.

ITEM 7
RIDE: SD Documents – There appears to be multiple dead-end corridors on various levels of the building. Please verify.

RESPONSE:
All dead-end corridors are less than 50 feet, which is the maximum dead end corridor length per the 2021 IBC – 1020.5.2 Dead Ends. The stairs were not located at the end of corridors and were placed more centralized so that scholars could get to class quicker.

ITEM 8
RIDE: Provide documentation of coordination and communication with municipal entities.

RESPONSE:
The following municipal entities have been engaged during the design and regulatory process.

- City Planning: Two pre-applications meetings have occurred to review the project and its effects on the surrounding site. The design team will be submitting Major Land Development documents for City Planning review.
- RISE's OPM has contacted the Woonsocket Engineering Department regarding water flow tests being performed, which will inform the plumbing and fire protection designs.
- The design team has:
    - Reviewed the proposed site plan with the Fire Marshal, who found the plan acceptable.
    - Contacted the City Engineering, DPW, and Police to set up a meeting to the review the project and proposed site.
    - Had a design review introduction meeting with the RI Governor's Commission on Disabilities on 9/15/2025. The Commission informed the design team that the project should follow design standards in the forthcoming instatement of ICC A117.1 2017 edition, and that they would like to do an initial review during Design Development.

ITEM 9
RIDE: The project should pursue a minimum of 180 NECHPS points

RESPONSE:
See attached NECHPS revised Project Scorecard.

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Room- and illumination-related effects of an artificial skylight

Article *in* Lighting Research and Technology · February 2015

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Room- and illumination-related effects of an artificial skylight

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An artificial skylight has been developed which aims at creating an impression of a daylight opening in the ceiling by means of an artificial sunspot and a blue sky with perceived infinite depth. It is the goal of this work to compare and quantify the perceived room atmosphere created by this artificial system with that created by a conventional lighting system. A total of 100 subjects participated in a randomized controlled study within which the short-term effects on room lighting- and room atmosphere-appearance were determined. Both the artificial skylight and the resulting room atmosphere were perceived as very natural and attractive. Thus, the first strong evidence for the expected positive effects of this artificial skylight was determined.

1. Introduction

1.1 Effects of windows and daylight on humans

It is a well-established fact, scientifically derived, that people prefer windowed rather than windowless indoor environments and especially that windows with views to nature are important for psychological and physiological well-being and health.[1–3] Three thorough reviews[4–6] deliver a fundamental insight into the multitude of positive effects of windows in schools, industrial workplaces, offices and hospitals. Specifically, the following properties of windows such as providing a view to the outside, supporting knowledge of the weather and time of day, regulating air quality, reducing feelings of claustrophobia,[7] monotony or boredom[8] are responsible for the reported positive effects, for instance supporting restorative processes after mental exhaustion,[9,10] reducing self-rated stress,[11] improving mood,[12] enhancing executive cognitive functioning[13] and self-regulation[14] and increasing job satisfaction and the subjective ratings of self-productivity[15] and of physical working conditions.[16,17]

Employees in windowless offices often compensate for the lack of windows. Heerwagen and Orians[18] were one of the first to investigate how people compensate for the lack of windows. They found that people without access to a real window view tended to use more visual materials (e.g. posters) than those with access to a window, and that the content of such materials was more likely to contain natural scenes and landscapes. In general, scientific analyses revealed four categories of potential window substitutes, namely other apertures (e.g. skylights), paintings/art, living things (e.g. plants) and light panels.

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1.2 Theories about being in contact with nature

Research on the effects of windows and views is mainly guided by three theories from the field of environmental psychology, namely the attention restoration theory, the psycho-evolutionary theory and the biophilia hypothesis. Attention restoration theory[19,20] focuses on attentional processes that cause people to seek and benefit from restorative experiences by viewing nature. Directing attention to demanding tasks and dealing with disturbing environmental factors may lead to mental fatigue. In contrast, environments that provide a possibility for more undirected attention offer an opportunity to restore mental capacity and thus surroundings dominated by elements of nature are thought to be restorative.

Psycho-evolutionary theory[21–23] argues that evolution has favoured those individuals who had an adaptive response to unthreatening natural environments that contained elements beneficial for well-being, stress reduction and restoring energy. Viewing unthreatening nature should therefore help people become restored from stress by reducing negative affect; decreasing physiological arousal and regaining psychological, social and physiological capacity.

A third often cited theory (biophilia hypothesis[24]) about the effects of contact with nature on human health and well-being argues that people possess an inherent inclination to affiliate with natural processes and diversity. A tendency to add elements of nature seems to be a universal human feature and can presumably induce positively valued changes in cognition and emotion, which may further have an impact on the stress level, health and well-being.

1.3 Artificial daylight systems

As the majority of the world's population lives and works in increasingly urbanized environments where looking out of their windows often means watching concrete buildings, parking lots and roads, this situation motivates the investigation as to whether artificial views could provide beneficial effects similar to those of real views to open landscapes. New light technologies have been developed in recent years that attempt to remedy this lack of windows with a view to nature. Primarily, technologies from the luminaire[25–27] and display industries[28,29] have been used for this purpose.

Mostly, the luminaires consist of large panels emitting diffuse light from light sources with correlated colour temperatures (CCT) greater than 6500 K. Sometimes these panels are used to backlight images of natural environments. In most cases, these luminaires vary light intensity and light colour subject to the time of day. Unfortunately, the light distribution of daylight is not imitated by these panels and hence while these systems are indeed suitable for room lighting purposes they do not generate a realistic impression of a natural daylight opening.

Conversely, the display industry tries to compensate for the lack of windows with bright large display arrays which reproduce real external situations captured with the aid of outdoor cameras. However, such monitors do not achieve naturalistic brightness levels and light distributions, and consequently create the impression of an artificial window with high technical complexity but are not suitable for room lighting purposes due to their low light output levels.

1.4 The artificial skylight CoeLux®

Over the last decade the Italian physicist Di Trapani and his team have developed an artificial skylight which reproduces the light distribution and visual appearance of the sun and sky indoors in a naturalistic way (see Figure 1). This innovative system is based on the physical reproduction of the phenomena that occur in the atmosphere and are designed to mimic daylight conditions,

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Figure 1 Visual appearance of the artificial skylight

Figure 2 Close-up view of the skylight

both in transmitted sunlight and in diffused skylight components.

From a technological point of view, this system is composed of an artificial light source, spectrally very similar to the visible part of sunlight (CCT 5770 K), and of a nano-structured material which recreates the Rayleigh scattering process[30,31] that occurs in the atmosphere. This scattering phenomenon (that produces the diffuse light) is regulated by an inverse fourth power law with respect to the wavelength. This means that the blue light is almost completely diffused, while the red component is nearly completely transmitted. In such a way, the two sources of natural light (sun and sky) are recreated. The optical design aims to achieve two effects at the same time: a strong and almost parallel light emitted by a circular source producing a uniform beam that enters the room while lighting the diffuser. As a result, the light distribution imitates the outdoor condition typical of a cloudless day: An intense yellowish light component (CCT 5000 K), which mimics the sun, lights the scene casting shadows of the illuminated object and, at the same time, the diffuse skylight component creates blue-toned shadows. Additionally, when gazing towards this lighting system, an observer can experience a sky with indefinite depth (see Figure 2) and an artificial sun with the dimensions of the real one. Notably, a number of other details can be perceived that imitate nature: Penumbra colour and dimension, the change in shadow colour with the distance of the shadowing object, the apparent movement of the sun across the sky when the observer walks under the window and the brightness ratio of shaded and sunlit areas are only some examples.

Unlike the previously described systems, the CoeLux® system gives an impression of real skylight, both because of a realistic opening of the ceiling and of the levels of illumination and brightness. Also, the correctly dimensioned phenomena that occur immediately trick the brain and the light is perceived as coming from outdoors.

1.5 Aims of the study

This study aims at quantifying the appearance of this new artificial skylight and its induced subjective impression of the indoor environment, which is indirectly related to the expected effects on mood, cognition and physiology and to compare it with the effects of a conventional lighting system. Specifically, room atmosphere can significantly change the last mentioned parameters but in general these parameters are also influenced by many non-environmental

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Figure 3 The standard room

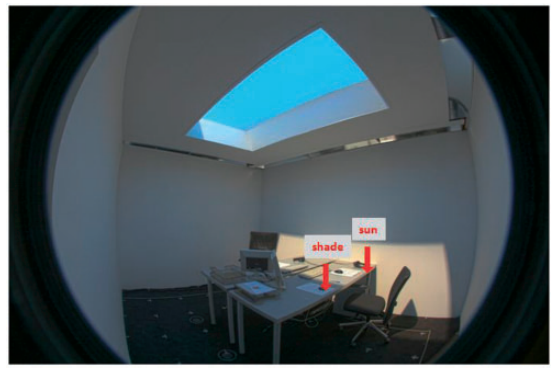

Figure 4 The test room

factors (e.g. motivation, sleep status, etc.). Therefore, the perceived room atmosphere is expected to be a more stable concept than mood, cognition or physiological reactions and a good starting point to hypothesize about possible psycho-physiological effects of this new artificial skylight.

2. Method

2.1 Experimental setup

The test setup consisted of two adjacent windowless rooms of equal dimensions (3 m × 4 m × 2.4 m) and achromatic internal design and furniture in a laboratory building in Austria. One room was equipped with three conventional louvre luminaires (in the following called standard room (Figure 3)) and the second room was equipped with the artificial skylight (in the following called test room (Figure 4)), which simulated a daylight opening on the ceiling with a dimension of 80 cm × 195 cm.

The artificial sun simulated a sun altitude at noon in June in Austria and was kept in a constant position. By this measure we were able to control the spectrum, intensity and distribution of the light penetrating the mock-up room and thus provide time-invariant indoor illumination in each mock-up.

Within each mock-up, two work stations were installed. In the test room, additionally the seating position was varied so that one group of test persons sat in the shade and one group in the artificially sunlit part of the test room (Figure 4).

2.2 Lighting parameters

Illumination in the two mock-up rooms varied considerably from a photometric point of view due to the different lighting technologies used in the two rooms. Particularly, under the artificial skylight system illuminance uniformity was lower (the horizontal illuminances varied by a factor of more than 10 on the worktable) and the CCT differed remarkably within the mock-up room (4661 K where exposed to artificial sunlight and 7863 K under artificial skylight). To generate comparable illumination scenarios as far as possible, luminous flux levels and colour rendition properties were aligned in each test room. A detailed photometric characterization of the lighting scenarios can be found in Table 1.

2.3. Test procedure

Data collection within each mock-up room lasted for 1 hour within which three questionnaires (room lighting- and room atmosphere-related questionnaires and connected-to

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Table 1 Photometric documentation

	Light Spectrum	Other Photometric Measures
Test room – seating position 'sun'	Figure 5	CCT ~ 4970 K, CRI ~ 88 Mean corneal illuminance = 850 lx Horizontal illuminance within working area: 1215 lux (min: 176 lux, max: 2239 lux) Light source technology: metal halide lamp (Philips MSR 575 HR) Luminous flux within mock-up (at 80 cm height): 5525 lumen
Test room – seating position 'shade'	Figure 6	CCT ~ 7863 K, CRI ~ 91 Mean corneal illuminance = 150 lx Horizontal illuminance within working area: 1215 lux (min: 176 lux, max: 2239 lux) Light source technology: metal halide lamp (Philips MSR 575 HR) Luminous flux within mock-up (at 80 cm height): 5525 lumen
Standard room	Figure 7	CCT ~ 4661 K, CRI ~ 89 Mean corneal Illuminance = 330 lx Horizontal Illuminance within working area: 739 lux (min: 379 lux, max: 961 lux) Light source technology: fluorescent lamp Luminous flux within mock-up (at 80 cm height): 5050 lumen

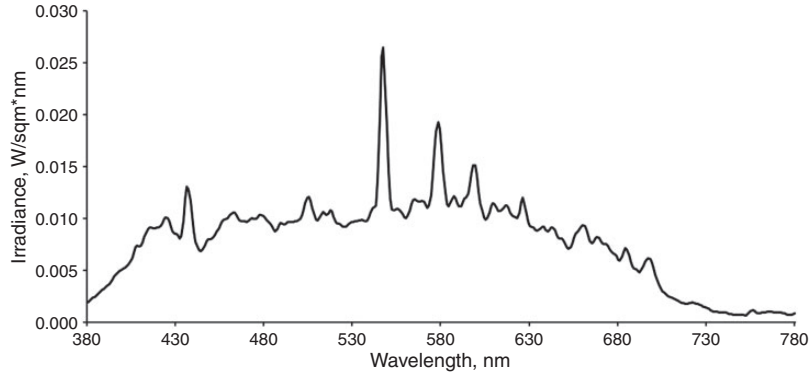

Figure 5 The spectral power distribution of the 'sun'

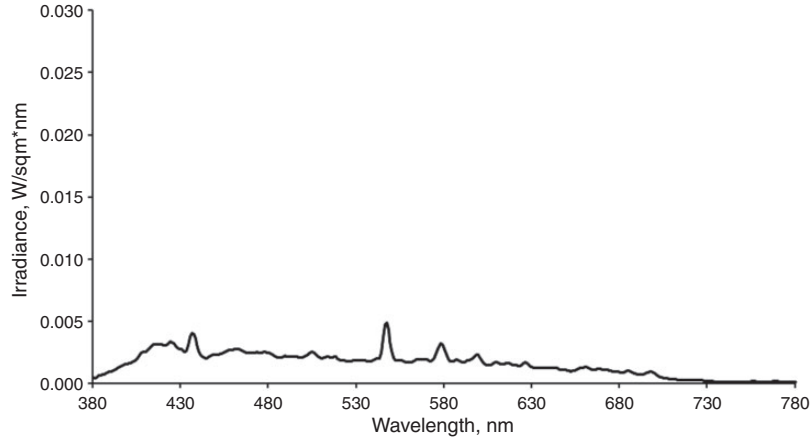

Figure 6 The spectral power distribution of the 'shade'

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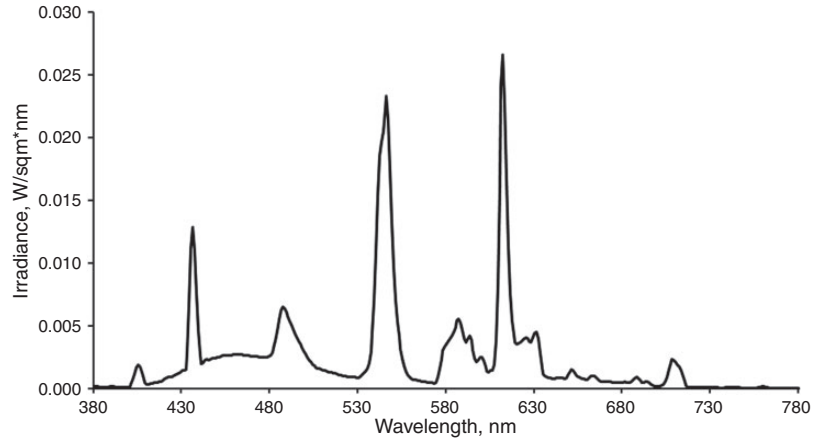

Figure 7 The spectral power distribution of the 'standard'

nature questionnaire) were filled out at the beginning and the end of the light exposure. In between subjects executed a neurocognitive test sequence. The results of the surveys are described in detail in this publication. Lighting impacts on neurocognitive parameters will be published elsewhere in the near future.

Subjects adapted to the room lighting conditions for 5 minutes at the beginning. Adaptation took place in a seated position either at the fixed seating position in the standard room or at one of the two seating positions in the test room ('shade' or 'sun'). After adaptation, the above-mentioned questionnaires were filled out on a computer screen. To limit visual impairments the screen was located on the desk with solely artificial skylight illumination. Afterwards subjects executed neuropsychological tests for approximately 45 minutes. After a short break of 3 minutes, subjects filled out the three questionnaires again.

Since the questionnaires were presented at the beginning and the end of the light exposure, short- and long-term impressions of the room lighting systems could be quantified. The subjects participated in a randomized controlled trial with a repeated measures cross-over design. Thus, all 100 subjects experienced the situation under the conventional lighting system and in the test room either in the seating position 'sun' (n = 40) or seating position 'shade' (n = 60). Data collection in each mock-up room lasted for 60 minutes. Before changing to the other mock-up room a short break of 15 minutes took place, where the test persons stayed outside the mock-up rooms but within the laboratory building. Data collection took place between 9:00 and 17:00 hours from Monday to Friday in February and March 2014.

2.4 Questionnaires

A slightly modified questionnaire, originally developed by Vogels,[32] was applied to quantify the perceived room atmosphere. The questionnaire consisted of 38 atmosphere terms that had to be rated with respect to the room appearance on a four-point Likert scale (rating categories and numerical coding were 1 = 'not at all', 2 = 'little', 3 = 'rather' and 4 = 'very') instead of a seven-point Likert scale as in Vogel's questionnaire. All items of this questionnaire are tabulated in Appendix B. In the original language (Dutch) and with its English and German translations.

A second questionnaire, developed by the authors, measured how participants perceived

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and appreciated the room light appearance. Subjects had to rate six room lighting-related bipolar adjective pairs on a six-point Likert scale (ratings were coded numerically from 0 to 5). The item list, in English and German language, can also be found in Appendix C.

The third questionnaire included only one item,[33] namely 'connectedness to nature'. Subjects had to rate this item on a four-point Likert scale (rating categories and numerical coding were 1 = 'not at all', 2 = 'little', 3 = 'rather' and 4 = 'very'). Data collection took place in Austria and thus all questionnaires were in German language.

2.5 Subjects

One-hundred healthy subjects (without current medical treatment and medication) and with very good colour perception capabilities (tested with the Ishihara plates before study inclusion) were enrolled. If necessary subjects wore their vision aids (glasses or contact lenses) during the investigation. The mean age of the test persons was 28 years (minimum: 18 years; maximum: 67 years). Fifty-seven out of 100 test persons were female. All subjects gave their written informed consent before data collection started and were compensated for study participation with 50 Euro. All subjects were recruited by means of an advertisement notice at the local university, took part in lighting impact research for the first time and had never before seen CoeLux®.

2.6 Statistical data analysis

Three factorial analyses of variance with repeated measures were applied to all 45 items of the three questionnaires. Factor time, with the two levels 'short-term effects' and 'long-term effects' was integrated as a within factor, and the two factors light with the two levels 'test room' and 'standard room' and seating position with the two levels 'test lighting with seating position sun' and 'test lighting with seating position shade' were integrated as between factors in this statistical analysis procedure. Subsequently, LSD *post-hoc* tests were calculated if necessary. All data were included in the statistical analysis after a check for outliers. The partial eta-squared (η_p^2) measure was used to report on the effect size (effect sizes are classified as small with $0.01 \leq \eta_p^2 < 0.06$, medium with $0.06 \leq \eta_p^2 < 0.14$ and large with $0.14 \leq \eta_p^2$). All graphs within this publication show mean values and standard error of the means. Standard deviations can be found in the corresponding tables. All significant differences due to the LSD *post-hoc* tests are drawn within the graphs. The level of significance (p-value) was fixed at 0.05. Statistical analyses were done using the software package STATISTICA 10.0.

3 Results

3.1. Room lighting-related effects

Room lighting was rated significantly more pleasant ($p < 0.001$) in the test room than in the standard room. Neither the factor time nor the interaction between light and seating position, nor the interaction between time, light and seating position reached the significance level. However, the interaction between time and light was significant ($p = 0.017$). Subjects perceived room lighting more unpleasant in the standard room after 1 hour stay ($p = 0.015$). This effect was not detected in the test room (see Figure 8).

Room lighting in the test room was rated more attractive ($p < 0.001$) and more natural ($p < 0.001$) than in the standard room. Statistical analysis did not reveal any significant time or interaction effects.

Glare ratings did not reach significance level between the test room and the standard room. Additionally, only one interaction (light × seating position) was significant ($p = 0.011$ – see Figure 9) and thus glare ratings were the same in the standard room and the test room in the seating position sun

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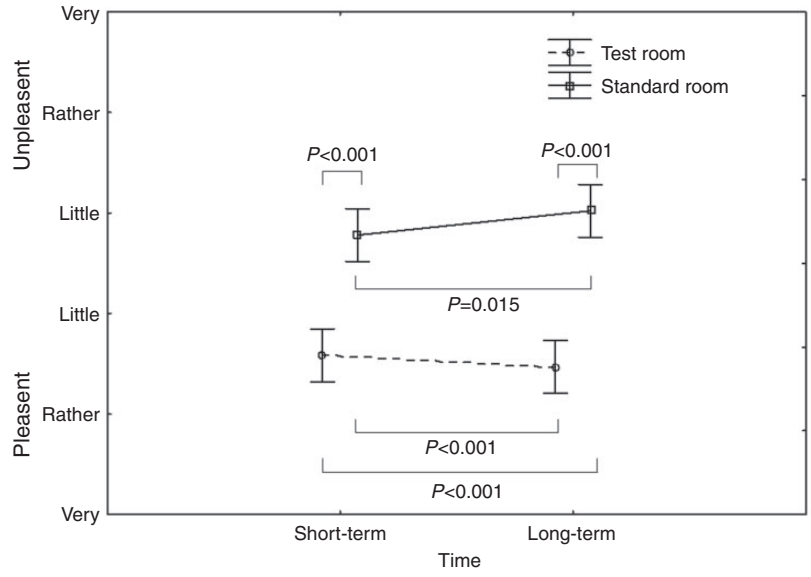

Figure 8 Interaction time × light (pleasant–unpleasant) – LSD *post-hoc* tests

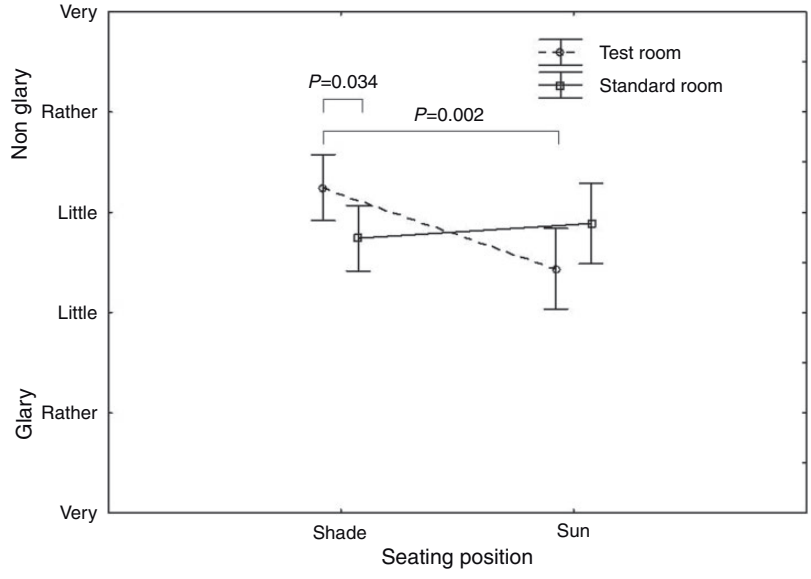

Figure 9 Interaction light × seating position (glary–non-glary) – LSD *post-hoc* tests; seating position varied in the test room but not in the standard room

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but significantly reduced in the seating position shade.

The test room was rated significantly less bright than the standard room ($p = 0.018$). Additionally, the interaction between light and seating position reached significance level ($p < 0.001$ – see Figure 10) and thus in the seating position shade of the test room, room illumination was perceived less bright than in the other two test conditions.

Room lighting was perceived as less even in the test room ($p < 0.001$). In general, perceived inhomogeneity in the test room significantly decreased over time ($p < 0.001$) but still was higher than in the standard room (see Figure 11).

A detailed tabular description of all statistical analysis of room-lighting-related effects can be found in Appendix A1.

3.2. Room atmosphere-related effects

All 38 items of the room atmosphere questionnaire were rated highly significantly different ($p < 0.001$ for all items) in the test room in comparison to the standard room. Specifically, ratings of the items frightening, threatening, oppressive, depressed, hostile, lethargic, chilly, cool, boring, exciting, restless, business-like, formal, musty, tense and uncomfortable were lower in the test room. Additionally, room atmosphere was perceived as less cosy, tranquil, active, relaxed, uninhibited, cheerful, hospitable, safe, mysterious, pleasant, spatial, social, inspiring, intimate, lively, luxurious, personal, romantic, calm, stimulating, warm and accessible in the standard room. We could not reveal any significant interactions between the two factors light and seating position and between the three factors time, light and seating position within a single item of the questionnaire. However, six out of 38 items were rated significantly different over time (i.e. the rating of the items 'threatening', 'uninhibited' and 'restless' increased and the items 'active', 'safe' and 'stimulating' decreased over time within each mock-up room – see Appendix A.3) and a significant interaction between the two factors time and light in the item 'cosy' could be revealed (i.e. the rating decreases in the standard room over time – see Figure 12). Details of all

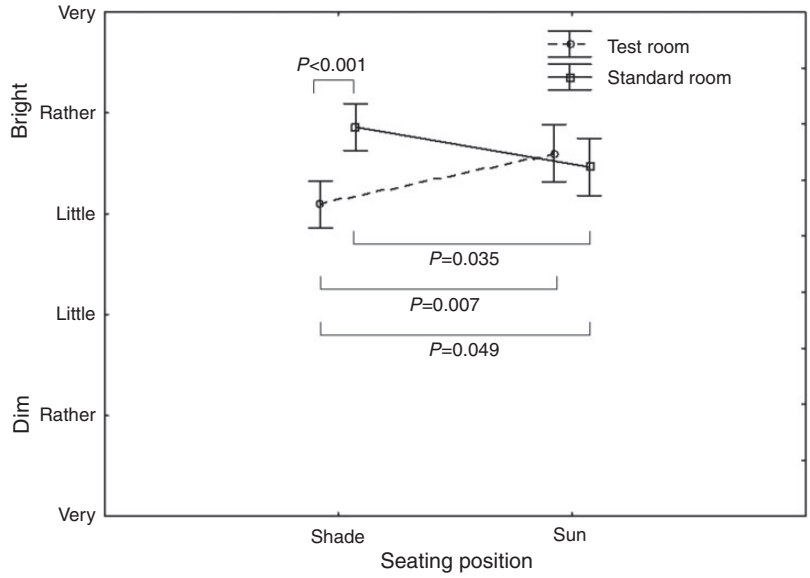

Figure 10 Interaction light × seating position (dim–bright) – LSD *post-hoc* tests; seating position varied in the test room but not in the standard room

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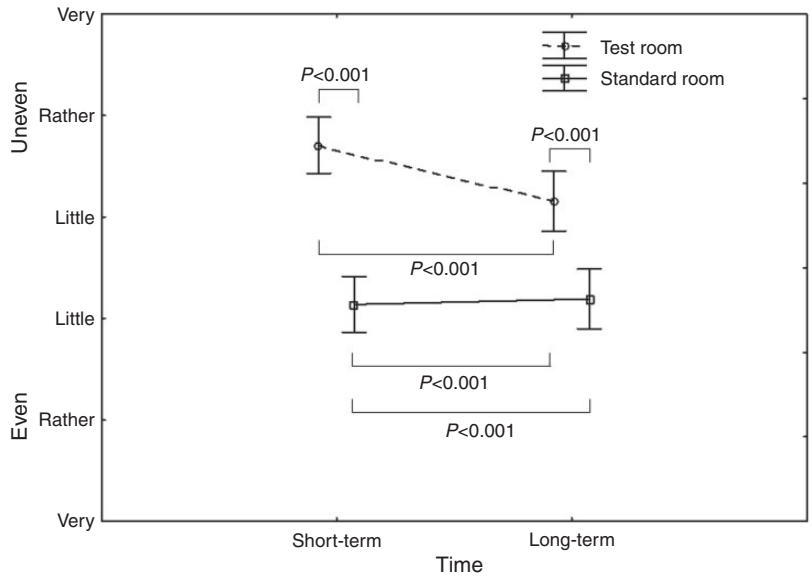

Figure 11 Interaction time × light (even–uneven) – LSD *post-hoc* tests

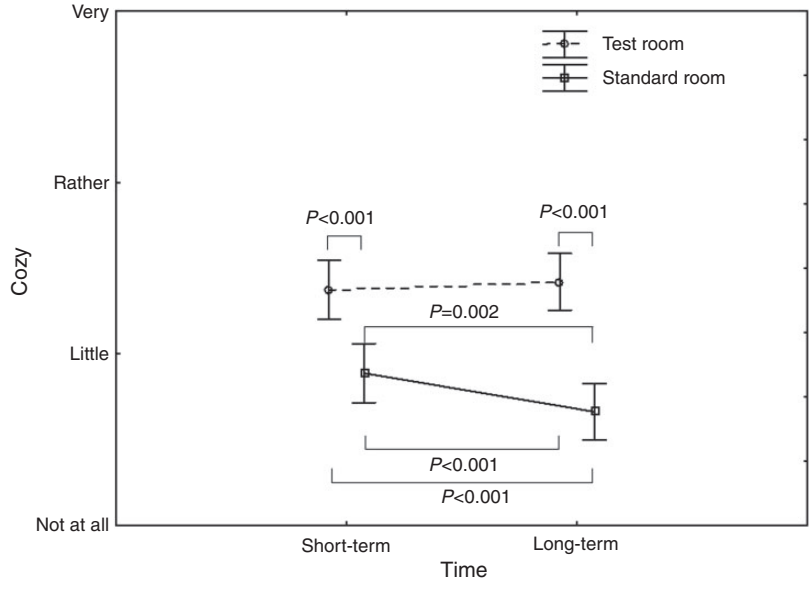

Figure 12 Interaction time × light (item 'cosy') × LSD *post-hoc* tests

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statistics can be found in Appendix A.2 and A.3.

3.3 Connected to nature-related effect

Perceived connectedness to nature was significantly higher in the test room than in the standard room ($p < 0.001$). We could neither reveal a significant impact of time nor significant interactions between the three factors light, time and seating position. Details on the statistics can be found in Appendix A.4.

4. Discussion

4.1 Room lighting-related effects

Natural preference refers to the human tendency to prefer natural substances over their synthetic counterparts, for instance in the domains of food and medication. In four studies, Haans[34] has recently confirmed that the natural preference is also operative in the domain of light. His investigation is consistent with our room lighting-related results. Our study shows that the new artificial skylight system was clearly preferred for indoor illumination purposes compared to standard louvre luminaries. Room lighting was perceived as significantly more natural, pleasant and attractive. Effect sizes of these differences were large and surprisingly prevailed in both seating positions in the test room. In comparison, in the standard room, the rating of pleasantness of the room illumination decreased over time, although the effect size of this decrement was small. This leads to the conclusion that the imitation of an incoming sunlight, the visual impression of skylight at noon and the visual appearance of a daylit room were successfully implemented.

The perceived brightness of the room in the seating position 'shade' was lower than in the seating position 'sun' in the test room and in the standard room as well. This result could be explained by the fact that subjects were exposed to noticeably lower luminance levels in the seating position 'shade' (a maximum of 500 cd/m^2 in the seating position shade versus 15,000 cd/m^2 and more than 1,000,000 cd/m^2 when gazing directly at the lamps of the louvre luminaires or the artificial sun of the CoeLux® system). Surprisingly, brightness ratings did not differ between the standard room and the test room in the seating position 'sun' although the associated maximum luminances in the field of view and mean illuminances at eye level (330 lx in the standard room and 850 lx in the seating position sun) varied considerably. It can be assumed that the perfect imitation of a skylight scenery (bright artificial sun with small solid angle and a view to an artificial sky with indefinite depth) under reduced absolute photometric parameters accounted for the reduced room brightness ratings under the CoeLux® system.

Astonishingly, glare ratings did not differ in the test and standard room although variances in vertical illuminances at eye level were remarkable (150 lx in the seating position 'shade', 330 lx in the standard room and 850 lx in the seating position 'sun'). Glare ratings in the seating position 'sun' and the standard room did not differ either. Again it can be assumed that the dimension of the glare source and the perfect imitation of a natural outdoor lighting scenario on a cloudless day generated an indoor lighting scenario which is highly preferred and thus do not have a massive influence on subjective glare evaluation. It has to be mentioned though, that we could reveal a significant different glare rating between the two seating positions in the test room. It should be noted at this point that a glare evaluation of CoeLux® according to current artificial lighting standards (i.e. the method of unified glare rating – see CIE 190:2010[35]) is not allowed because a central assumption for the application of this rating method is violated (the solid angle of the artificial sun is smaller than 0.0003 sr). In addition, a daylight-based glare evaluation

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(e.g. daylight glare probability DGP[36]) affirms that discomfort glare plays a minor role in all three lighting scenarios ($DGP < 0.35$).

Finally, ratings of brightness uniformity were different between the standard room and test room. An evaluation of the brightness uniformity within the working area (i.e. ratio of minimum to mean horizontal illuminance at the desk) supports this finding. In the test room, calculated uniformity was 0.145 whereas it was 0.512 in the standard room. In parallel, statistical analysis revealed a large effect size of this difference by means of our subjects' ratings. It has to be mentioned that the perception of brightness inhomogeneity decreased over time in the test room (subjects got partly accustomed to the inhomogeneity) but did not reach the perceived level of homogeneity in the standard room at the end.

4.2 Room atmosphere-related effects

People generally have positive connotations with both daylight and nature. However, these two phenomena have often been studied separately. Recently Beute and de Kort[37] presented results of three studies in which effects of naturalness and daylight characteristics on preference are studied simultaneously. They could explore that there exists a clear explicit preference for natural, sunny and bright environments. Consequently, it may be assumed that this new artificial skylight system, which appears very natural and bright and generates a sunlit indoor environment, could also induce a high preference. Within our study a room atmosphere questionnaire was applied to measure preference. This questionnaire consisted of 38 items and had been successfully utilized in studies as a sensible, reliable and objective measure for the quantification of light-induced room atmospheres.[38,39]

All 38 items of this questionnaire were rated highly significantly different between the two indoor lighting systems. Effect sizes of these differences were medium to large ($0.06 \leq \eta_p^2$). In particular, this result indicates that subjects clearly preferred the room atmosphere created by the new skylight and supports the hypothesis that this system generates a very naturalistic room impression. Amazingly, this positive review was independent of the seating position in the test room, thus a direct view to the artificial sun is not necessary needed for high preference. A view to an artificial sky and a realistic sunlit area within the room were also sufficient to generate a positive room impression. Interestingly, the four items 'oppressive', 'spatial', 'accessible' and 'uninhibited' that can be assigned to the category spaciousness of the test room were all rated significantly different between the two mock-up rooms although both rooms had no windows. Additionally, it is noteworthy that the perceived room ambience in the test room did not change even after working on neurocognitive tests for nearly 1 hour.

Room atmosphere has the potency to evoke an affective state in a person in accordance with the atmosphere. Thus, quantifying the perceived atmosphere created with this new skylight system and comparing it with the generated atmosphere of standard louvre luminaries is a first important step to establish a deeper understanding of the effects of this lighting system on human beings.

The new skylight system did not imitate the orbit of the sun during the day but provided a static view to a cloudless sky scenario. In the course of our study, subjects stayed in the test room for a relatively short time and thus perhaps did not notice the static lighting situation. So we do not know how the room atmosphere would have been perceived in the course of an hours-long stay in the test room and whether the new skylight system should mimic the real changes in the position of the sun in the sky and provide daylight dynamics for a person with longer exposure duration.

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4.3 Connected to nature-related effect

In rooms where windows are absent or the view is dominated my man-made environments, virtual windows and skylights can potentially play a beneficial role. Often a window-like 'see-through experience to nature' is generated by using projected photo-realistic scenes or the application of displays and artificial skylight panels. To our knowledge studies so far do not demonstrate a clear positive impact of these artificial skylight systems.[40–42] In most cases the artificial skylight does not generate a sunlit indoor scenario. Ijsselsteijn *et al.*[42] demonstrated that motion parallax is essential in creating a convincing virtual window. Additionally, studies which used an artificial skylight panel[41] or HDR sky images[43] clearly showed that realism seems to be most important in predicting overall preference for a skylight and people seem to prefer sun patterns that are true to nature. Conveniently, the new artificial skylight system reproduces the physical effects and optical phenomena of natural light in a closed space perfectly. Accordingly, the rating of 'connected to nature' was highly significantly different between the standard room and the test room. The positive impression of a naturalistic lighting scenario did not vanish even after mental workload, i.e. after completion of the neuropsychological test battery for 1 hour. The effect size of this difference was the second largest over all items. Only the difference in the ratings of the item 'natural' within the room lighting questionnaire gained a slightly larger effect size.

5. Conclusion

The visual appearance of the artificial skylight and the resulting room atmosphere were perceived fundamentally differently and superior to a windowless room ambience generated by standard louvre luminaires. The impression of a daylit room on a cloudless day was unequivocally generated by this system. The first subjective evaluation of this system and the evaluation generated after short-term mental workload did not change adversely.

These effects are remarkable and let us assume that this new skylight might generate positive long-term psychophysiological effects on human beings, as well as the real counterpart does. Further studies are planned which intend to quantify effects on mood, vision, cognitive performance and physiological markers.

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Appendix A. Results summary

A1 Room lighting-related effects

Item	light	light × seating position	time	time × light	time × light × seating position
Pleasant–unpleasant T: 1.53 (0.12) S: 2.90 (0.12)	$F(1,195) = 62.9$ $P < 0.001$ $\eta_p^2 = 0.24$ (large effect)	n.s.	n.s.	$F(1,195) = 5.8$ $P = 0.017$ $\eta_p^2 = 0.03$ (small effect)	n.s.
Attractive–unattractive T: 1.77 (0.12) S: 3.17 (0.12)	$F(1,195) = 67.5$ $P < 0.001$ $\eta_p^2 = 0.26$ (large effect)	n.s.	n.s.	n.s.	n.s.
Natural–artificial T: 1.60 (0.12) S: 4.00 (0.12)	$F(1,195) = 200.6$ $P < 0.001$ $\eta_p^2 = 0.51$ (large effect)	n.s.	n.s.	n.s.	n.s.
Glary–without glare T: 2.84 (0.13) S: 2.81 (0.13)	n.s.	$F(1,195) = 6.6$ $P = 0.011$ $\eta_p^2 = 0.03$ (small effect)	n.s.	n.s.	n.s.
Dim–bright T: 3.35 (0.09) S: 3.66 (0.09)	$F(1,195) = 5.7$ $P = 0.018$ $\eta_p^2 = 0.03$ (small effect)	$F(1,195) = 11.7$ $P < 0.001$ $\eta_p^2 = 0.06$ (medium effect)	n.s.	n.s.	n.s.
Even–uneven T: 3.43 (0.13) S: 2.16 (0.13)	$F(1,195) = 46.4$ $P < 0.001$ $\eta_p^2 = 0.19$ (large effect)	n.s.	$F(1,195) = 8.5$ $P = 0.004$ $\eta_p^2 = 0.04$ (small effect)	$F(1,195) = 12.6$ $P < 0.001$ $\eta_p^2 = 0.06$ (medium effect)	n.s.

In parenthesis: the standard error of the mean; n.s.: not significant; S: standard room; T: test room.

A2 LSD post hoc statistics of room lighting- and room atmosphere-related effects

Questionnaire	Item	Mean (standard error)	Test statistic
Room lighting questionnaire	Even–uneven	Short term: 2.72 (0.10) Long term: 2.46 (0.11)	$P = 0.002$
Room atmosphere questionnaire	Threatening	Short term: 1.18 (0.08) Long term: 1.25 (0.09)	$P = 0.016$
	Active	Short term: 2.20 (0.12) Long term: 2.07 (0.11)	$P = 0.009$
	Uninhibited	Short term: 1.98 (0.12) Long term: 2.09 (0.11)	$P = 0.039$
	Safe	Short term: 1.87 (0.11) Long term: 1.77 (0.11)	$P = 0.044$
	Restless	Short term: 1.52 (0.11) Long term: 1.62 (0.11)	$P = 0.044$
	Stimulating	Short term: 1.82 (0.12) Long term: 1.72 (0.10)	$P = 0.028$

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A3 Room atmosphere-related effects

Item	light	light × seating pos.	time	time × light	time × light × seating pos.
Frightening T: 1.19 (0.06) S: 1.53 (0.06)	F(1,195)=17.6; P<0.001 η_p^2=0.08 (medium effect)	n.s.	n.s.	n.s.	n.s.
Threatening T: 1.13 (0.05) S: 1.45 (0.05)	F(1,195)=20.8; P<0.001 η_p^2=0.10 (large effect)	n.s.	F(1,195)=5.9; P=0.016 η_p^2=0.02 (small effect)	n.s.	n.s.
Cosy T: 2.40 (0.08) S: 1.78 (0.08)	F(1,195)=32.4; P<0.001 η_p^2=0.14 (large effect)	n.s.	n.s.	F(1,195)=6.9; P=0.009 η_p^2=0.03 (small effect)	n.s.
Oppressive T: 1.28 (0.06) S: 1.80 (0.06)	F(1,195)=35.6; P<0.001 η_p^2=0.15 (large effect)	n.s.	n.s.	n.s.	n.s.
Tranquil T: 2.43 (0.07) S: 1.75 (0.07)	F(1,195)=45.2; P<0.001 η_p^2=0.19 (large effect)	n.s.	n.s.	n.s.	n.s.
Depressed T: 1.23 (0.07) S: 1.91 (0.07)	F(1,195)=50.8; P<0.001 η_p^2=0.21 (large effect)	n.s.	n.s.	n.s.	n.s.
Active T: 2.63 (0.07) S: 1.88 (0.07)	F(1,195) 49.7; P<0.001 η_p^2=0.20 (large effect)	n.s.	F(1,195)=7.0; P=0.009 η_p^2=0.03 (small effect)	n.s.	n.s.
Relaxed T: 2.55 (0.07) S: 1.65 (0.07)	F(1,195)=82.3; P<0.001 η_p^2=0.30 (large effect)	n.s.	n.s.	n.s.	n.s.
Hostile T: 1.21 (0.06) S: 1.73 (0.06)	F(1,195)= 38.7; P<0.001 η_p^2=0.17 (large effect)	n.s.	n.s.	n.s.	n.s.
Uninhibited T: 2.72 (0.08) S: 1.59 (0.08)	F(1,195)=105.0; P<0.001 η_p^2=0.35 (large effect)	n.s.	F(1,195)=4.3 P=0.039 η_p^2=0.02 (small effect)	n.s.	n.s.
Cheerful T: 2.55 (0.08) S: 1.53 (0.08)	F(1,195)=90.61; P<0.001 η_p^2=0.32 (large effect)	n.s.	n.s.	n.s.	n.s.
Hospitable T: 2.39 (0.08) S: 1.59 (0.08)	F(1,195)=49.2; P<0.001 η_p^2=0.20 (large effect)	n.s.	n.s.	n.s.	n.s.
Safe T: 2.29 (0.07) S. 1.59 (0.07)	F(1,195)=43.6; P<0.001 η_p^2=0.18 (large effect)	n.s.	F(1,195)=4.1 P=0.044 η_p^2=0.02 (small effect)	n.s.	n.s.
Lethargic T: 1.57 (0.08) S: 2.72 (0.08)	F(1,195)=99.8; P<0.001 η_p^2=0.34 (large effect)	n.s.	n.s.	n.s.	n.s.
Mysterious T: 1.88 (0.07) S: 1.43 (0.07)	F(1,195)=18.7; P<0.001 η_p^2=0.09 (medium effect)	n.s.	n.s.	n.s.	n.s.
Pleasant T: 2.52 (0.08) S: 1.62 (0.08)	F(1,195)=63.1; P<0.001 η_p^2=0.24 (large effect)	n.s.	n.s.	n.s.	n.s.
Spatial T: 2.56 (0.09) S: 1.86 (0.09)	F(1,195)=31.6; P<0.001 η_p^2=0.14 (large effect)	n.s.	n.s.	n.s.	n.s.
Social T: 2.23 (0.07) S: 1.57 (0.07)	F(1,195)=44.2; P<0.001 η_p^2=0.18 (large effect)	n.s.	n.s.	n.s.	n.s.
Inspiring T: 2.55 (0.08) S: 1.53 (0.08)	F(1,195)=90.6; P<0.001 η_p^2=0.32 (large effect)	n.s.	n.s.	n.s.	n.s.

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Item	light	light × seating pos.	time	time × light	time × light × seating pos.
Intimate T: 1.75 (0.07) S: 1.35 (0.07)	F(1,195)=16.4; P<0.001 η_p^2=0.08 (medium effect)	n.s.	n.s.	n.s.	n.s.
Chilly T: 1.49 (0.08) S: 2.20 (0.08)	F(1,195)=38.3; P<0.001 η_p^2=0.16 (large effect)	n.s.	n.s.	n.s.	n.s.
Cool T: 1.71 (0.08) S: 2.45 (0.08)	F(1,195)=40.0; P<0.001 η_p^2=0.17 (large effect)	n.s.	n.s.	n.s.	n.s.
Boring T: 1.58 (0.08) S: 2.63 (0.08)	F(1,195)=86.1; P<0.001 η_p^2=0.31 (large effect)	n.s.	n.s.	n.s.	n.s.
Lively T: 2.60 (0.07) S: 1.69 (0.07)	F(1,195)=74.2; P<0.001 η_p^2=0.28 (large effect)	n.s.	n.s.	n.s.	n.s.
Luxurious T: 2.21 (0.08) S: 1.43 (0.08)	F(1,195)=48.7; P<0.001 η_p^2=0.20 (large effect)	n.s.	n.s.	n.s.	n.s.
Exciting T: 1.30 (0.07) S: 1.78 (0.07)	F(1,195)=24.7; P<0.001 η_p^2=0.11 (medium effect)	n.s.	n.s.	n.s.	n.s.
Restless T: 1.35 (0.07) S: 2.02 (0.07)	F(1,195)=43.2; P<0.001 η_p^2=0.18 (large effect)	n.s.	F(1,195)= 4.1 P=0.044 η_p^2=0.02 (small effect)	n.s.	n.s.
Personal T: 2.11 (0.08) S: 1.62 (0.08)	F(1,195)=20.7; P<0.001 η_p^2=0.10 (medium effect)	n.s.	n.s.	n.s.	n.s.
Romantic T: 1.59 (0.06) S: 1.19 (0.06)	F(1,195)=22.8; P<0.001 η_p^2=0.10 (medium effect)	n.s.	n.s.	n.s.	n.s.
Calm T: 2.71 (0.08) S: 2.25 (0.08)	F(1,195)=16.1; P<0.001 η_p^2=0.08 (medium effect)	n.s.	n.s.	n.s.	n.s.
Business-like T: 2.13 (0.09) S: 2.89 (0.09)	F(1,195)=36.9; P<0.001 η_p^2=0.16 (large effect)	n.s.	n.s.	n.s.	n.s.
Formal T: 1.67 (0.08) S: 2.80 (0.08)	F(1,195)=105.4; P<0.001 η_p^2=0.35 (large effect)	n.s.	n.s.	n.s.	n.s.
Musty T: 1.54 (0.08) S: 2.25 (0.08)	F(1,195)=37.1; P<0.001 η_p^2=0.16 (large effect)	n.s.	n.s.	n.s.	n.s.
Stimulating T: 2.26 (0.07) S: 1.50 (0.07)	F(1,195)=52.5; P<0.001 η_p^2=0.21 (large effect)	n.s.	F(1,195)=4.9 P=0.028 η_p^2=0.02 (small effect)	n.s.	n.s.
Tense T: 1.62 (0.08) S: 2.43 (0.08)	F(1,195)=53.1; P<0.001 η_p^2=0.21 (large effect)	n.s.	n.s.	n.s.	n.s.
Uncomfortable T: 1.37 (0.07) S: 2.13 (0.07)	F(1,195)=58.8; P<0.001 η_p^2=0.23 (large effect)	n.s.	n.s.	n.s.	n.s.
Warm T: 2.42 (0.08) S: 1.61 (0.08)	F(1,195)=55.7; P<0.001 η_p^2=0.22 (large effect)	n.s.	n.s.	n.s.	n.s.
Accessible T: 2.61 (0.08) S: 1.81 (0.08)	F(1,195)=55.0; P<0.001 η_p^2=0.22 (large effect)	n.s.	n.s.	n.s.	n.s.

In parenthesis: the standard error of the mean; n.s.: not significant; S: standard room; T: test room.

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RISE Prep Academies - Standing Finance Committee Meeting - Agenda - Friday February 20, 2026 at 8:00 AM

A4 Connected to nature-related effect

Item	Light	Light × seating position	Time	Time × light	Time × light × seating position
Linked to nature T: 2.62 (0.08) S: 1.19 (0.08)	$F(1,195) = 163.9$; $P < 0.001$ $\eta_p^2 = 0.46$ (large effect)	n.s.	n.s.	n.s.	n.s.

In parenthesis: the standard error of the mean; n.s.: not significant; S: standard room; T: test room.

Appendix B. Room atmosphere questionnaire

No.	Items (German)	Items (Dutch)	Items (English)
1	beängstigend	beangstigend	frightening
2	bedrohlich	bedreigend	threatening
3	behaglich	behaaglijk	cosy
4	beklemmend	beklemmend	oppressive
5	beruhigend	rustgevend	tranquil
6	deprimierend	deprimerend	depressed
7	dynamisch / aktiv	actief	active
8	entspannend / locker	ontspannen	relaxed
9	feindselig	vijandig	hostile
10	frei / offen / weit	ongedwongen	uninhibited
11	fröhlich / heiter / optimistisch / munter	vrolijk	cheerful
12	gastfreundlich	gastvrij	hospitable
13	geborgen	geborgen	safe
14	gefühllos / apathisch	sloom	lethargic
15	geheimnisvoll	mysterieus	mysterious
16	gemütlich	gemoedelijk	pleasant
17	geräumig	ruimtelijk	spatial
18	gesellig	gezellig	social
19	inspirierend	inspirerend	inspiring
20	intim / innig	intiem	intimate
21	kalt / unfreundlich	kil	chilly
22	kühl / distanziert	koud	cool
23	langweilig / öde	saai	boring
24	lebendig	levendig	lively
25	luxuriös / teuer	luxueus	luxurious
26	nervenaufreibend	enerverend	exiting
27	nervös / unruhig	onrustig	restless
28	persönlich / privat	persoonlijk	personal
29	romantisch	romantisch	romantic
30	ruhig	kalm	calm
31	sachlich / nüchtern	zakelijk	businesslike
32	steif / formell	formeel	formal
33	stickig / muffig	bedompt	musty
34	stimulierend / anregend	stimulerend	stimulating
35	straff / angespannt	gespannen	tense
36	unbehaglich / unangenehm	ongemakkelijk	uncomfortable
37	warm / entgegenkommend	warm	warm
38	zugänglich / erreichbar / offen	toegankelijk	accessible

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RISE Prep Academies - Standing Finance Committee Meeting - Agenda - Friday February 20, 2026 at 8:00 AM

Appendix C. Room lighting questionnaire

No.	Bipolar adjectives (German)	Bipolar adjectives (English)
1	angenehm–unangenehm	pleasant–unpleasant
2	attraktiv–unattraktiv	attractive–unattractive
3	natürlich–künstlich	natural–artificial
4	mit starker Blendung–ohne Blendung	glary–without glare
5	dunkel–hell	dim–bright
6	gleichmäßig–ungleichmäßig	even–uneven

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RISE Prep Academies
30 Cumberland Street
Woonsocket, RI 02895

Commissioner Infante-Green
Rhode Island Department of Education
255Westminster Street
Providence, RI 02903

Dear Commissioner Infante-Green,

RISE Prep Academies respectfully requests a waiver variance from the Chevron Parking regulation as part of its Necessity of School Construction application. RISE Prep is in the process of applying to build a new construction Upper Academy to serve its high school students and is under contract with the property at 120 Spring Street in Woonsocket, RI. The size and traffic flow of the site would greatly benefit from a waiver from the Chevron Parking regulation to allow for the safe use of two-way traffic on the site during times outside of arrival and dismissal. Additionally, this would minimize traffic idling at any time during the school day on public streets surrounding the school property.

As outlined in the waiver variance protocol, RISE Prep publicly posted this request in its Board of Directors meeting agenda as well as discussed it openly at the December 2, 2025 publicly posted board meeting which are always open to the public.

RISE Prep's Board of Directors approved the school leadership's request to submit an official waiver variance request to the Commissioner of Education at the December 2, 2025 board meeting.

We appreciate your consideration of this request and we are happy to answer any questions you may have.

Sincerely,

Rosalind DaCruz

Executive Director, RISE Prep Academies

Collaborative for High Performance Schools (CHPS)

Project Scorecard: NE-CHPS Version 4.0

School Name: RISE PREP Upper Academy
Expected Completion: School District: Woonsocket
School Address: 120 Spring Street

Current Phase: SD
City: Woonsocket
State: RI **Zip: 02895**

School Contact: Rosalind DaCruz **Phone: 407.767.6188** **E-mail: rosalind.dacruz@riseprepri.org**

Student Capacity: 400
Approximate Square Feet: 70,000 GSF

Notes:

Verification

Is this the final CHPS Scorecard? No

Registered Principal Architect (Signature)
Christine West, Principal (KITE Architects)

Project Manager (Signature)
Travis Kirk, Project Manager (KITE Architects)

Use this scorecard to track expected scores. Note that prerequisites have points associated with them even though they are required. This enables project teams to talk more meaningfully about the effort being put into each section of the Criteria. Prerequisite point columns are also highlighted for reference. Mark each credit as ready for review by using the appropriate column for each phase of the review.

Key: P - Prerequisite; **PS** - CHPS Plan Sheet Required; **CD** - Construction Documents Required; **A** - Attachment Required

Criteria	Title	Prerequisite	Points Possible	Points Targeted	Points Claimed	Responsible Team Member	Design Review Requirements		Ready for Design Review		Construction Review		Ready for Construction Review	Performance Review	Ready for Performance	Documentation
	Total		88													
Integration and Innovation																
II 1.0	Integrated Design	P	4	4		ENTIRE TEAM		CD				A				
II 1.1	Enhanced Integrated Design		2	2		DESIGN TEAM			A							
II 2.1	District Level Commitment		1	1		ACADEMY			A							
II 3.1	School Master Plan		1	1		ACADEMY			A							
II 4.1	High Performance Transition Plan		1	0					A			A				
II 5.0	Educational Display	P	1	1		ACADEMY/ARCH		CD				A				
II 5.1	Demonstration Area		1	0				CD				A				
II 6.1	Educational Integration		2	2		ACADEMY			A			A				
II 7.1	Design for Adaptation		3	0					A			A				
II 8.0	Safe Schools by Design	P	3	3		ACADEMY/ARCH			A			A				
II 9.1	Innovation		4	4		DESIGN TEAM	VARIES				VARIES			VARIES		
II 10.1	Biophilic + Responsive Design		2	3		ARCHITECT			A			A				
	Subtotal			**21**												
Operations & Metrics																
OM 1.0	Facility Staff and Occupant Training	P	4	4		ACADEMY		CD				A				
OM 2.1	Post Occupancy Transition		2	2		ACADEMY			A			A				
OM 3.0	Performance Benchmarking	P	3	3		ACADEMY			A			A		A		
OM 4.0	Systems Maintenance Plan	P	1	1		ACADEMY										
OM 4.1	High Performance Operations		3	0		ACADEMY			A			A		A		
OM 5.0	Indoor Environmental Management Plan	P	2	2		ACADEMY						A				
OM 6.1	Green Cleaning		2	2		ACADEMY						A				
OM 7.0	Integrated Pest Management	P	1	1		ACADEMY/ARCH	PS					A				
OM 7.0	Anti-Idling Measures	P	1	1		ACADEMY		CD				A				
OM 8.1	Green Power		2	2		ACADEMY			A							
OM 10.0	ENERGY STAR Equipment and Appliances	P	2	2		ACADEMY			A							
OM 11.1	Computerized Maintenance Management System		1	1		ACADEMY	PS					A				
	Subtotal			**21**												
Indoor Environmental Quality																
EQ 1.0	HVAC Design - ASHRAE 62.1	P	8	8		MECH	PS									
EQ 1.1	Enhanced Filtration		2	2		MECH		CD				A				
EQ 1.2	Dedicated Outdoor Air System		3	3		MECH		CD				A				
EQ 2.0	Pollutant and Chemical Source Control	P	2	2		ACADEMY /D-TEAM		CD	A			A				
EQ 3.0	Outdoor Moisture Management	P	1	1		CIVIL		CD				A				
EQ 4.1	Ducted Returns		2	2		MECH		CD								
EQ 5.1	Construction Indoor Air Quality Management		5	3		CONTRACTOR		CD				A				
EQ 5.2	Construction Moisture Management		1	1		CONTRACTOR		CD				A				
EQ 6.1	Post Construction Indoor Air Quality		1	1		CONTRACTOR		CD				A				
EQ 7.0	Low Emitting Materials	P	2	2		ARCHITECT	PS	CD			PS	A				
EQ 7.1	Additional Low Emitting Materials		5	5		ARCHITECT	PS	CD			PS	A				
EQ 8.1	Low Radon		1	1		MECH		CD				A				
EQ 9.1	Thermal Comfort - ASHRAE 55		4	4		MECH	PS	CD								
EQ 10.1	Individual Controllability		1	1		MECH		CD				A				
EQ 10.2	Controllability of Systems		1	1		ARCHITECT		CD				A				
EQ 11.0	Daylighting: Glare Protection	P	4	4		ARCHITECT		CD	A			A				
EQ 11.1	Daylight Availability		5	0		ARCHITECT	PS	CD	A			A				
EQ 12.0	Views	P	1	1		ARCHITECT	PS	CD								
EQ 13.1	Electric Lighting Performance		3	1		ELEC		CD	A							
EQ 13.2	Superior Electric Lighting Performance		5	2		ELEC		CD				A				
EQ 14.0	Acoustical Performance	P	7	7		ARCHITECT	PS	CD	A			A		A		
EQ 15.1	Low-EMF Wiring		1	0		ELEC		CD				A				
EQ 15.2	Low-EMF Best Practices		2	1		ELEC		CD	A			A				
EQ 16.1	High Intensity Fluorescent Fixtures		1	0		ELEC		CD				A				
	Subtotal			**53**												

Energy																
EE 1.0	Energy Performance	P	6	6		MECH/ELEC		CD	A							
EE 1.1	Superior Energy Performance		40	16		MECH/ELEC		CD	A							
EE 2.1	Zero Net Energy Capable		3	0		MECH/ELEC		CD								
EE 3.0	Commissioning	P	4	4		ACADEMY		CD	A			A				
EE 3.1	Additional Commissioning Qualifications		1	1		ACADEMY		CD	A			A				
EE 3.2	Building Envelope Commissioning		1	1		ACADEMY		CD	A			A				
EE 3.3	Enhanced Commissioning		1	1		ACADEMY		CD	A			A		A		

EE 4.0	Enviornmentally Preferable Refrigerants	P	1	1		MECH		CD								
EE 5.1	Energy Management System		2	2		MECH		CD								
EE 5.2	Advanced Energy Management System and Submetering		2	0				CD								
EE 6.1	Natural Ventilation and Energy Conservation Interlocks		2	0		MECH	PS	CD				A				
EE 7.0	Local Energy Efficiency Incentive and Assistance	P	2	2		ACADEMY			A			A				
EE 8.1	Variable Air Volume Systems		1	1		MECH		CD								
EE 9.1	Renewable Energy Performance Monitoring		1	1		ACADEMY/MECH		CD				A				
EE 10.1	Electric Vehicle Charging		1	1		ELEC/CIVIL		CD				A				
	Subtotal			**37**												
Water																
WE 1.0	Minimum Reduction in Indoor Potable Water Use	P	5	5		PLUMBING	PS	CD				A				
WE 2.1	Reduce Potable Water Use for Sewage Conveyance		4	2		PLUMBING	PS	CD				A				
WE 3.0	Irrigation and Exterior Water Budget - Use Reduction	P	4	4		ACADEMY/CIVIL		CD				A				
WE 4.1	Reduce Potable Water Use for Non-Recreational Landscaping		2	2		PLUMBING/CIVIL		CD	A			A				
WE 5.1	Reduce Potable Water Use for Recreational Landscaping		1	1		PLUMBING/CIVIL		CD				A				
WE 6.0	Irrigation Systems Commissioning	P	1	1		ACADEMY			A			A				
WE 7.1	Rainwater Collection and Storage		2	0		PLUMBING/CIVIL	PS	CD								
WE 8.1	Water Management System		2	2				CD				A				
	Subtotal			**17**												
Sites																
SS 1.0	Site Selection	P	2	2		ACADEMY			A							
SS 2.1	Enviornmentally Sensitive Land		3	3		ACADEMY	PS	CD	A							
SS 3.1	Minimize Site Distrubance		1	0		CIVIL/ARCHITECT	PS	CD								
SS 4.1	Construction Site Runoff Control and Sedimentation		1	1		CONTRACTOR		CD				A				
SS 5.1	Post Construction Stormwater Management		1	1		ACADEMY/CIVIL	PS	CD				A				
SS 6.1	Central location		2	2		ACADEMY	PS		A							
SS 7.1	Located Near Public Transportation		1	0		ACADEMY			A							
SS 8.1	Joint-Use of Facilities		1	1		ACADEMY		CD	A							
SS 9.1	Human-Powered Transportation		2	1			PS	CD				A				
SS 10.1	Reduce Heat Islands - Landscaping and Sites		1	1		CIVIL		CD								
SS 11.1	Reduce Heat Islands - Cool Roofs and Green Walls		1	1		ARCHITECT		CD				A				
SS 12.1	Avoid Light Pollution and Unnecessary Lighting		2	1		LANDSCAPE/ELEC		CD				A				
SS 13.1	School Gardens		1	0.0		ARCH/LANDSCAPE		CD	A			A				
SS 14.1	Use Locally Native Plants for Landscape		1	1		LANDSCAPE	PS	CD								
SS 15.0	Site and Building Best Practices	P	2	2		ACADEMY/ARCH	PS	CD	A							
	Subtotal			**17**												
Materials and Waste Management																
MW 1.0	Storage and Collection of Recyclables	P	2	2		ACADEMY		CD				A				
MW 2.0	Minimum Construction Site Waste Management	P	2	2		CONTRACTOR		CD				A				
MW 2.1	Construction Site Waste Management		2	1		CONTRACTOR		CD				A				
MW 3.1	Single Attribute - Recycled Content		2	2		ARCHITECT		CD			PS	A				
MW 4.1	Single Attribute - Rapidly Renewable Materials		1	1		ARCHITECT		CD			PS	A				
MW 5.1	Single Attribute - Certified Wood		1	1		ARCHITECT		CD			PS	A				
MW 6.1	Single Attribute - Materials Reuse		1	0				CD			PS	A				
MW 7.1	Multi-Attribute Materials Selection		2	2		ARCHITECT	PS	CD			PS	A				
MW 8.1	Building Reuse - Exterior		2	0				CD			PS	A				
MW 9.1	Building Reuse - Interior		1	0				CD			PS	A				
MW 10.1	Health Product Related Information Reporting		1	1				CD			PS	A				
MW 11.1	Locally Produced Materials		2	2		DESIGN TEAM		CD			PS	A				
	Subtotal			**14**												
	Total			**180**												

PROTOCOL FOR GRANTING VARIANCES TO REGULATIONS OF THE BOARD OF REGENTS OR REGULATIONS OF THE COMMISSIONER

Definition. A variance constitutes an alternative method of compliance with regulations rather than a relaxation of educational standards. (A variance to federal regulations cannot be considered under this protocol.) Variances may be allowed when an alternative method of compliance with the intent of the regulation assures equal educational opportunity, is consistent with best educational practices or would lead to the attainment of at least equal or better student outcomes than could occur with the literal application or enforcement of the regulations. A variance will not exceed three (3) years in duration. To extend a variance beyond the three (3) year time frame, the request must be resubmitted.

School Committee procedure for applying for a variance. Before beginning the variance request process, the superintendent of schools will review the variance request to determine whether the request is one which falls within the authority of the commissioner of Education to grant. School Committee Counsel may be helpful in this. (Counsel for the State Department of Education will also be available to discuss this issue.)

(1) The superintendent shall call for a school committee meeting on the variance request. Notice of the meeting shall be published twenty (20) work days in advance of the meeting and shall include the text of the variance sought along with an explanation of the variance. Notice of the meeting shall also be given to the Commissioner of Education and to any recognized groups including parent and community groups, bargaining agents, and professional organizations whose interests would be directly affected by the granting of a variance.

(2) The Committee's recommendation shall be forwarded to the Commissioner with a copy of the minutes of the meeting and with any written comments received concerning the proposed variance. The Commissioner, in his/her discretion, may direct the taking of further testimony.

(3) A grant or denial of the variance by the Commissioner shall be issued accompanied by a statement of the reason for the action taken. A variance may be granted to a part or to the whole request.

(4) A grant or denial of a variance may be appealed to the Board of Regents under the provisions of Title 16 of the laws of Rhode Island relating to Education. (16-39-1, 16-39-2)

Authority to grant variance. The Commissioner has authority to issue variances to regulations issued by the Board of Regents and the Commissioner. Such variances may be issued to any individual local education agency requesting it. The Commissioner may initiate an open meeting to decide whether a variance should be granted. Notice of such meeting shall be published twenty (20) wok days in advance of the meeting and shall include the text of the variance sought along with an explanation of the variance. Notice of the meeting shall also be given to any recognized groups including parent and community groups, bargaining agents, and professional organizations whose interests would be directly affected by the granting of a variance.

Effect of a variance granted by the Commissioner of Education. The Commissioner may elect to confine any variance granted to the school district requesting it or, in the alternative, the Commissioner may give statewide effect to the variance. Before the Commissioner gives statewide effect to a variance, a public hearing at the state level shall be held following the established procedures for proposed regulation changes and shall be submitted to the Board of Regents for approval.

Variance for private schools. The governing authority of a private school may be granted a variance on the same basis as such variances are granted to public schools.

Applicability of this variance procedure. This procedure for considering a variance will be used except when otherwise provided for by regulation or law.

Limitations on the availability of variances. Variances apply only to the regulations of the Board of Regents or commissioner of Education. This protocol shall not be applicable to individual variances of teacher certification requirements.

Limitation on the length of the effect of variances. Variances shall be reviewed by the Commissioner on an annual basis to determine whether or not continuation of a variance is appropriate.

L E A S E

This Lease made as of the 30th day of November 2023, by and between Boys & Girls Clubs of Northern Rhode Island, a Rhode Island non-profit corporation with a principal address of 1 James J McKee Way, Cumberland, RI, 02864, phone 401-333-4850 ("Landlord"), and RISE PREP MAYORAL ACADEMY, with a mailing address of 30 Cumberland Street, Woonsocket RI, 02895 (the "Tenant"). The term Tenant, shall include Tenant's employees, agents, business invitees, licensees and/or contractors. It is mutually covenanted and agreed by and between the parties as follows:

TERM: Landlord demises to Tenant and Tenant leases and takes from Landlord the premises described on **EXHIBIT A** more said premises being located within 600 Social St., Woonsocket, RI, (the "Leased Premises"), INCLUDING all equipment, furniture, fixtures listed on Exhibit B, to have and to hold as follows:

From the date hereof, through December 31, 2023, shall be entitled to carry out inspections of the Leased Premises for the purpose of evaluating the Lease Premises, taking measurements, etc. Inspections shall not exceed six (6) and each shall be for a duration of no more than one and one half hours. Inspections shall take place from Monday through Friday between 7:00 AM and 3:00 PM.

Beginning January 8, 2024 through May 31, 2024, Tenant shall be allowed full access to the Leased Premises from Monday through Friday between 7:00 AM and 3:00 PM. for the purpose of preparing the space for their needs, including furnishing and supplying the Leased Premises, but Tenant shall not be opening the Leased Premises to students or the general public.

Beginning June 1, 2024, Tenant shall be allowed to utilize the Leased Premises as needed, from Monday through Friday between 7:00 AM and 3:00 PM for a term ending August 31, 2026.

Notwithstanding anything herein to the contrary, the Leased Premises shall not be occupied before 7:00 AM each day and all personal shall vacate no later than 3:00 PM to allow Landlord's after school programs to begin and to allow Landlord the opportunity to carry out maintenance and repairs. Tenant understands the space will be utilized by Landlord between 3:00 PM and 7:00 AM from Monday through Friday and all day Saturday and Sunday.

Use of space by Tenant at any other time or day shall be only upon written consent of Landlord, such consent to be at Landlord's sole discretion.

Space #116 (shown on Exhibit A) is available on a scheduled basis only.
Space #136 (shown on Exhibit A), a storage closet shall be shared on a full time basis by Landlord and Tenant.
Space #215, 218 and 219 (shown on Exhibit A) shall be used by Tenant as a cafeteria not to exceed 2 hours per day. No food preparation is allowed.
Landlord shall be allowed full shared access of Corridors 1A, 2B, C and stairway C at all times.

RENT: Tenant will pay to Landlord without deduction, setoff, prior notice, or demand, rent in advance, on the 1ST day of each month at a rate as follows:

SIX THOUSAND ($6,000.00) Dollars per month, for the period be beginning January 1, 2024 and ending May 31, 2024.

NINETEEN THOUSAND TWO HUNDRED SEVENTY-FIVE ($19,275.00) Dollars per month, for the period be beginning June 1, 2024 and ending June 30, 2025.

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TWENTY-TWO THOUSAND FIVE HUNDRED FIFTY ($22,550.00) Dollars per month, for the period be beginning July 1, 2025 and ending June 30, 2026.

SIX THOUSAND ($6,000.00) Dollars per month, for the period be beginning July 1, 2026 and ending August 31, 2026.

Any payments due Landlord under this Lease, and unpaid within ten (10) days of their due date, shall be subject to a 5% late charge which shall become immediately due and payable as additional rent. All rent shall be payable to Landlord at 1 James J McKee Way, Cumberland, RI, 02864, or at such other address or addresses as Landlord or any assignee of Landlord may hereafter advise in writing.

PRORATA SHARE: N/A.
INSURANCE AS ADDITIONAL RENT: N/A.
TAXES AS ADDITIONAL RENT: N/A.

MAINTENANCE: Tenant will keep and maintain the Leased Premises in good operating order and condition, ordinary wear and tear excepted. Tenant shall be responsible for all ordinary maintenance and trash removal into dumpster provided by Landlord. Tenant shall also be required to clean all floors, equipment, sinks, tables and shelving prior to 3:00 PM each day. In the event any repairs/maintenance/replacements are necessary due to Tenant's negligence or intentional acts, Tenant shall be responsible for the same. Landlord shall be responsible for monthly pest control. To the extent any repairs are required by Landlord, Landlord shall make such repairs as it shall deem necessary as soon as practicable; provided, however, the liability of Landlord for any breach of this clause shall be limited to the cost of making said repairs. Landlord shall be required to clean all equipment, sinks tables and shelving after each use by Landlord.
NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, TENANT SHALL BE RESPONSIBLE FOR SNOW AND ICE REMOVAL TO ALLOW ACCESS.

RECYCLING: Tenant shall comply with all recycling requirements imposed by state law.

CONDITION OF PREMISES: Tenant accepts the Leased Premises in the condition in which they are on the date of commencement of the term hereof, acknowledging that they are in good order and condition and sufficient for the uses intended by Tenant. Tenant has had full and adequate opportunity to inspect the Leased Premises and has done so to his/her/its satisfaction. Landlord has made and Tenant has relied on no representations and warranties, whether express or implied, as to the condition of the Leased Premises or their suitability for Tenant's use other than those which may be specifically set forth in this Lease. LANDLORD SHALL NOT BE REQUIRED TO MAKE ANY IMPROVEMENTS REQUIRED FOR TENANT'S USE.

INTERRUPTION AND DELAY: Landlord shall not be liable to Tenant for any compensation or reduction of rent in the event Landlord or its agents, invitees, servants, licensees and employees enter the Premises for any of the purposes in this Lease authorized, or to repair the Premises or any portion of the Building. Landlord shall incur no liability to Tenant whatsoever should any utility become unavailable from any public utility company, public authority or any other person, firm or corporation, including Landlord, supplying or distributing such utility. Landlord shall not be liable to Tenant for damages or otherwise for any interruption in service of any utility of any nature. Landlord reserves the right to stop any service or utility system when necessary by reason of accident or emergency or until necessary repairs have been completed; provided, however, that in each instance of stoppage, Landlord shall exercise reasonable diligence to eliminate the cause thereof. Except in case of emergency repairs, Landlord will give Tenant reasonable advance notice of any contemplated stoppage and will use reasonable efforts to avoid unnecessary inconvenience to Tenant by reason thereof. In case Landlord is prevented or delayed from making any repairs, alterations or improvements, or furnishing any services or performing any other covenant or duty to be performed on Landlord's part by reason of any cause reasonably beyond landlord's control, Landlord shall not be liable to Tenant, nor shall Tenant be entitled to any abatement or reduction of rent by reason thereof, nor shall the same give rise to a claim in Tenant's favor that such failure constitutes actual or constructive, total or partial, eviction from the Premises.

INDEMNIFICATION: Tenant will indemnify and hold Landlord harmless from and against all loss, cost or damage, including reasonable attorney's fees, sustained by Landlord on account of Tenant's failure to perform or fulfill any term, condition or agreement contained or referred to in this lease, on the part of Tenant, to be performed or fulfilled. Tenant will indemnify and hold harmless Landlord from and against all loss, cost or damage, including reasonable attorneys' fees, sustained by Landlord on account of damage to property or injury to persons resulting from any accident or other occurrence on or about the Leased Premises and damage to property or injury to persons resulting from activities of Tenant, its employees, agents, business invitees, licensees or contractors, on or about on or about the Leased Premises or elsewhere. The liability of Tenant, if more than one, shall be joint and several.

ALTERATIONS: Tenant may make alterations or improvements to the Leased Premises which do not materially or adversely affect the improvements on the Leased Premises or impair the value thereof. All alterations and improvements will be subject to Landlord's prior written approval of plans and specifications and such conditions as Landlord deems appropriate. All alterations and improvements will become the property of Landlord. No signs or alterations on the exterior part of the Leased Premises are permitted without Landlord's approval which approval may be withheld for any reason.

TRADE FIXTURES AND LANDLORD'S LIEN: All trade fixtures, appliances, furniture and equipment owned by Tenant and installed in the Premises shall remain the property of Tenant and, except as otherwise expressly provided herein, and provided the same may be removed without causing any damage to the Premises, shall be removable from time to time and also at the expiration of the Term of this Lease, or any extended period, or other termination thereof, provided Tenant shall not at such time be in default under any covenant or agreement contained herein; and if Tenant is in default, Landlord shall have a lien on said trade fixtures, appliances and equipment, and a continuing security interest on all said items and the proceeds thereof, as security against loss or damage resulting from any such default by Tenant, and said trade fixtures, appliances and equipment shall not be removable by Tenant until such default is cured. Tenant shall at Landlord's request, execute and deliver to Landlord a financing statement under the Uniform Commercial Code describing the trade fixtures, appliances, and equipment described herein, and Landlord's security interest therein. Tenant hereby appoints Landlord as its attorney-in-fact for the purpose of executing on Tenant's behalf, such financing statement, together with any amendments thereto, which appointment shall be deemed to be irrevocable during the term hereof, and coupled with an interest. Notwithstanding anything contained in this Lease to the contrary or which might be construed to the contrary, Tenant may not remove any floor coverings, ceiling or ceiling material, walls or wall coverings or any plumbing, electrical, lighting, heating, ventilation, air conditioning, exhaust or any other mechanical or utility systems.

USE: Tenant will use the Leased Premises solely as classrooms, offices and ancillary purposes, for Tenant's High School, unless the prior written consent of Landlord to a different use is obtained. No laundering or dry cleaning is to be done on the Leased Premises. Tenant will promptly observe and comply with all present and future laws, ordinances, requirements, orders, rules and regulations of municipal, State and Federal authorities. Tenant will indemnify and hold harmless Landlord from and against any and all penalties or damages charged to or imposed upon Landlord or for any violations by Tenant of any such laws, ordinances, rules or regulations. Tenant will not use, or permit the use of, the Leased Premises for any improper, offensive or unlawful purpose.

Tenant shall not store any merchandise nor do or permit to be done any act or thing in said Premises which may make void or voidable, or increase the rate or premium of any insurance on said Premise or the building, or of other tenants of said building, against fire or other casualty.

Landlord makes no warranty or representation that Tenant's intended use of the premises conforms with municipal zoning restrictions. If any zoning, special exception or variance is necessary for the property to be used as intended by Tenant, the responsibility for and the cost of obtaining any such special exception and/or variance shall be solely that of Tenant. Nothing herein contained shall be deemed to make Tenants obtaining of such special exception and/or variance or the ability of Tenant to use the premises for such purposes a condition of Tenant's obligations under this Lease.

CONDEMNATION: If the Leased Premises or any part thereof are taken in condemnation proceedings or by exercise of any right of eminent domain, Landlord will be entitled to collect from the condemner, the entire award that may be made in any such proceedings, without reduction therefrom for any interest of Tenant under this Lease except such portion of any award as is specifically made for Tenant's moving expense. In the event that such a taking results, and the taking is such that the portion of the Leased Premises not so taken is unsuitable for Tenant's continued use, this Lease will terminate on the date of such taking and the rent and all other payments required to be made by Tenant hereunder will be apportioned and paid to the date of such taking.

ASSIGNMENT: Tenant will not assign or encumber its interest in this Lease or in the Leased Premises, or sublease all or any part of the Leased Premises or allow any other person, firm or corporation to occupy or use all or any part of the Leased Premises, without first obtaining Landlord's written consent. Any dissolution, merger, consolidation, or other reorganization of Tenant, or the sale or transfer of a controlling interest in the capital shares of Tenant, or the sale of fifty-one percent (51%) of the value of the assets of Tenant, will be deemed to be an assignment of Tenant's interest in the Lease. Any assignment, encumbrance or sublease without Landlord's consent will be voidable and, at Landlord's election, will constitute a default under this Lease. No permitted assignment or sublease will in any way affect or reduce any of the obligations of Tenant under this Lease.

UTILITIES: Landlord shall pay for all utilities.

INSURANCE: Tenant shall be responsible for insuring Tenant's own personal property. Landlord shall not be liable for damage to or loss of Tenant's property of any kind including damage or loss by fire, water, steam, defective refrigeration, elevators, theft or otherwise while on the Leased Premises, or any storage space in the building. Tenant shall at all times during the term of this Lease, maintain workers compensation and general comprehensive public liability insurance with a Company qualified to do business in Rhode Island and in good standing which shall be reasonably acceptable to Landlord, for injury to persons or damage to property arising out of the use of the Leased Premises. The minimum liability policy limits shall be One Million ($1,000,000.00) for one person and One Million ($1,000,000.00) Dollars for one accident involving personal, injury, including death and One Hundred Thousand ($100,000.00) Dollars for property damage. LANDLORD SHALL BE NAMED AN ADDITIONAL INSURED ON TENANT'S LIABILITY POLICIES.

All insurance required under this Lease will contain a provision that no act or omission of Tenant will affect or limit the obligation of the insured to pay to Landlord or any mortgagee of Landlord the amount of the loss sustained and to the extent obtainable, will contain an agreement by the insurer that such policy will not be canceled without at least twenty (20) days prior written notice to Landlord and to any mortgagee of Landlord to whom a loss thereunder may be payable.

LIABILITY OF LANDLORD: It is understood and expressly agreed, and it is a condition upon which this instrument is given and accepted, (a) that only the equity of Landlord in the building which forms a part of the Leased Premises shall be bound hereby and no other property of Landlord shall be liable under any of the covenants or agreements of Landlord expressed herein or implied hereunder or otherwise because of anything arising from or connected with the use and occupation of the Leased premises by Tenant (b) that Landlord shall not be liable for breach of any covenant herein, express or implied, occurring after Landlord ceases to be the owner of the Leased premises; (c) that the Lease is subject to existing easements, agreements and encumbrances of record, if any, relating to the Leased Premises and Landlord shall be under no liability whatsoever to Tenant for damages resulting from any action taken by the holder of any such easement, agreement or encumbrance pursuant thereto; (d) if Tenant shall enter into occupancy of the Leased Premises after the execution hereof and prior to the beginning of said term, such occupancy shall be subject to all the conditions and obligations contained herein. TO THE EXTENT ANY REPAIRS ARE REQUIRED BY LANDLORD, LANDLORD SHALL MAKE SUCH REPAIRS AS IT SHALL DEEM NECESSARY AS SOON AS PRACTICABLE; PROVIDED, HOWEVER, THE LIABILITY OF LANDLORD FOR ANY BREACH OF THIS CLAUSE SHALL BE LIMITED TO THE COST OF MAKING SAID REPAIRS.

Landlord shall not be responsible or liable to Tenant or those claiming by, through or under Tenant, for any loss or damage that may be suffered by or through the acts or omissions of persons occupying adjoining premises or any part of the property adjacent to or connecting with the Leased Premises.

DESTRUCTION: In the event the Leased Premises shall be destroyed, or any part thereof shall be damaged by fire or other casualty, to the extent of forty percent (40%) or more of its insurable value, then this Lease and any rights and options of Tenant hereunder may be terminated at the election of Landlord or Tenant by written notice to the other within thirty (30) days of said destruction. If not so terminated, and the Leased Premises, or any part thereof, shall be rendered unfit for occupation on account of said fire or other casualty as aforesaid, then the rent herein before reserved, or a just and proportionate part thereof, according to the nature and extent of the damages sustained, shall be abated until the Leased Premises or such part thereof, shall have been put in proper condition by Landlord. While Landlord shall endeavor to make all such repairs as promptly as possible, in no event shall Landlord be liable for delays in the making of or commencing of any such repairs, when such delays are due to government regulations or orders, casualties, strikes, unavailability of labor and/or materials, and other causes beyond the reasonable control of Landlord. Nor shall Landlord be liable for any inconvenience or annoyance to Tenant resulting from or arising out of such delays in repairing or commencing repairs of such damage.

DEFAULT: Tenant will be in default under this Lease upon the occurrence of any of the following events or conditions as to Tenant or any guarantor of Tenant's obligations hereunder: (i) Tenant's failure to pay the rent or to make any other payments at the times and in the manner provided for herein, such failure having continued for a period of ten (10) days (no notice of such non-payment being required to be given by Landlord); (ii) Tenant's failure to perform or fulfill any other term, condition or agreement contained or referred to herein on the part of Tenant to be performed or fulfilled, such failure having continued (no reasonable efforts having been made by Tenant to correct the same) for a period of fifteen (15) days after notice thereof shall have been given by Landlord to Tenant; (iii) Tenant's or any guarantor's being adjudged bankrupt or insolvent, or voluntarily or involuntarily taking advantage of any of the provisions of the Bankruptcy Laws, or making a general assignment for the benefit of creditors, or a permanent receiver being appointed for its property and estate or of any part thereof, or the Leasehold interest hereby created being levied upon by execution or taken by process of law; (iv) the dissolution of Tenant or any guarantor; (v) Tenant's vacating the Leased Premises for fifteen (15) days; (vi) the recording of this Lease by Tenant.

In the event of default, it will be lawful for Landlord thereupon, or any time thereafter, at Landlord's option, to terminate this Lease and thereafter, with process of law, to enter upon the Leased Premises and to expel Tenant and those claiming under Tenant, without being guilty of any manner of trespass, and thenceforth peacefully and quietly hold and enjoy the Leased Premises as if this Lease had not been made; without prejudice, however, to any right to sue for and recover any rent, and other sums then due under this Lease, or to any claim for damages or right of action or remedy for preceding breach of covenant, agreement or condition herein contained which Landlord might otherwise have or use. In case of such entry and termination of the Lease as above provided, Tenant will pay to Landlord as damages for Tenant's breach of the Lease, the amount by which the rent provided for the remainder of the term exceeds the fair rental value of the Leased Premises for the remainder of the term. Or, in the event of default, alternatively, at Landlord's option, Landlord may, with process of law, enter upon the Leased Premises as the agent of Tenant and expel Tenant and those claiming under Tenant, without being guilty of any manner of trespass, and may rent the Leased Premises as such agent, applying the net proceeds of such rentals on account of the rent and other sums due from Tenant, holding Tenant liable for any deficiency, and accounting to Tenant for any surplus. Tenant shall be liable for any expenses incurred by Landlord in connection with obtaining possession of the Leased Premises, with removing from the Leased Premises property of Tenant and persons claiming under it (including warehouse charges), with putting the Leased Premises into good condition for reletting, and with any reletting, including, but without limitation, any differences in the rent to be paid, attorneys' fees and brokers' fees; and any monies collected from any reletting shall be applied first to the foregoing expenses and then to the payment of rent and all other payments due from Tenant to Landlord. In the event of default, this Lease will not, except at the option of Landlord, continue for the benefit of any attaching creditor, assignee for the benefit of creditors, permanent receiver, or trustee in bankruptcy.

In any such event Tenant shall indemnify and hold harmless Landlord against all loss of rent or other payments due hereunder or which Landlord may suffer by reason of such termination, including damages for anticipatory breach. At the time of the termination or at any time thereafter, Landlord may rent the Leased Premises, and for a term which may expire after the expiration of the term of this Lease, without releasing Tenant from any liability whatsoever, and Tenant shall be liable for any expenses incurred by Landlord in connection with obtaining possession of the Leased Premises, with removing from the Leased Premises property of Tenant and persons claiming under it (including warehouse charges), with putting the Leased Premises into good condition for reletting, and with any reletting, including, but without limitation, any differences in the rent to be paid, attorneys' fees and brokers' fees; and any monies collected from any reletting shall be applied first to the foregoing expenses and then to the payment of rent and all other payments due from Tenant to Landlord.

SUBORDINATION: This Lease will be subject and subordinate to any mortgage of the Leased Premises now of record or recorded after the date hereof. Such subordination is effective without further act of Tenant and Tenant will from time to time on request from Landlord execute and deliver any instruments that may be required by any lender to effect the subordination provided for herein. Tenant hereby constitutes and appoints Landlord, Tenant's attorney-in-fact, to execute any such certificate or certificates for and on behalf of Tenant. If, in connection with obtaining financing for the land and/or building, or of any ground or underlying Lease, a banking, insurance or other recognized institutional lender shall request reasonable modifications in this Lease as a condition to such financing, Tenant will not unreasonably withhold, delay or defer consent thereto, provided that such modifications do not materially increase the obligations of Tenant hereunder or materially and adversely affect the leasehold interest hereby created or Tenant's use and enjoyment of the Premises.

ESTOPPEL CERTIFICATES: Within no more than ten (10) days after written request by Landlord, Tenant will execute, acknowledge, and deliver to Landlord a certificate stating (i) that this lease is unmodified and in full force and effect, or, if the lease is modified, the way in which it is modified accompanied by a copy of the modification agreement, (ii) the date to which rental and other sums payable under this lease have been paid, (iii) that no notice has been received by Tenant of any default which has not been cured, or, if such a default has not been cured, what Tenant intends to do in order to effect the cure, and when it will do so, (iv) Tenant has accepted and occupied the Premises, (v) that Tenant has no claim or offset against Landlord, or, if it does, the nature and amount of the claim or offset, (vi) that Tenant has received no notice of assignment or, if Tenant has, the date of the assignment and assignee (if known to Tenant), (vii) the amount of any security deposit currently held by Landlord, and (viii) such other matters as may be reasonably requested by Landlord. Any such certificate may be relied upon by any prospective purchaser of the premises and any prospective mortgagee or beneficiary under any deed of trust or mortgage encumbering the Premises. If Landlord submits a completed certificate to Tenant, and if Tenant fails to object to its contents within ten (10) days after its receipt of the completed certificate, the matters stated in the certificate will conclusively be deemed to be correct. Furthermore, Tenant irrevocably appoints Landlord as Tenant's attorney-in-fact to execute and deliver on Tenant's behalf any completed certificate to which Tenant does not object within ten (10) days after its receipt.

SURRENDER: At the termination of this Lease, Tenant will peaceably surrender the Leased Premises broom clean and in good order, condition and repair, excepting reasonable wear and tear.

HOLDING OVER: If Tenant shall hold possession of the Leased Premises beyond the Lease Term or after termination, Tenant shall pay to Landlord, for each month or portion thereof as Tenant shall retain such possession, 150% of the monthly rent in effect at the expiration of the term and other charges specified herein, and shall be liable to Landlord for any and all lost rentals and other damages, including consequential damages, sustained by Landlord by virtue of such continued occupancy. In the absence of any express, written agreement between Landlord and Tenant, no act or failure to act by Landlord shall be deemed an acceptance of Tenant's occupancy for any fixed term (beyond the term fixed herein) in excess of one month. Nothing herein shall preclude Landlord from the exercise of any right of re-entry or other remedy under this Lease or under law.

WAIVER: No Waiver of any condition or agreement in this lease by either Landlord or Tenant will imply or constitute

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a further waiver by such party of the same or any other condition or agreement. The receipt by Landlord of rent with knowledge of the breach of any term, condition, or agreement will not be deemed to be a waiver of such breach. The receipt by Landlord of rent after the giving of any such notice required to be given to Tenant by law or by the terms of this Lease will not in any way affect the operation of such notice. No act or thing done by Landlord or Landlord's agents during the term of this lease will be deemed an acceptance of a surrender of the Premises, and no agreement to accept such surrender will be valid unless in writing signed by Landlord. The delivery of Tenant's keys to any employee or agent of Landlord will not constitute a termination of this lease unless Landlord has entered into a written agreement to that effect. No payment by Tenant, or receipt from Landlord, of a lesser amount than the rent or other charges stipulated in this lease will be deemed to be anything other than a payment on account of the earliest stipulated rent. No endorsement or statement on any check, or any letter accompanying any check or payment as rent will be deemed an accord and satisfaction. Landlord will accept such check for payment without prejudice to Landlord's right to recover the balance of such rent or to pursue any other remedy available to Landlord. If this lease is assigned, or if the Premises or any part of the Premises are sublet or occupied by anyone other than Tenant, Landlord may collect rent from the assignee, subtenant, or occupant and apply the net amount collected to the rent reserved in this lease. No such collection will be deemed: a waiver of the covenant in this lease against assignment and subletting; the acceptance of the assignee, subtenant, or occupant as Tenant; or a release of Tenant from the complete performance by Tenant of its covenants in this lease.

LIENS: If, because of any act or omission of Tenant, any mechanic's or other lien, charge or order for the payment of money is filed against Landlord or the Leased Premises, Tenant will cause the same to be discharged of record within twenty (20) days after written notice from Landlord to Tenant of the filing thereof. Tenant will promptly notify Landlord of any such lien, charge or order of which it may have knowledge. Tenant will have the right to contest the amount or validity of any lien by appropriate proceedings, provided that (i) neither the Leased Premises nor any part will be in danger of being forfeited or lost because of such contest, and (ii) Tenant will deposit with Landlord the amount to be contested together with interest. Upon the termination of any such proceedings, Tenant will pay any amounts due the lienholder as finally determined, together with interest and penalties and other charges properly due, and upon such payment, or if no payment is due, upon the passing of any applicable appeal period, Landlord shall return the amount deposited to the Tenant. Tenant will indemnify and hold harmless Landlord from and against any cost or expense associated with such contest.

RIGHT TO ENTER: Landlord and Landlord's authorized representatives will have the right to enter the Leased Premises at all reasonable times for any of the following purposes: (i) to determine whether the Leased Premises are in good operating order and condition and whether Tenant is complying with Tenant's obligations under this Lease; (ii) to give any notice required or permitted to be given to Tenant hereunder; (iii) to post "for sale" or "for lease" signs, or (iv) to show the Leased Premises to prospective brokers, agents, buyers or tenants.

RECORDING: This Lease shall not be recorded. In the event this Lease is recorded, it shall not be deemed to be notice to any person or to put any person on inquiry with respect thereto. If this Lease or any memorandum or notice thereof shall have been recorded, then the affidavit of Landlord or an attorney for Landlord that the Lease has been terminated without a lis pendens having been filed within twenty (20) days after the recording of such affidavit indicating a claim to the contrary, shall absolutely discharge any lien or claim to possession of the demised premises by Tenant against any subsequent Tenant, purchaser or mortgagee of the demised premises. The affidavit shall include a statement that not less than ten (10) days before the recording of said affidavit, Landlord mailed or caused to be mailed to Tenant a notice of intention to file such affidavit.

SECURITY DEPOSIT: Tenant shall pay to Landlord the sum of TWENTY-TWO THOUSAND FIVE HUNDRED FIFTY ($ 22,550.00) Dollars, to be held by Landlord as security for payment of rent and the performance of the covenants and agreements on the part of Tenant to be kept and performed under this Lease. In the event Tenant defaults, Landlord may use, apply and retain the whole or any part of the Security Deposit (without prejudice to any other right or remedy of Landlord) to the extent required for the payment of any rent, additional rent or other charges (including attorney's fees) or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's

default. Tenant covenants that it will not assign or encumber the Security Deposit, and that Landlord shall not be bound by any such assignment or encumbrance. Any interest earned on the Security Deposit shall be the sole property of Landlord.

HAZARDOUS SUBSTANCES INDEMNIFICATION: Tenant covenants and agrees, at its sole cost and expense, to indemnify, protect and save Landlord harmless against and from any and all damages, losses, liabilities, costs and expenses of corrective work, obligations, penalties, fines, impositions, fees, levies, lien removal or bonding costs, claims, litigation, demands, defenses, judgments, suits, proceedings, costs, disbursements or expenses (including attorneys' and experts' reasonable fees and disbursements) of any kind or of any nature whatsoever, including interest at 1% per month (collectively, the "Indemnified Matters") which may at any time be imposed upon, incurred by or asserted or awarded against Landlord and arising from or out of or attributable to or by reason of:

a. any discharge of any Hazardous Substances, the threat of a release or discharge of any Hazardous Substances, or the presence of any Hazardous Substances at, upon, under, within or otherwise affecting the property, of which the Leased Premises forms a part (the "Property"), or any contiguous or adjacent real estate by reason of occurrences at, upon, under or within the Property, including any loss of value as a result of any of the foregoing;

b. any costs of removal or remedial action incurred by any federal, state or local governmental authority, any response costs incurred by any other person, and damages to, destruction of, or loss of natural resources including costs of assessing such injury, destruction or loss incurred pursuant to any Laws;

c. additional costs required to take necessary precautions to protect against the release of Hazardous Substances at, upon, under, within or otherwise affecting the Property, into the air, any body of water, any other public domain or any surrounding areas;

d. any costs incurred to comply, in connection with all or any portion of the Property, or any surrounding areas, with all applicable Laws and any other environmental matters, at, upon, under, within or otherwise affecting the Property, or any contiguous or adjacent real estate, by reason of any discharge of any Hazardous Substances, the threat of a release or discharge of any Hazardous Substances, or the presence of any Hazardous Substances, at, upon, under, within or otherwise affecting the Property;

e. liability for personal injury or damage arising under any statutory or common law theory, including damages for the maintenance of a public or private nuisance or for the carrying on of an abnormally dangerous activity or operation on, at, under or within the Property, or any real property contiguous or adjacent thereto.

SUBROGATION: Based upon the insurance to be maintained by Tenant hereunder, Tenant hereby releases Landlord from liability for any and all loss or damage to the extent covered by the insurance to be carried by Tenant hereunder, even if such loss or damage shall be brought about by the fault or negligence of Landlord or persons claiming under Landlord or for whom Landlord may be derivatively liable. Tenant agrees that, to the extent commercially available at reasonable cost, all insurance policies to be maintained by Tenant hereunder will contain a clause to the effect that the release under this Section shall not affect such policies or the right of Tenant or Landlord to recover thereunder.

Based upon the insurance to be maintained by Landlord, Landlord hereby releases Tenant from liability for any and all loss or damage to the extent covered by the insurance to be carried by Landlord, even if such loss or damage shall be brought about by the fault or negligence of Tenant or persons claiming under Tenant or for whom Tenant may be derivatively liable. Landlord agrees that, to the extent commercially available at reasonable cost, all insurance policies to be maintained by Landlord will contain a clause to the effect that the release under this Section shall not affect such policies or the right of Landlord or Tenant to recover thereunder.

BROKER'S FEES: Landlord and Tenant warrant to each other that no brokers were involved in the consummation of this transaction and therefore no brokers are entitled to a fee as a result of the execution of this Lease.

SEPARABILITY: If any term or provision of this Lease or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such term or provisions or circumstance other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforceable to the fullest extent permitted by law.

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NOTICE: No notice, approval, consent or other communication permitted or required to be given by this Lease will be effective unless the same is sent postage prepaid by United States Certified Mail, return receipt requested, to the other party at the following addresses: if to Landlord, to the address listed in the opening paragraph of this Lease with a copy to Landlord's attorney Joseph Raheb, Esq., 650 Geo. Washington Hwy., Suite 200, Lincoln, RI 02865; if to Tenant, to the address listed in the opening paragraph of this Lease.

RULES: Tenant will comply with rules attached to this lease. Landlord will have the right from time to time to amend the same. Upon delivery of a copy of the amended rules to Tenant, Tenant will become bound by them and will comply with the same. If there is a conflict between the rules and any provision of this Lease, the Lease shall prevail. Landlord will not be liable to Tenant for violations of any rules by others.

INTERPRETATION. This Lease shall not be construed more strictly against one party than against the other merely by virtue of the fact that this Lease may have been physically prepared by one of the parties, or such party's counsel, it being agreed that all parties and their respective counsel have mutually participated in the negotiation and preparation of this Lease or that each party has had the opportunity to consult with counsel (or has made the decision not to consult with counsel).

APPLICABLE LAW, SUCCESSORS AND ASSIGNS, INTEGRATION: This Lease and the performance thereof will be governed, interpreted, construed and regulated by the laws of the State of Rhode Island. This Lease will bind and inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors and permitted assigns. References herein to the parties will be deemed to include their respective heirs, administrators, executors, successors and permitted assigns. This Lease contains all of the agreements of the parties and may not be modified or amended except by written agreement.

CAPTIONS: The captions as to contents of particular paragraphs herein are inserted only for convenience, and are in no way to be construed as part of this Lease or as a limitation on the scope of the particular paragraphs to which they refer.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease on the date first written above.

Landlord:
Boys & Girls Clubs of Northern Rhode Island

_____ By:_____

Witness

Tenant:
RISE PREP MAYORAL ACADEMY

_____ By:_____

Witness

RULES

1. The floors, windows, sidewalk, entry, hallways and stairways will not be obstructed by any of Tenants.

2. No sign, advertisement or notice will be affixed to the outside of the Building. No sign, advertisement or notice will be affixed to the inside of the Building except with Landlord's consent. All signs permitted shall be in a style and

format approved by Landlord.

3. The Landlord will have the right to prescribe the weight limit, position, kind and method of floor protection, of safes and of other heavy objects brought into the Building.

4. Upon termination of the lease, each tenant must return to Landlord all keys to the Leased Premises or the Building. No tenant may change any locks without Landlord's consent.

5. No machine or machinery of any kind, other than that incident to normal operation of tenant's permitted use of the premises, will be operated in the Building without Landlord's consent.

6. Tenant's access to the Leased Premises for all purposes shall be limited to the use of the lower level entrance on Social Street.

7. No smoking is allowed in the Leased Premises or anywhere else in the building of which the Leased Premises forms a part.

8. No pets of any kind are permitted except service animals.

9. Tenant's parking rights: NONE.

10. No servicing or washing of motor vehicles is permitted.

Landlord will have the right from time to time to alter or amend these rules as provided in the lease with Tenant. References herein to the "Landlord's consent" shall mean the "prior written consent of Landlord in each instance."

Classrooms

Room 100

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Whiteboard/ Bulletin Boards	Teacher Table	Tables
1 Teacher Chair	4 Oval Tables	Chairs
Wil Remain in Room, RISE Won't Use	20 Green Chairs	Teacher Desk
4 Small Cubbies	4 Traingle Tables	Teacher Chair
1 Large Storage Cabinet		Projectors
		Bookshelves
		Storage
		Trash Bins

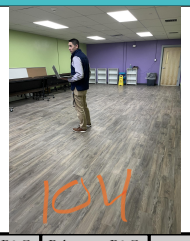
Room 101

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Whiteboard/ Bulletin Boards	Teacher Table	Tables
1 Teacher Chair	4 Oval Tables	Chairs
Wil Remain in Room, RISE Won't Use	20 Green Chairs	Teacher Desk
5 Small Cubbies	4 Traingle Tables	Teacher Chair
1 Large Storage Cabinet		Projectors
Pod Holder Moves to Upstairs		Bookshelves
		Storage
		Trash Bins

Room 102

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
None	Need Information from Nick Re: Number of Shelves and Large Items	Tables
		Chairs
		Teacher Desk
		Teacher Chair
		Projectors
		Bookshelves
		Storage
		Trash Bins
		Whiteboard

Room 104



Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Whiteboard/ Bulletin Boards	4 Small Shelves	Tables
	6 Cafeteria Tables	Chairs
		Teacher Desk
		Teacher Chair
		Projectors
		Bookshelves
		Storage
		Trash Bins

Scholar Lounge

No Picture

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
2 Semi Cirlcle Booths	None	9 Lockers
1 Semi Circle Table		Locker Locks
18 Tall Chairs		Projector
5 tall rounds		Stand for Projector
8 Booth/Desk Seating		Whiteboard
2 Large Round Short Tables		Trash Cans
5 Small Orange Tables		
2 Rectangle Benches		
1 Rectangle Table		
7 Small Chairs		
3 Lockers		
4 Green Stools		

Room 120 Won't be used by RISE Prep at this time

Room 106 Won't be used by RISE Prep at this time

Offices

Office 114

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
None	None	All Items Brought In

Office 115

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
None	None	All Items Brought In

Office 134

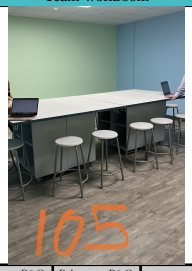
Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Wall Mounted Cabinet	None	All Items Brought In
Will move 2 items below to common area		
4 Mini Sofas		
1 Rectangle Bench		

Office 135

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
None	None	All Items Brought In

Shared Spaces

Room 105 Team Workroom

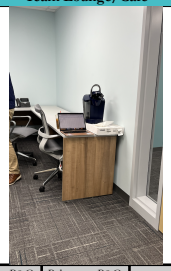


Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
2 Large Top Tables	None	Copiers
12 Stools		Shelves
1 Large Metal Shelf		Storage

Room 116 Conference Room

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
8 Tables	None	None
About 18 Chairs		
Will Not Use		
Storage/Fridge Space		

Room 112 Team Lounge/Cafe



Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
2 Tables	None	None
Chairs		

Room 113 Team Lounge/Cafe

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Small Fridge	None	Large Fridge
Microwave		Storage Items
Storage Areas		

PE Space

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Any Wall Mounted Items	None	Any Sport Supplies

Front Desk

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Table Top Space	None	TV
Desk Space		Wall Mount
		Storage Needs
		Shelves

Staff Bathroom

N/A

Belongs to B&G We will Use	Belongs to B&G We will Store	Belongs to RISE
Fixtures	None	Shelves
		Supplies

Offer to Purchase Real Estate

TO: GEORGE JACKSON, 170 Spring Street, Woonsocket, Rhode Island 02905 ("Seller")

Date: November 20, 2025

Re: The property at 168 Spring Street, Woonsocket, Rhode Island, Plat 13, Lot 309, and the red cross hatched area on the parking plan attached to this Offer (the "Premises")

RISE Prep Academies, its designees, nominees or assigns ("Purchaser") offers to buy the Premises from you, subject to the following terms and conditions:

Purchase Price: The Purchase Price will be negotiated, determined, and agreed to after Purchaser obtains an appraisal of the Premises from a duly licensed real estate appraiser.

Escrow Deposit: Five (5%) percent of the agreed Purchase Price upon execution of a mutually acceptable Purchase and Sale Agreement, which amount shall be fully applicable to the purchase price at closing of the transaction.

Due Diligence: Purchaser shall have ninety (90) days ("Due Diligence Period") from the mutual execution of a Purchase and Sale Agreement ("PSA") in which to examine all aspects of the Premises and determine the suitability of it for its intended purposes. The dated identified as the effective date of the PSA shall be designated as the "Contract Date." Within ten (10) days of the Contract Date, Seller shall provide pertinent documents, tests, reports or other materials in its possession to Purchaser to assist Purchaser in this review. Within ten (10) days of Contract Date, Seller shall deliver to Purchaser all leases, contracts, building plans, permits, approvals and agreements relating to the premises for Purchaser's review and determination concerning assumption. Purchaser shall decide by the end of the due diligence period which obligations, if any, Purchaser desires to assume. Purchaser may terminate the transaction without further liability for any reason or no reason during the due diligence period and the escrow deposit shall be returned to Purchaser. If Purchaser decides to proceed with the transaction after the due diligence period ends, said escrow deposit shall thereafter be non-refundable unless Seller defaults, or some condition of Seller to closing is not satisfied.

Purchaser agrees to the following timeline hurdles as being part of the 90-day due diligence period:

A) Purchaser will make full application with a lender of its choosing before the 30th day from Contract Date, and verify same to Seller;

B) Purchaser will order and pay for the completion of a title report before the 45th day from Contract Date and identify any objections to title to Seller for Seller to remove or remedy;

C) Seller will order and pay for the completion of the updated property survey report of the Premises before the 20th day from Contract Date and verify same to Purchaser.

Environmental Inspections Environmental inspections shall be at the sole expense of Purchaser and shall be completed no later than ninety (90) days of Contract Date.

Appraisal Any appraisal shall be obtained at the expense of Purchaser and shall be completed no later than ninety (90) days of Contract Date.

Zoning and Land Use Any rezoning and land use issues, including surveys and application fees, shall be obtained or resolved at the sole expense of Purchaser and shall either be resolved not later than ninety (90) days of Contract Date, or the PSA shall provide for a contingency and contingency period within which time the parties shall seek to obtain rezoning of the Premises. Purchaser and Seller agree to consult and cooperate with each other regarding such rezoning efforts. Seller agrees to sign and authorize Purchaser's Master Plan Application with the City of Woonsocket.

Conditions to Closing: The following shall be absolute conditions to closing unless waived by Purchaser:

1. Purchaser's satisfactory review of all conditions and matters it deems necessary or appropriate during the due diligence period.

2. Seller's ability to deliver good and marketable, indefeasible, title to the Premises and all rights and appurtenances thereto.

Transfer of Title: Transfer of title shall be by warranty deed.

Closing: Closing shall occur within twenty-one (21) days of the expiration of the Due Diligence Period, at a time and place mutually agreeable to the parties. Purchaser shall pay for all legal fees to prepare any documents to convey the Premises.

Closing Costs: Purchaser shall pay the basic premium for the issuance of the Owner's Title Policy, including the cost of the title search, binder and premium, and preparation and recordation of curative title documents. The cost of any endorsement or additional coverages shall be paid by the Purchaser. Seller shall pay for the preparation and recordation of the deed, and all transfer taxes or documentary stamps on the deed. Seller shall further

pay all then-due installments of any existing special assessments and all delinquent real estate taxes, as well as any additional taxes assessed for a period prior to closing resulting from changes in the use or ownership of the Premises. Current real estate taxes, utility costs, and other pro-ratable expenses shall be pro-rated between the parties at closing. Purchaser shall pay at closing the cost of recording any mortgages and mortgage taxes or documentary stamps applicable to Purchaser's lender. Seller and Purchaser shall split equally any escrow fees and miscellaneous closing costs. Each party shall be responsible for the payment of its own attorney fees. Any costs not expressly identified shall be paid according to local custom.

Broker: Purchaser and Seller acknowledge that they have not dealt with any broker for this transaction.

PSA: Within ten (10) days of the agreement of the Purchase Price, Purchaser's counsel shall generate a first draft of a PSA consistent with the foregoing terms, and forward the same to Seller, and the parties shall expeditiously and in good faith negotiate the PSA. The parties acknowledge that the foregoing does not encompass all terms that will be included in the final PSA.

Please acknowledge your receipt of this letter and Seller's interest in pursuing the execution of a purchase and sale agreement in accordance with the foregoing by countersigning the duplicate copy of this letter enclosed herein in the space provided below and returning it to the undersigned by facsimile or email as soon as possible, but in no event later than November 14, 2025 at 5:00 EST.

PURCHASER: RISE Prep Academies

By: _____
Name: Rosalind DaCruz
Title: Executive Director

SELLER: George Jackson

By: George Jackson 11-20-2025
Name: George Jackson

Angélica Infante-Green
Commissioner

State of Rhode Island
DEPARTMENT OF EDUCATION
School Building Authority
Shepard Building
255 Westminster Street
Providence, Rhode Island 02903-3400

RISE PREP MAYORAL ACADEMY – FY2025 NECESSITY OF SCHOOL CONSTRUCTION
STAGE II – SBA PRELIMINARY APPLICATION REVIEW

As part of the Necessity of School Construction process, the School Building Authority reviews the district's application per the School Construction Regulations. This review assesses compliance with the Necessity of School Construction checklist that was sent to the LEA (Local Education Agency) after Stage I Preliminary Approval. The following review includes requests for clarification or further information to assess the application and ensure compliance.

Project Summary and Prioritization

- Please note that the SBA has issued new guidance regarding eligible reimbursement amounts for new construction. Please see the attached memo.

Architectural Feasibility

High Performance Green Standards

- Given that this will be a high profile, transformative project, it should pursue a minimum of 180 NECHPS points.
- Please provide a completed "School as a Tool" protocol (attached).

Facilities Maintenance Plan

- Please provide a narrative on the LEA's facilities maintenance plan (e.g. Description of facilities maintenance scope completed annually, quarterly, monthly).

Current and Projected Enrollment

- Please provide the waitlist numbers for each grade for the last three years to substantiate the growing enrollment.

Traffic/Transportation Impact Plan

- Please note that all variance requests for chevron parking must follow RIDE's variance request protocol (attached) and must be submitted to the Commissioner of Education. This request will not be considered until the protocol has been completed.

Geotechnical Report

- Please include a narrative describing how the site will be evaluated for the presence of contamination or other environmental concerns.
- The Civil narrative indicates that coordination with several entities (Woonsocket Planning Department, Woonsocket Engineering Division and RI Department of Environmental Management) is required. Provide documentation of coordination and communication with these entities.

Design and Construction Cost Projection

- Please see SD comments for cost estimate review.

Site Purchase Plan

- Provide an Analysis of whether the site meets all standards outlined in RIDE regulations, including but not limited to environmental assessments and remediation requirements, permitting,

RISE PREP MAYORAL ACADEMY - STAGE II - PRELIMINARY APPLICATION - SBA REVIEW, (cont.)

and zoning requirements. (See section 4.6.2 Responsible School Site Selection of School Construction regulations).

Project Timeline

- Please provide a narrative outlining the line and usage of the Boys and Girls Club as swing space.

Angélica Infante-Green
Commissioner

State of Rhode Island
DEPARTMENT OF EDUCATION
School Building Authority
Shepard Building
255 Westminster Street
Providence, Rhode Island 02903-3400

RISE PREP MAYORAL ACADEMY – FY2025 NECESSITY OF SCHOOL CONSTRUCTION
STAGE II – SBA PRELIMINARY SCHEMATIC DESIGN REVIEW

A part of the Necessity of School Construction application process, the School Building Authority reviews the Schematic Design for the proposed projects per the School Construction Regulations and the Design Review Guidance. The review focuses on the feasibility of the project, ensuring that the scopes of work have been sufficiently investigated and documented to develop prudent and reliable cost projections.

Design and Construction Cost Projection

- There are several discrepancies between the project budget worksheet (PBWS) and the cost estimate. Please provide clarification on the following:
  - The hard cost subtotal in the PCM estimate does not match the one listed on the PBWS.
  - Demolition of the existing building is listed at over $334K in the cost estimate, but only $162K on the PBWS.
  - Please confirm that escalation has been removed from the hard costs in the PBWS and included with soft costs (line item #4).
- Please note that the FF&E allowance is limited to $2,160 per student and should be reduced to reflect this amount.
- The site purchase amount listed on the PBWS exceeds the amount listed in the appraisal provided. Please note that RIDE only reimburses up to the appraised property value. Please amend accordingly.
- **Please note that the SBA has issued new guidance regarding eligible reimbursement amounts for new construction. Please see the attached memo.**

SD Documents

- Provide documentation of coordination with municipality on creating safe pedestrian routes to school, including signage, pavement striping, traffic management and operations coordination.
- Provide documentation of coordination with the City of Woonsocket Planning Board.
- The adjacency of the music room and science could be disruptive to the learning environment. Provide a narrative addressing how the music room will be acoustically isolated from the rest of the learning community.
- The following rooms do not appear to have access to natural light and are not in compliance with NECHPS standards:
  - Behavioral Room
  - Teacher Work Room
  - Dean's office
  - Medical Suite
  - Special Education Resource
- The special education program is completely isolated from the rest of the learning community and siloed in a back corner of the building. Consider reconfiguring to align with RIDE's basic educational program.
- Confirm that the gymnasium meets minimum RI Interscholastic League design standards.

RISE PREP MAYORAL ACADEMY - STAGE II - PRELIMINARY APPLICATION - SBA REVIEW, (cont.)

- The entry vestibule connection to the gym and classroom wing seems to present a security issue, as someone granted access to the gym could in turn go through the gym doors and access the classrooms. This area should be assessed from a security standpoint.
- There appears to be multiple dead-end corridors on various levels of the building. Please verify.

SCHOOL BUILDING AUTHORITY
at the Rhode Island Department of Education

SCHOOL COST **ANALYSIS**

October 2025

School Cost

For the RIDE school facilities assessments, project costs per square foot were developed based ona review of a variety of school project cost data from completed Rhode Island projects, similar Massachusetts and Connecticut K-12 schools, and national square foot school cost publications. As the determination of a single square foot cost for each school type is variable, due to its location geographically (suburbs versus city), varying site conditions, un-predictable economic influences, etc., the square foot costs reflect total project costs per square foot for the representative school type.

COST PER SQUARE FOOT

The total project square foot costs assumed 2025 economics and a hard bid (lump sum) environment. Focused on the low bidder's bid, these costs include a 20% allowance for all project soft costs and are in line with RIDE School Construction Regulations (5/24/07) regarding eligible project costs:

- Elementary School: $580/sf
- Middle School: $610/sf
- High School: $650/sf

COST PER STUDENT

Combining furniture, fixtures, and equipment (FF&E), and technology (IT) into one total budget provides the most flexibility to each district. The FF&E and IT allowances assumes an ES of 75,000 sf with 350 students; a MS of 120,000 sf with 675 students; and a HS of 175,000 sf with 890 students. The following per student budgets for FF&E and IT budgets are:

- FF&E: $2,160 /student
- IT: $3,090/student

Rhode Island School as a Tool Protocol
SCHOOL/DISTRICT Agreement

SCHOOL/DISTRICT RISE Prep Academies

By this agreement, the SCHOOL/DISTRICT commits to implementing the School as a Tool / RI Sustainable Schools Protocol, pursuant to the RIDE's School Building Authority.

The SCHOOL/DISTRICT has extensive infrastructure ideal for the School as a Tool protocol. The school itself can become a hands-on teaching tool to enable instruction about the benefits of high-performance design as well as to help prepare an environmentally literate student body. According to the RI Environmental Literacy Plan (2011), an environmentally literate student is one who has "the opportunity to become aware, inquire, investigate, and develop responsible citizenship action plans or behavior regarding local, national, or global environmental issues." In preparing environmentally literate students, RI schools and communities also "have the opportunity to concurrently improve students' proficiency" in core academic areas.

The SCHOOL/DISTRICT will develop the School as a Tool program by integrating sustainability through curriculum, campus, and community as outlined in the five (5) components below.

I. Establish a Green Team

The SCHOOL/DISTRICT will assemble a motivated and empowered group of stakeholders including, but not limited to, principals, teachers, facility managers, students, nurses, and/or parents. The Green Team will:

- adopt an environmental vision statement specific to the SCHOOL/DISTRICT.
- plan and develop an action plan to be shared with all stakeholders.
- meet on a regular basis to implement, and monitor the action plan.
- coordinate and direct School as a Tool related initiatives and activities.

Resources for establishing a green team:

- *Green Schools Initiative: http://greenschools.net/*
- *Healthy Schools Campaign: http://www.greencleanschools.org/*
- *RIC Green Initiatives: http://www.ric.edu/green/*
- *URI Green Team: http://www.uri.edu/sustainability/greenteams.php*
- *The Green Team (Massachusetts): http://www.thegreenteam.org/*
- *Eco-Schools: http://www.eco-schools.org/*

II. Conduct a School Environment Survey

Students and teachers will engage in data collection to acquire information about the SCHOOL/DISTRICT that will inform their forthcoming decisions.

- The survey might collect data on: greenhouse gas emissions; water quality and conservation; waste production and disposal; recycling; transportation methods; pest management; air quality; cleaning products and chemical management; physical fitness and outdoor time; food and nutrition; environmental education activities; and more.

Resources for conducting a school environment survey:

- *RI Green Ribbon Schools Online Application: http://www.ride.ri.gov/finance/funding/construction/schoolconstruction.aspx*
- *Green Flag Schools' The School Environment Survey: http://www.greenflagschools.org/Survey.pdf*
- *US EPA Healthy School Environment Resources: http://cfpub.epa.gov/schools/index.cfm*
- *Energy Education & Workforce Development: http://www1.eere.energy.gov/education/lessonplans/default.aspx*

III. Integrate Environmental Literacy into the Existing Curriculum

Using the school as a hands-on laboratory and integrating environmental education activities into science, math, civics and government, engineering and technology, language arts, art, and elective courses provides abundant opportunity for real world problem solving and instruction on the benefits of the SCHOOL/DISTRICT's sustainable building. The following section describes five (5) key elements in the School as a Tool program, each followed by examples of how the SCHOOL/DISTRICT may integrate them into the curriculum.

- Integrate environmental and sustainability concepts throughout the curriculum. Examples include:
  - creating environmental education units and lesson plans aligned to state and national standards (i.e. Common Core State Standards, Grade Level Expectations/Grade Span Expectations, etc.).
  - using sustainability and the environment as a context for learning science, technology, engineering and mathematics thinking skills and content knowledge.
  - establishing opportunities for interdisciplinary learning about the key relationships between environmental, energy and human systems.
  - allowing students to undertake study of environmental and sustainability themes such as energy, water, forest, pollution, and waste.
  - providing real-world contexts and relevant issues by using the facility as a teaching tool for indoor environmental quality, energy efficiency, renewable energy, and more.
  - involving the entire school in initiatives such as saving water, recycling, and saving energy.
  - using sustainability and the environment as a context for learning green technologies and career pathways.
  - offering environmental science courses.
- Integrate environmental literacy into student exhibitions, portfolios, and course assessments. Examples include:
  - incorporating environmental and sustainability concepts into classroom based and school wide assessments.
  - allowing students' civic and community engagement projects to focus on environmental and sustainability topics.
  - creating an environmental or sustainability literacy graduation requirement.
- Provide and/or promote professional development opportunities in environmental and sustainability education for all teachers.
- Promote outdoor education and time spent in nature. Examples include:
  - using the school yard, parks, and/or field trips to engage students in meaningful outdoor learning experiences at every grade level.
  - using outdoor settings to teach an array of subjects in contexts, engage the broader community, and develop civic skills.
- Increase alignment to North American Association for Environmental Education's (NAAEE) Guidelines for Learning.

Resources for integrating environmental literacy into the existing curriculum:

- *RI Environmental Literacy Plan: http://rieea.org/images/stories/RI/documents/ri_elp_plan_2011.pdf (NEEDS TO BE UPDATED)*
- *NAAEE's Guidelines for Learning: http://eelinked.naaee.net/n/guidelines/topics/Excellence-in-EE-Guidelines-for-Learning-K-12*
- *Green Ribbon Schools: http://www2.ed.gov/programs/green-ribbon-schools/index.html*
- *Green Strides Resources: http://www2.ed.gov/about/inits/ed/green-strides/resources.html*
- *PLT Green Schools! Program: http://www.plt.org/about-project-learning-tree-greenschools-program*
- *Green Education Foundation: http://www.greeneducationfoundation.org/*

IV. Inform and Involve the Community

The SCHOOL/DISTRICT will facilitate communication about the School as a Tool program within and outside of the whole school community. Such activities can include:

- partnering with external organizations to implement the School as a Tool program.
- operating an information kiosk in the community where information pertaining to the School as a Tool program is regularly updated.
- developing a website/webpage to update the community on the School as a Tool program.
- organizing a semi-annual or annual event to showcase the ways in which students are involved in the School as a Tool program.
- conducting educational workshops for school personnel, parents, students, and/or community members.

Resources for informing and involving the community:

- *RI Environmental Education Association: http://rieea.org/*
- *Sustainable Schools Network: http://www.apeiron.org/new/education/rissn.php*
- *Earth Day Network: http://edu.earthday.org/*

V. Monitor and Evaluate Progress

By gathering and analyzing information and data initiated through the School as a Tool program, the SCHOOL/DISTRICT will be able to measure progress, inform future decisions, and even promote the program when applying for recognition or funding. Such activities can include:

- conducting an annual school survey of teachers, students, parents, and other project partners.
- facilitating an annual meeting or seminar to obtain feedback from project partners.

Resources for monitoring and evaluating progress:

- *Educational Survey Templates: http://www.surveymonkey.com/mp/education-survey-templates/*
- *School Survey Templates: http://www.websurveymaster.com/1-School-Survey-templates-*

VI. Apply to the Green Ribbon Schools Program

The SCHOOL/DISTRICT will apply for a Green Ribbon Schools Award, a national program that recognizes schools that save energy, reduce costs, feature environmentally sustainable learning spaces, protect health, foster wellness, and offer environmental education to boost academic achievement and community engagement.

Resources for applying to the Green Ribbon Schools Program:

- *Online Application: http://www.ride.ri.gov/finance/funding/construction/schoolconstruction.aspx*
- *US Department of Education Green Ribbon Schools: http://www2.ed.gov/programs/green-ribbon-schools/index.html*

Timeline

By February 27, 2026 , the SCHOOL/DISTRICT will submit an environmental vision statement, action plan, roster, and meeting schedule.

By March 30, 2026 , the SCHOOL/DISTRICT will submit the results from the school environment survey.

By April 30, 2026 , the SCHOOL/DISTRICT will submit a preliminary proposal for how it will integrate environmental literacy into the curriculum; inform and involve the community; and monitor and evaluate progress.

By May 29, 2026 , the SCHOOL/DISTRICT will submit a final program description for how it will integrate environmental literacy into the curriculum; inform and involve the community; and monitor and evaluate progress.

By SY 26-27 , the SCHOOL/DISTRICT will implement the approved program.

By Spring 2028 , the SCHOOL/DISTRICT will apply to the Green Ribbons School program.

In addition, the SCHOOL/DISTRICT will welcome the opportunity to be active participants in sustainable schools opportunities in the future. These activities might include participation in sustainable schools meetings or hosting RIDE-sponsored events such as sustainable schools meetings.

R DaCruz

Signature of SCHOOL/DISTRICT authorized representative

12.1.25

Date

Rosalind DaCruz

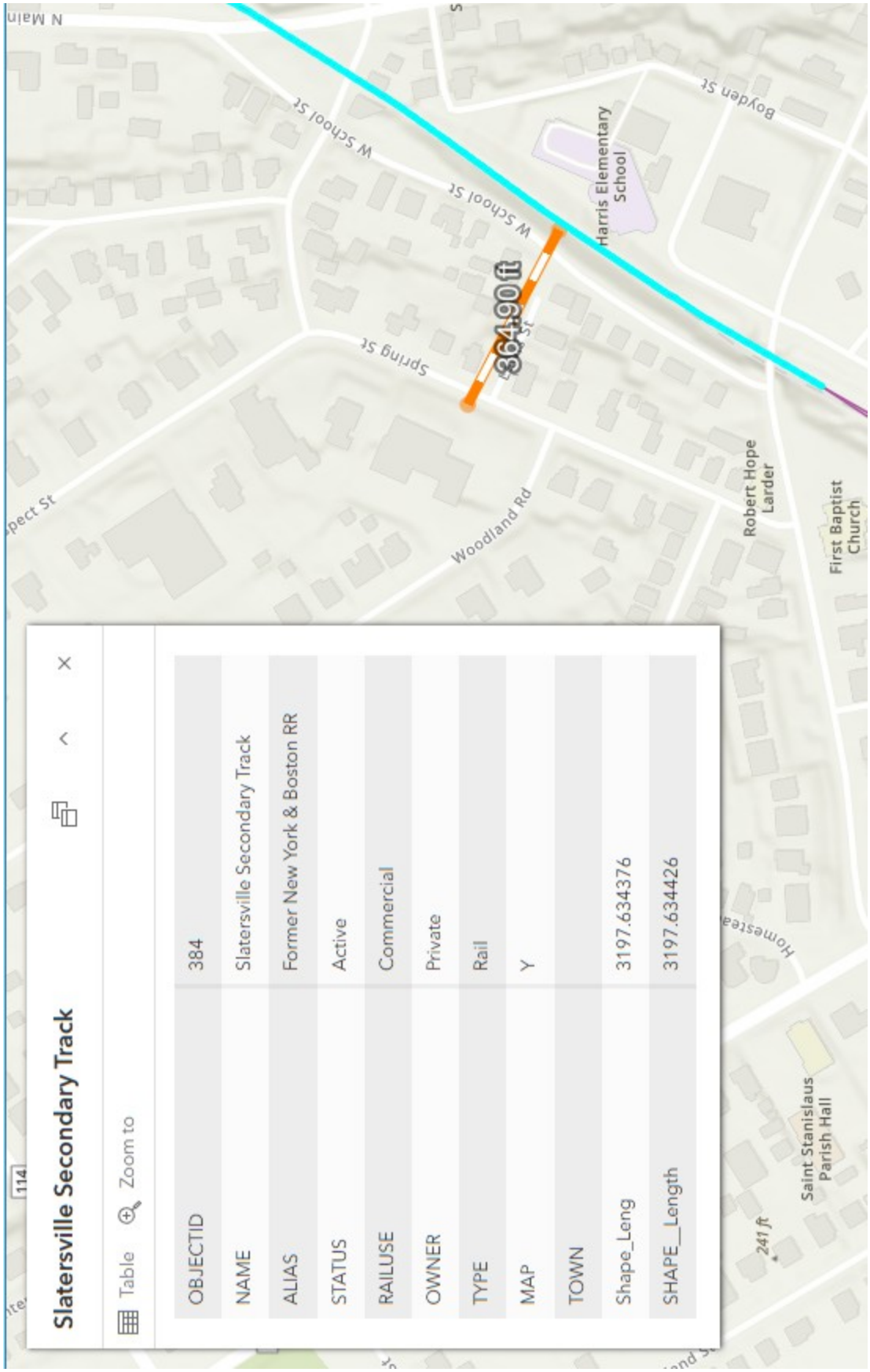
Print name of SCHOOL/DISTRICT authorized representative

Superintendent Executive Director

Title of SCHOOL/DISTRICT authorized representative

RISE Prep Academies

SCHOOL/DISTRICT


Slatersville Secondary Track
Table
Zoom to
OBJECTID 384
NAME Slatersville Secondary Track
ALIAS Former New York & Boston RR
STATUS Active
RAILUSE Commercial
OWNER Private
TYPE Rail
MAP Y
TOWN
Shape_Leng 3197.634376
SHAPE_Length 3197.634426
364.90 ft
241 ft
W School St
Spring St
Woodland Rd
Boyden St
Harris Elementary School
Robert Hope Larder
First Baptist Church
Saint Stanislaus Parish Hall
N Main
114

Prepared By: John Chester

Property Type is 'Single Family (SFM)' **Status** is 'Pending (PN)' 11/19/2025 to 05/23/2025 **Status** is 'Sold (SS)' 11/19/2025 to 11/19/2024 **Status** is one of 'Active (AA)', 'Act Und Contract(AU)' **Latitude, Longitude** is within 1.00 mi of 170 Spring St, Woonsocket, RI 02895, USA **State Or Province** is 'Rhode Island' **City** is 'Woonsocket' **Apx Abv Gr LivSF** is 1800 or less

Market Analysis Summary | Single Family

Listings as of **11/19/2025** at **2:28 pm, Page 1 of 2**

#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Active															
1	1396557	394 Third Avenue	Woonsocket	4	1	1	1,344	3,700	$256	$344,000					50
2	1388991	168 3rd Avenue	Woonsocket	4	1	1	1,319	5,663	$273	$360,000					141
3	1399592	103 Summer Street	Woonsocket	4	1	1	1,050	9,583	$362	$379,828					14
# LISTINGS:	3		**Min**	4.00	1.00	1.00	1,050	3,700	$256	$344,000					14
			Max	4.00	1.00	1.00	1,344	9,583	$362	$379,828					141
			Avg	4.00	1.00	1.00	1,238	6,315	$297	$361,276					68
			Med	4.00	1.00	1.00	1,319	5,663	$273	$360,000					50
Listings: Sold															
1	1383307	15 Lewis Street	Woonsocket	3	1	0	1,013	4,356	$252	$255,000	$255,000	$252	05/15/2025	100%	0
2	1391828	100 Prospect Street	Woonsocket	3	1	0	1,200	4,077	$266	$318,888	$319,000	$266	10/24/2025	100%	37
3	1386384	94 Huntington Avenue	Woonsocket	4	2	0	1,302	4,945	$246	$319,900	$319,900	$246	06/30/2025	100%	4
4	1378156	197 Church Street	Woonsocket	3	2	0	1,350	2,548	$244	$330,000	$340,000	$252	04/01/2025	103%	24
5	1386136	43 Dexter Street	Woonsocket	3	2	0	1,327	3,485	$256	$339,900	$355,000	$268	08/13/2025	104%	49
6	1370728	391 Summer Street	Woonsocket	3	1	1	1,398	7,405	$286	$399,900	$385,000	$275	02/04/2025	96%	68
7	1391639	177 Gaskill Street	Woonsocket	3	2	0	1,630	7,841	$264	$429,900	$460,000	$282	09/05/2025	107%	6
# LISTINGS:	7		**Min**	3.00	1.00	0.00	1,013	2,548	$244	$255,000	$255,000	$246		96%	0
			Max	4.00	2.00	1.00	1,630	7,841	$286	$429,900	$460,000	$282		107%	68
			Avg	3.14	1.57	0.14	1,317	4,951	$259	$341,927	$347,700	$263		102%	27
			Med	3.00	2.00	0.00	1,327	4,356	$256	$330,000	$340,000	$266		100%	24
10	**Total Listings**		**Average for all:**	3.40	1.40	0.40	1,293	5,360	$270	$347,732	$347,700	$263		71%	39
			Median for all:	3.00	1.00	0.00	1,323	4,651	$260	$341,950	$340,000	$266		100%	31

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All Information Herein Is Deemed Reliable, But Is Not Guaranteed. Buyer to Verify.
Powered by BoardOnTrack

Prepared By: John Chester

Quick Statistics (10 Listings Total)

Quick Statistics		Min	Max	Average	Median
	List Price	$255,000	$429,900	$347,732	$341,950
	Sold Price	$255,000	$460,000	$347,700	$340,000
	Days on Market	0	141	39	31

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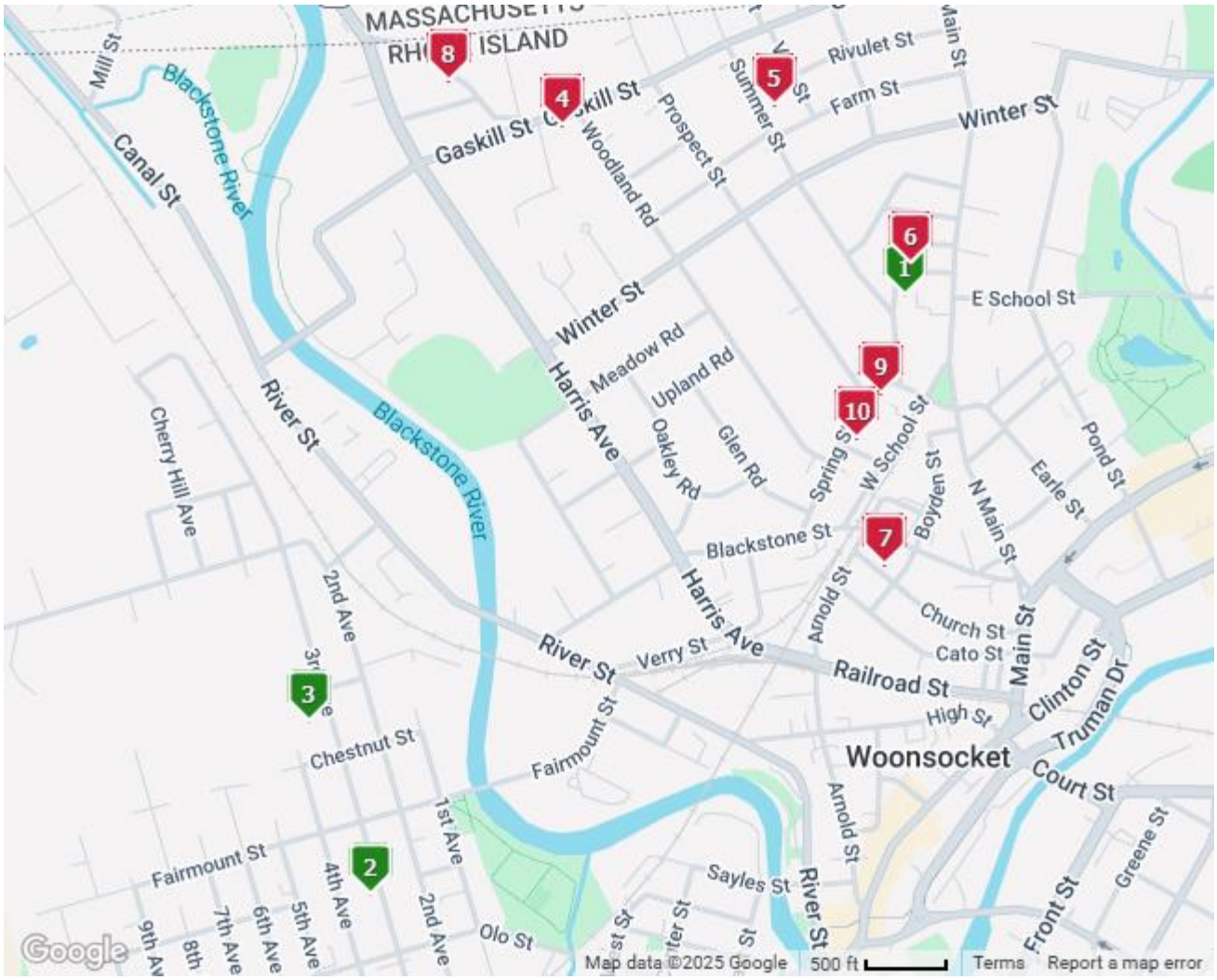

103 Summer Street

1

MLS#:	**1399592**
Status:	**AA**
Price:	**$379,828**
SqFt:	**1,050**
Beds:	**4**
Full Bath:	**1**
Half Bath:	**1**

168 3rd Avenue

2

MLS#:	**1388991**
Status:	**AA**
Price:	**$360,000**
SqFt:	**1,319**
Beds:	**4**
Full Bath:	**1**
Half Bath:	**1**

394 Third Avenue

3

MLS#:	**1396557**
Status:	**AA**
Price:	**$344,000**
SqFt:	**1,344**
Beds:	**4**
Full Bath:	**1**
Half Bath:	**1**

177 Gaskill Street

4

MLS#:	**1391639**
Status:	**SS**
Price:	**$460,000**
SqFt:	**1,630**
Beds:	**3**
Full Bath:	**2**
Half Bath:	**0**

391 Summer Street

5

MLS#:	**1370728**
Status:	**SS**
Price:	**$385,000**
SqFt:	**1,398**
Beds:	**3**
Full Bath:	**1**
Half Bath:	**1**

43 Dexter Street

6

MLS#:	**1386136**
Status:	**SS**
Price:	**$355,000**
SqFt:	**1,327**
Beds:	**3**
Full Bath:	**2**
Half Bath:	**0**

7

197 Church Street

MLS#:	**1378156**
Status:	**SS**
Price:	**$340,000**
SqFt:	**1,350**
Beds:	**3**
Full Bath:	**2**
Half Bath:	**0**

8

94 Huntington Avenue

MLS#:	**1386384**
Status:	**SS**
Price:	**$319,900**
SqFt:	**1,302**
Beds:	**4**
Full Bath:	**2**
Half Bath:	**0**

9

100 Prospect Street

MLS#:	**1391828**
Status:	**SS**
Price:	**$319,000**
SqFt:	**1,200**
Beds:	**3**
Full Bath:	**1**
Half Bath:	**0**

10

15 Lewis Street

MLS#:	**1383307**
Status:	**SS**
Price:	**$255,000**
SqFt:	**1,013**
Beds:	**3**
Full Bath:	**1**
Half Bath:	**0**

Single Family - MLS # 1399592 - Active

103 Summer Street , Woonsocket, RI 02895

RE Taxes/Yr:	**$3,050 / 2025**	List Price:	**$379,828**
Exempt Inc:	**No**	Original LP:	**$379,828**
Assessment:	**$271,600**	Price/SqFt:	**$361.74**
Asso Fee/Per:		DOM:	**14**
Year Built:	**1878**	Fire Dist Tax:	
Type:	**Colonial**		

Public Rems: **Fully remodeled like new 3-4 bed colonial situated on a huge north end lot. This home is move in ready with new siding, new Navien Furnace, new kitchen with granite, new baths, new plumbing, updated electric, new flooring, new high efficiency spray foam insulation you name it and it has been done. Home features an open floor plan with front to back living room and walk out finished basement with full windows and space for future expansion. Don't miss out on Woonsocket's best available property for the money.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:	**R4**	RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**Unknown**

Interior

Total Rooms:	**7**	Abv Grd Liv Area:	**1,050**	Basement Type:	**Full**
Beds Total:	**4**	Blw Grd Liv Area:	**300**	Basement Access:	**Interior and Exterior**
Baths Full:	**1**	Apx Total Liv Area:	**1,350**	Basement Finish:	**Partially Finished**
Baths Half:	**1**	Living Area Src:	**Seller**	Bsmt % Finished:	**50**
Bldg Levels:	**3**	# Bsmt Rooms:	**1**	Bsmt Room Type:	**Bedroom(s)**

Bath Desc: **Bath Tub, Tub & Shower**
Walls: **Dry Wall**
Equipment: **Cable TV, Carpeting, Ceiling Fan, Dishwasher, Oven/Range, Refrigerator**
Finished Floor: **Laminate, Wall to Wall Carpet**

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**28**	Assessor Plat:	**19**
Ungrd Tank Size:	**None**	Apx Lot SqFt:	**9,583**	Lot Frontage:	**114**
Ungrd Tank Type:	**None**	Site Acres:	**0.22**	Insulation:	**Unknown**
Foundation Type:	**Stone**				
Garage / Desc:	**0, None**			Onsite Prk Spcs:	**2**
Lot Description:	**Fenced**				
Fireplaces:	**None - 0**				
Electric:	**100 Amps, 220 Volts**				
Exterior:	**Insulated Glass Windows, Porch, Vinyl Siding**				
Water Supply:	**Connected, Municipal, Private**				
Water Amenities:	**Walk to Fresh Water**				
Sewer:	**Connected, Municipal, Public**			Plumbing:	**Copper, PVC**
Heating System:	**Baseboard**			Cooling:	**None**
Heating Fuel:	**Gas**			Hot Water:	**Gas**
				ApxHeat Cost $:	**Includes Hot Water, Undetermined**

Listing / Agent - Office Information

Def Show: **No**
Show Instruct: **Easy show text list agent Mike @ 401-487-7600**

List Agent:	**5888**	LA Phone:	**401-487-7600**
LA Name:	**Michael Plante**	LA Email:	mplante@residentialproperties.com
List Office:	**RESI04**	LO Phone:	**401-333-9333**
LO Name:	**Residential Properties Ltd.**		
List Date:		Closed Date:	
Expire Date:		Pending Date:	

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1388991 - Active

168 3rd Avenue , Woonsocket, RI 02895

Nbrhood:	**Fairmount**		
RE Taxes/Yr:	**$3,363 / 2024**	List Price:	**$360,000**
Exempt Inc:	**Yes**	Original LP:	**$374,900**
Assessment:	**$231,300**	Price/SqFt:	**$272.93**
Asso Fee/Per:		DOM:	**141**
Year Built:	**1900**	Fire Dist Tax:	**$0**
Type:	**Other**		

Public Rems:**Spacious home with 4 bedrooms, 1 1/2 baths. Open concept living room and dining room. Large deck overlooking above ground pool with brand new filter and pump. Extra living space with walk up attic.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:	**R4**	RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**Unknown**

Interior

Total Rooms:	**7**	Abv Grd Liv Area:	**1,319**	Basement Type:	**Full**
Beds Total:	**4**	Blw Grd Liv Area:	**0**	Basement Access:	**Interior and Exterior**
Baths Full:	**1**	Apx Total Liv Area:	**1,319**	Basement Finish:	**Unfinished**
Baths Half:	**1**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**2**	# Bsmt Rooms:		Bsmt Room Type:	
Walls:	**Plaster**				
Finished Floor:	**Laminate, Vinyl**				
Interior:	**Attic, Attic Stairs**				

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**133**	Assessor Plat:	**6e**
Ungrd Tank Size:	**Unknown**	Apx Lot SqFt:	**5,663**	Lot Frontage:	
Ungrd Tank Type:	**Unknown**	Site Acres:	**0.13**	Insulation:	
Foundation Type:	**Unknown**				
Garage / Desc:	**2, Detached**			Onsite Prk Spcs:	**4**
Fireplaces:	**None - 0**				
Electric:	**100 Amps**				
Exterior:	**Aluminum Siding, Deck**				
Pool:	**Above Ground Pool**				
Water Supply:	**Public**				
Sewer:	**Connected**			Plumbing:	**Mixed**
Heating System:	**Baseboard**			Cooling:	**None**
Heating Fuel:	**Oil**			Hot Water:	**Gas**
				ApxHeat Cost $:	

Listing / Agent - Office Information

Def Show:	**No**		
Show Instruct:	**Call, text or email Dottie 401-282-0439**		
List Agent:	**26723**	LA Phone:	**401-282-0439**
LA Name:	**Dottie Goulet**	LA Email:	dottie.goulet@croadsre.com
List Office:	**CSRD**	LO Phone:	**401-766-7545**
LO Name:	**CrossRoads Real Estate Group**		
List Date:		Closed Date:	
Expire Date:		Pending Date:	

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1396557 - Active

394 Third Avenue , Woonsocket, RI 02895

RE Taxes/Yr:	**$2,541 / 2025**	List Price:	**$344,000**
Exempt Inc:	**No**	Original LP:	**$400,000**
Assessment:	**$226,300**	Price/SqFt:	**$255.95**
Asso Fee/Per:		DOM:	**50**
Year Built:	**1900**	Fire Dist Tax:	
Type:	**Colonial**		

Public Rems: **This well-maintained home offers a flexible floor plan with four to five bedrooms, multiple living areas, and a finished walk-out basement—perfect for extended living or entertaining. The main level features a bright and functional kitchen with stainless steel appliances and a gas stove, a formal dining room, and comfortable living spaces. Bathrooms have been tastefully updated, and hardwood/laminate flooring flows throughout. Recent improvements include baseboard heating, updated electric, and a newer roof for peace of mind. Step outside to a fenced backyard ideal for gatherings, pets, or gardening. A one-car garage, ample storage, and convenient location make this property move-in ready.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:		RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**None**

Interior

Total Rooms:	**8**	Abv Grd Liv Area:	**1,344**	Basement Type:	**Full**
Beds Total:	**4**	Blw Grd Liv Area:	**798**	Basement Access:	**Walkout**
Baths Full:	**1**	Apx Total Liv Area:	**2,142**	Basement Finish:	**Finished**
Baths Half:	**1**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**3**	# Bsmt Rooms:		Bsmt Room Type:	**Bedroom(s), Laundry, Living Room, Storage Area**

Bath Desc: **Tub & Shower**
Walls: **Plaster**
Equipment: **Carpeting, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
Finished Floor: **Ceramic, Hardwood, Wall to Wall Carpet**
Interior: **Stairs**

Building / Site / Utilities

Assessor Block:	**223**	Assessor Lot:	**4**	Assessor Plat:	**6H**
Ungrd Tank Size:	**Unknown**	Apx Lot SqFt:	**3,700**	Lot Frontage:	
Ungrd Tank Type:	**Unknown**	Site Acres:	**0.08**	Insulation:	
Foundation Type:	**Concrete**				
Garage / Desc:	**5, Detached, None**			Onsite Prk Spcs:	**1**
Fireplaces:	**None - 0**				
Electric:	**100 Amps**				
Exterior:	**Vinyl Siding**				
Water Supply:	**Connected**				
Sewer:	**Connected**			Plumbing:	
Heating System:	**Baseboard**			Cooling:	**None**
Heating Fuel:	**Oil**			Hot Water:	**Oil**
				ApxHeat Cost $:	

Listing / Agent - Office Information

Def Show: **No**
Show Instruct: **Please call Matt Huff at 401-527-0667**

List Agent:	**50850**	LA Phone:	**401-835-8810**
LA Name:	**Ben Willett Team**	LA Email:	ben@benwillettrealestate.com
List Office:	**SERH**	LO Phone:	**401-382-0600**
LO Name:	**Serhant Rhode Island**		
List Date:		Closed Date:	
Expire Date:		Pending Date:	

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1391639 - Sold

177 Gaskill Street , Woonsocket, RI 02895

Nbrhood:	**North End**	Sold Price:	**$460,000**
RE Taxes/Yr:	**$4,659 / 2025**	List Price:	**$429,900**
Exempt Inc:	**No**	Original LP:	**$429,900**
Assessment:	**$414,900**	Price/SqFt:	**$282.21**
Asso Fee/Per:		DOM:	**6**
Year Built:	**1945**	Fire Dist Tax:	
Type:	**Colonial**	Closed Date:	**09/05/2025**

Public Rems:**Welcome home to Woonsocket's North End! This charming Conventional/Victorian style home has it all. Incredible character throughout. Features an updated kitchen overlooking the dining room and living room all with high ceilings. Hardwoods throughout the entire home including the lower level. Front porch is enclosed and has supplemental heat for potential year-round use. Upper level features 3 bedrooms a bonus room off of the front bedroom and a full bath. Lower level features a laundry area, full bathroom and is almost completely finished off for additional living space. Access the rear and side yard from off the kitchen or via the driveway. There is ample parking and a two-car garage with finished walls and ceiling. Come check it out!**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:	**R2**	RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**None**

Interior

Total Rooms:	**7**	Abv Grd Liv Area:	**1,630**	Basement Type:	**Full**
Beds Total:	**3**	Blw Grd Liv Area:	**400**	Basement Access:	**Interior Only**
Baths Full:	**2**	Apx Total Liv Area:	**2,030**	Basement Finish:	**Partially Finished**
Baths Half:	**0**	Living Area Src:	**Public Records**	Bsmt % Finished:	**75**
Bldg Levels:	**2**	# Bsmt Rooms:	**2**	Bsmt Room Type:	**Family Room, Laundry**

Bath Desc: **Tub & Shower**
Walls: **Plaster**
Equipment: **Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
Finished Floor: **Ceramic, Hardwood**
Interior: **Attic Storage, Stairs**

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**13**	Assessor Plat:	**12**
Ungrd Tank Size:	**None**	Apx Lot SqFt:	**7,841**	Lot Frontage:	
Ungrd Tank Type:	**None**	Site Acres:	**0.18**	Insulation:	**Unknown**
Foundation Type:	**Brick, Concrete**				
Garage / Desc:	**2, Detached**			Onsite Prk Spcs:	**4**

Lot Description: **Fenced, Paved Driveway, Sidewalks**
Fireplaces: **None - 0**
Electric: **100 Amps, Circuit Breaker**
Exterior: **Insulated Glass Windows, Patio, Porch, Shingles**
Water Supply: **Connected**
Sewer: **Connected**
Heating System: **Baseboard, Forced Water, Steam**
Heating Fuel: **Oil**

Plumbing: **Mixed**
Cooling: **Window Units**
Hot Water: **Oil, Tankless**
ApxHeat Cost $: **Undetermined**

Listing / Agent - Office Information

Def Show: **No**
Show Instruct: **Call or text Mike 401-775-9288**

List Agent:	**19618**	LA Phone:	**401-775-9288**
LA Name:	**Mike Pereira**	LA Email:	soldinri@gmail.com
List Office:	**JUNE**	LO Phone:	**401-642-7591**
LO Name:	**June Realty**		
List Date:		Closed Date:	**09/05/2025**
Expire Date:		Pending Date:	**08/08/2025**
Sell Agt Name:	**Tara Sullivan**	Sell Agt Email:	**tsullivan@betterlivingre.com**
Sell Agt Phone:	**774-287-4538**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**Conv Fixed**
Repair Closing Credits on HUD:	**No**	Seller Paid:	**$0**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1370728 - Sold

391 Summer Street , Woonsocket, RI 02895

Nbrhood:		Sold Price:	**$385,000**
RE Taxes/Yr:	**$3,850 / 2024**	List Price:	**$399,900**
Exempt Inc:	**No**	Original LP:	**$399,900**
Assessment:	**$264,800**	Price/SqFt:	**$275.39**
Asso Fee/Per:		DOM:	**68**
Year Built:	**1900**	Fire Dist Tax:	
Type:	**Colonial**	Closed Date:	**02/04/2025**

Public Rems:**Welcome to this classic colonial 3-bedroom, 1.5-bathroom home, offering a perfect blend of comfort, style, and functionality. As you step inside, you'll immediately notice the newly renovated kitchen, featuring sleek countertops, stainless steel appliances, and ample cabinet space — perfect for preparing meals and entertaining guests. The spacious living areas are filled with natural light, providing a warm and inviting atmosphere throughout. The home boasts three generously-sized bedrooms, each offering plenty of closet space, as well as a well-appointed full bathroom and an additional convenient half bath in the walk-out basement.Take advantage of the additional room upstairs perfect for a home office, or craftspace. The expansive sunroom is an ideal spot to relax and enjoy your morning coffee or unwind in the evening, while the finished walk-out basement provides even more living space, offering endless possibilities for a home gym, entertainment area, or additional storage. Outside, the fully fenced backyard creates a private oasis, perfect for outdoor activities or gatherings. The two-car garage is a standout feature, complete with a loft for extra storage or a creative workspace. Conveniently located in a desirable neighborhood, this home is a must-see. Schedule your tour today!**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:		RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**Unknown**

Interior

Total Rooms:	**7**	Abv Grd Liv Area:	**1,398**	Basement Type:	**Full**
Beds Total:	**3**	Blw Grd Liv Area:	**795**	Basement Access:	**Walkout**
Baths Full:	**1**	Apx Total Liv Area:	**2,193**	Basement Finish:	**Unfinished**
Baths Half:	**1**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**2**	# Bsmt Rooms:		Bsmt Room Type:	
Finished Floor:	**Hardwood, Laminate**				

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**19J**	Assessor Plat:	**135**
Ungrd Tank Size:	**Unknown**	Apx Lot SqFt:	**7,405**	Lot Frontage:	**60**
Ungrd Tank Type:	**Unknown**	Site Acres:	**0.17**	Insulation:	**Unknown**
Foundation Type:	**Stone**				
Garage / Desc:	**2, Detached**			Onsite Prk Spcs:	**2**
Fireplaces:	**None - 0**				
Electric:	**100 Amps, Circuit Breaker**				
Exterior:	**Breezeway, Deck, Porch**				
Water Supply:	**Connected**				
Sewer:	**Connected**			Plumbing:	**PVC**
Heating System:	**Baseboard, Forced Water, Zoned**			Cooling:	**None**
Heating Fuel:	**Oil**			Hot Water:	**Tank**
				ApxHeat Cost $:	**Undetermined**

Listing / Agent - Office Information

Def Show:	**No**		
Show Instruct:	**Text listing agent for lock box code. 401-369-5714. Do not stand on back deck. Some soft spots.**		
List Agent:	**50022**	LA Phone:	**401-369-5714**
LA Name:	**Ashley Baillargeon**	LA Email:	abaillargeon@c21ne.com
List Office:	**NSGR02**	LO Phone:	**401-942-0110**
LO Name:	**Century 21 North East**		
List Date:		Closed Date:	**02/04/2025**
Expire Date:		Pending Date:	**12/21/2024**
Sell Agt Name:	**W. George Buteau**	Sell Agt Email:	**wbuteau@residentialproperties.com**
Sell Agt Phone:	**401-339-0090**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**FHA/VA**
Repair Closing Credits on HUD:	**Yes**	Seller Paid:	**$385,000**
Repair Credits on HUD Comments:	**Electrical**		

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1386136 - Sold

43 Dexter Street , Woonsocket, RI 02895

Nbrhood:	**North End**	Sold Price:	**$355,000**
RE Taxes/Yr:	**$3,350 / 2024**	List Price:	**$339,900**
Exempt Inc:	**No**	Original LP:	**$350,000**
Assessment:	**$230,400**	Price/SqFt:	**$267.52**
Asso Fee/Per:		DOM:	**49**
Year Built:	**1942**	Fire Dist Tax:	
Type:	**Cape Cod**	Closed Date:	**08/13/2025**

Public Rems:**Nicely maintained 3-4 bedroom home. The main level features a spacious living room, a traditional eat-in-kitchen and a separate dining room (Currently being used as a 4th bedroom). There is also a full bath on the 1st floor. Upstairs you will find 3 good sized bedrooms and lots of closet space along with another full bath. The basement has additional finished spaced perfect for an office, gym, or play area. Full of character and offering solid bones, this affordable home is move in ready and perfect for buyers looking to add their own personal touch. Conveniently located near parks, schools and highway access.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:		RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**None**

Interior

Total Rooms:	**6**	Abv Grd Liv Area:	**1,327**	Basement Type:	**Full**
Beds Total:	**3**	Blw Grd Liv Area:	**650**	Basement Access:	**Interior and Exterior**
Baths Full:	**2**	Apx Total Liv Area:	**1,977**	Basement Finish:	**Partially Finished**
Baths Half:	**0**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**2**	# Bsmt Rooms:		Bsmt Room Type:	**Common, Media Room, Office**

Bath Desc: **Shower Stall, Tub & Shower**
Walls: **Dry Wall, Plaster**
Finished Floor: **Vinyl, Wall to Wall Carpet**

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**35**	Assessor Plat:	**19**
Ungrd Tank Size:	**None**	Apx Lot SqFt:	**3,485**	Lot Frontage:	
Ungrd Tank Type:	**None**	Site Acres:	**0.08**	Insulation:	**Unknown**
Foundation Type:	**Concrete**				
Garage / Desc:	**0, None**			Onsite Prk Spcs:	**4**
Fireplaces:	**None - 0**				
Electric:	**100 Amps**				
Exterior:	**Vinyl Siding**				
Water Supply:	**Connected**				
Sewer:	**Connected**			Plumbing:	**Mixed**
Heating System:	**Baseboard, Forced Water**			Cooling:	**None**
Heating Fuel:	**Oil**			Hot Water:	**Oil**
				ApxHeat Cost $:	

Listing / Agent - Office Information

Def Show:	**No**		
Show Instruct:	**Call/Text Stacey 401-226-8570**		
List Agent:	**42857**	LA Phone:	**401-226-8570**
LA Name:	**Team Garcia**	LA Email:	teamgarcia@kw.com
List Office:	**KELW03**	LO Phone:	**401-333-4900**
LO Name:	**Keller Williams Leading Edge**		
List Date:		Closed Date:	**08/13/2025**
Expire Date:		Pending Date:	**07/17/2025**
Sell Agt Name:	**Timothy Farrell**	Sell Agt Email:	**tim@tf4homes.com**
Sell Agt Phone:	**774-274-0020**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**FHA/VA**
Repair Closing Credits on HUD:	**No**	Seller Paid:	**$10,600**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1378156 - Sold

197 Church Street , Woonsocket, RI 02895

Nbrhood:		Sold Price:	**$340,000**
RE Taxes/Yr:	**$3,295 / 2024**	List Price:	**$330,000**
Exempt Inc:	**No**	Original LP:	**$330,000**
Assessment:	**$226,600**	Price/SqFt:	**$251.85**
Asso Fee/Per:		DOM:	**24**
Year Built:	**1900**	Fire Dist Tax:	
Type:	**Cape Cod**	Closed Date:	**04/01/2025**

Public Rems:**Beautiful single family home in move in condition located in Woonsocket. Plenty of space with 3 large bedrooms and 2 full bathrooms. Newly painted throughout. Open concept first floor living area with the family room, kitchen and dining area. The primary bedroom is located on the first floor with a full bathroom if one level living is desired. The second floor has two large bedrooms and another full bathroom. Laundry hook ups are in the basement. Plenty of parking for three cars in the driveway. Sit on the adorable front porch and side deck for enjoying the outdoors. This home is spacious, beautiful and is easy to maintain. New heating system installed in 2022. Call us today for a showing.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:	**R4**	RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**Unknown**

Interior

Total Rooms:	**5**	Abv Grd Liv Area:	**1,350**	Basement Type:	**Full**
Beds Total:	**3**	Blw Grd Liv Area:	**576**	Basement Access:	**Interior and Exterior**
Baths Full:	**2**	Apx Total Liv Area:	**1,926**	Basement Finish:	**Unfinished**
Baths Half:	**0**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**2**	# Bsmt Rooms:	**1**	Bsmt Room Type:	**Laundry, Storage Area, Utility**

Bath Desc: **Bath Tub, Shower Stall, Tub & Shower**
Walls: **Dry Wall**
Equipment: **Cable TV, Carpeting, Ceiling Fan, Exhaust Fan, Microwave, Oven/Range, Refrigerator**
Finished Floor: **Ceramic, Hardwood, Laminate, Vinyl, Wall to Wall Carpet**
Interior: **Stairs**

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**37**	Assessor Plat:	**13**
Ungrd Tank Size:	**Unknown**	Apx Lot SqFt:	**2,548**	Lot Frontage:	
Ungrd Tank Type:	**Unknown**	Site Acres:	**0.06**	Insulation:	**Unknown, Walls**
Foundation Type:	**Stone**				
Garage / Desc:	**0, None**			Onsite Prk Spcs:	**3**

Lot Description: **Corner, Fenced, Paved Driveway, Sidewalks, Underground Utilities**
Fireplaces: **None - 0**
Electric: **100 Amps**
Exterior: **Vinyl Siding**
Water Supply: **Connected, Municipal, Public**
Sewer: **Connected, Municipal, Public**
Heating System: **Baseboard, Forced Air, Gas Connected**
Heating Fuel: **Gas**

Plumbing:	**PVC**
Cooling:	**None**
Hot Water:	**Gas**
ApxHeat Cost $:	**0-300**

Listing / Agent - Office Information

Def Show: **No**
Show Instruct: **Please text or call Sally LaBonte 860.614.3510 or Morgan LaBonte 860.817.8809 Please allow 42 hrs for a showing.**

List Agent:	**49841**	LA Phone:	**860-614-3510**
LA Name:	**The Labonte Group**	LA Email:	labontegroup@residentialproperties.com
List Office:	**RESI07**	LO Phone:	**401-619-5622**
LO Name:	**Residential Properties Ltd.**		
List Date:		Closed Date:	**04/01/2025**
Expire Date:		Pending Date:	**03/10/2025**
Sell Agt Name:	**Nathan Clark Team**	Sell Agt Email:	**transactions@nathanclarkteam.com**
Sell Agt Phone:	**401-232-7661**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**FHA/VA**
Repair Closing Credits on HUD:	**No**	Seller Paid:	**$10,000**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1386384 - Sold

94 Huntington Avenue , Woonsocket, RI 02895

Nbrhood:	**North End**	Sold Price:	**$319,900**
RE Taxes/Yr:	**$3,932 / 2024**	List Price:	**$319,900**
Exempt Inc:	**No**	Original LP:	**$319,900**
Assessment:	**$354,300**	Price/SqFt:	**$245.70**
Asso Fee/Per:		DOM:	**4**
Year Built:	**1940**	Fire Dist Tax:	
Type:	**Cape Cod**	Closed Date:	**06/30/2025**

Public Rems:**PRICED TO ENTICE! POTENTIAL FLIP OR SWEAT EQUITY OPPORTUNITY IN WOONSOCKET'S DESIRABLE NORTH END BORDERING BLACKSTONE MASSACHUSETTS. GREAT LAYOUT, CENTRAL AIR,200AMP ELECTRICAL, 1 CAR GARAGE , NEWER PAVED DRIVEWAY PLUS NEWER ROOF SHINGLES. NO FHA...CASH, HARD MONEY OR STRONG CONVENTIONAL FINANCING PREFERRED.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:	**R2**	RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**None**

Interior

Total Rooms:	**7**	Abv Grd Liv Area:	**1,302**	Basement Type:	**Full**
Beds Total:	**4**	Blw Grd Liv Area:	**0**	Basement Access:	**Interior and Exterior**
Baths Full:	**2**	Apx Total Liv Area:	**1,302**	Basement Finish:	**Unfinished**
Baths Half:	**0**	Living Area Src:	**Public Records**	Bsmt % Finished:	**0**
Bldg Levels:	**2**	# Bsmt Rooms:		Bsmt Room Type:	
Bath Desc:	**Tub & Shower**				
Walls:	**Plaster**				
Finished Floor:	**Hardwood**				

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**67-7**	Assessor Plat:	**12F**
Ungrd Tank Size:	**None**	Apx Lot SqFt:	**4,945**	Lot Frontage:	
Ungrd Tank Type:	**None**	Site Acres:	**0.11**	Insulation:	**Cap**
Foundation Type:	**Stone**				
Garage / Desc:	**1, Detached**			Onsite Prk Spcs:	**4**
Lot Description:	**Paved Driveway**				
Fireplaces:	**None - 0**				
Electric:	**200 Amps, Circuit Breaker**				
Exterior:	**Needs Work, Vinyl Siding**				
Water Supply:	**Connected**				
Sewer:	**Connected**			Plumbing:	**Mixed**
Heating System:	**Forced Air**			Cooling:	**Central Air**
Heating Fuel:	**Gas**			Hot Water:	**Gas, Tank**
				ApxHeat Cost $:	**Undetermined**

Listing / Agent - Office Information

Def Show:	**No**		
Show Instruct:	**Schedule through Showingtime App or contact listing Broker Ed Duffy at (401) 413-1601**		
List Agent:	**8687**	LA Phone:	**401-949-5400**
LA Name:	**Ed Duffy**	LA Email:	Ed@Alltownri.com
List Office:	**ALLT**	LO Phone:	**401-949-5400**
LO Name:	**Alltown Real Estate Group**		
List Date:		Closed Date:	**06/30/2025**
Expire Date:		Pending Date:	**06/06/2025**
Sell Agt Name:	**The Stearns McGee Team**	Sell Agt Email:	**sweethouse4sale@aol.com**
Sell Agt Phone:	**401-356-1519**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**Cash**
Repair Closing Credits on HUD:	**No**	Seller Paid:	**$0**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1391828 - Sold

100 Prospect Street , Woonsocket, RI 02895

Nbrhood:		Sold Price:	**$319,000**
RE Taxes/Yr:	**$2,526 / 2025**	List Price:	**$318,888**
Exempt Inc:	**No**	Original LP:	**$329,000**
Assessment:	**$299,900**	Price/SqFt:	**$265.83**
Asso Fee/Per:		DOM:	**37**
Year Built:	**1830**	Fire Dist Tax:	
Type:	**Colonial, Historic, Victorian**	Closed Date:	**10/24/2025**

Public Rems:**Welcome to this beautiful Victorian home in the sought-after North End of Woonsocket. Featuring a spacious, welcoming Farmers Porch, perfect for rocking chairs, this home blends classic charm with modern updates. The open kitchen boasts white Shaker self-closing cabinets, Indian Gray granite countertops, and new stainless steel appliances, including a double-door fridge with ice/water, dishwasher, oven/range, and microwave. The dining area includes a built-in cabinet for added character. The living room features original tin ceilings and crown molding, with original wood flooring throughout. A convenient first-floor full bathroom completes the main level. Upstairs, you'll find three generous bedrooms. The full basement with walkout access offers extra storage. Step out onto the rear deck off the kitchen and enjoy the spacious, fenced backyard. Additional features include a one-car garage, a new roof (2020) on the home, garage, and porch, updated circuit breakers, and much more. Located just 4 minutes from the Massachusetts line, this home is ready for you to call it your own. Great Condo alternative! Sale subject to Seller finding suitable housing.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:		RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**Unknown**

Interior

Total Rooms:	**6**	Abv Grd Liv Area:	**1,200**	Basement Type:	**Full**
Beds Total:	**3**	Blw Grd Liv Area:	**0**	Basement Access:	**Interior and Exterior**
Baths Full:	**1**	Apx Total Liv Area:	**1,200**	Basement Finish:	**Unfinished**
Baths Half:	**0**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**2**	# Bsmt Rooms:	**1**	Bsmt Room Type:	**Laundry, Storage Area, Utility**

Bath Desc: **Tub & Shower**
Walls: **Dry Wall**
Equipment: **Carpeting, Ceiling Fan, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
Finished Floor: **Hardwood, Vinyl, Wall to Wall Carpet**
Interior: **Attic, Stairs**

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**130**	Assessor Plat:	**13**
Ungrd Tank Size:	**Unknown**	Apx Lot SqFt:	**4,077**	Lot Frontage:	
Ungrd Tank Type:	**Unknown**	Site Acres:	**0.09**	Insulation:	**Unknown**
Foundation Type:	**Brick, Mixed, Stone**				
Garage / Desc:	**1, Detached**			Onsite Prk Spcs:	**2**
Lot Description:	**Fenced, Paved Driveway, Sidewalks**				
Fireplaces:	**None - 0**				
Electric:	**Circuit Breaker**				
Exterior:	**Deck, Porch, Storm Window, Wood**				
Water Supply:	**Connected, Municipal**				
Sewer:	**Connected, Municipal**			Plumbing:	**Mixed**
Heating System:	**Steam**			Cooling:	**Window Units**
Heating Fuel:	**Gas**			Hot Water:	**Gas**

Listing / Agent - Office Information

Def Show: **Yes**
Show Instruct: **Private Showings Available Through Showing Time. Seller May Require 24 Hr Notice.**

List Agent:	**49818**	LA Phone:	**401-330-6439**
LA Name:	**Andrew Spas**	LA Email:	andrew.spas@commonmoves.com
List Office:	**BHCM**	LO Phone:	**401-886-6100**
LO Name:	**BHHS Commonwealth Real Estate**		
List Date:		Closed Date:	**10/24/2025**
Expire Date:		Pending Date:	**09/11/2025**
Sell Agt Name:	**Nathan Clark Team**	Sell Agt Email:	**transactions@nathanclarkteam.com**
Sell Agt Phone:	**401-232-7661**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**Conv Fixed**
Repair Closing Credits on HUD:	**No**	Seller Paid:	**$0**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Single Family - MLS # 1383307 - Sold

15 Lewis Street , Woonsocket, RI 02895

Nbrhood:		Sold Price:	**$255,000**
RE Taxes/Yr:	**$3,119 / 2024**	List Price:	**$255,000**
Exempt Inc:	**No**	Original LP:	**$255,000**
Assessment:	**$214,500**	Price/SqFt:	**$251.73**
Asso Fee/Per:		DOM:	**0**
Year Built:	**1900**	Fire Dist Tax:	
Type:	**Colonial**	Closed Date:	**05/15/2025**

Public Rems:**Contractor's Special - Three Bed, Single Family located in the historic North End of Woonsocket. Close to all local amenities and MA line. House is completely gutted, no heat. Property is being Sold AS IS. CASH ONLY.**

General Information

Under Construction:	**No**	Leased Land:	**No**	Short Sale:	**No**	Adult Comm:	**No**
Subsidized Housing:	**No**	REO Bank Owned:	**No**	Zoning:	**R3**	RE Lic Owner:	**No**
Elevation Cert:	**No**	Loma:	**No**			Historic:	**Unknown**

Interior

Total Rooms:	**7**	Abv Grd Liv Area:	**1,013**	Basement Type:	**Full**
Beds Total:	**3**	Blw Grd Liv Area:	**0**	Basement Access:	**Walkout**
Baths Full:	**1**	Apx Total Liv Area:	**1,013**	Basement Finish:	**Unfinished**
Baths Half:	**0**	Living Area Src:	**Public Records**	Bsmt % Finished:	
Bldg Levels:	**2**	# Bsmt Rooms:		Bsmt Room Type:	
Walls:	**Plaster**				
Finished Floor:	**Plywood**				

Building / Site / Utilities

Assessor Block:		Assessor Lot:	**129**	Assessor Plat:	**13E**
Ungrd Tank Size:	**None**	Apx Lot SqFt:	**4,356**	Lot Frontage:	
Ungrd Tank Type:	**None**	Site Acres:	**0.10**	Insulation:	**None**
Foundation Type:	**Mixed**				
Garage / Desc:	**0, None**			Onsite Prk Spcs:	**4**
Fireplaces:	**None - 0**				
Electric:	**Circuit Breaker**				
Exterior:	**Vinyl Siding**				
Water Supply:	**None**				
Sewer:	**Unknown**			Plumbing:	**None**
Heating System:	**No Heat**			Cooling:	**None**
Heating Fuel:	**None**			Hot Water:	**None**

Listing / Agent - Office Information

Def Show:	**No**		
Show Instruct:	**Request through showing time.**		
List Agent:	**35858**	LA Phone:	**508-241-3550**
LA Name:	**June Mullen**	LA Email:	june.mullen@verizon.net
List Office:	**GOLDD**	LO Phone:	**401-343-7007**
LO Name:	**Gold Door Realty**		
List Date:		Closed Date:	**05/15/2025**
Expire Date:		Pending Date:	**04/24/2025**
Sell Agt Name:	**Gloria Aligo**	Sell Agt Email:	**gloria_aligo@outlook.com**
Sell Agt Phone:	**201-724-0553**	Type of Sale:	**Conv/Mkt Value**
Financial Closing Credits HUD:	**No**	Finance Type Sold Term:	**Cash**
Repair Closing Credits on HUD:	**No**	Seller Paid:	**$0**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Appraisal Report

Distance	#	VT	ML #	#I	PT	ST	AU Type	City	Current Price	$	Lot SqFt	List Office	Address	Type	# Rms	Beds	FB	HB	AbvGrSF	Garg #	DOM
0.1 mi	1		1399592	21	SFM	AA		Woonsocket	$379,828.00		9,583.0	RESI04	103 Summer Street	Colonial	7	4	1	1	1,050	0	14
0.8 mi	2		1388991	13	SFM	AA		Woonsocket	$360,000.00		5,663.0	CSRD	168 3rd Avenue	Other	7	4	1	1	1,319	2	141
0.7 mi	3		1396557	29	SFM	AA		Woonsocket	$344,000.00	↓	3,700.0	SERH	394 Third Avenue	Colonial	8	4	1	1	1,344	5	50
0.5 mi	4		1391639	45	SFM	SS		Woonsocket	$460,000.00		7,841.0	JUNE	177 Gaskill Street	Colonial	7	3	2	0	1,630	2	6
0.4 mi	5		1370728	28	SFM	SS		Woonsocket	$385,000.00		7,405.0	NSGR02	391 Summer Street	Colonial	7	3	1	1	1,398	2	68
0.2 mi	6		1386136	24	SFM	SS		Woonsocket	$355,000.00		3,485.0	KELW03	43 Dexter Street	Cape Cod	6	3	2	0	1,327	0	49
0.2 mi	7		1378156	34	SFM	SS		Woonsocket	$340,000.00		2,548.0	RESI07	197 Church Street	Cape Cod	5	3	2	0	1,350	0	24
0.6 mi	8		1386384	32	SFM	SS		Woonsocket	$319,900.00		4,945.0	ALLT	94 Huntington Avenue	Cape Cod	7	4	2	0	1,302	1	4
0.1 mi	9		1391828	26	SFM	SS		Woonsocket	$319,000.00		4,077.0	BHCM	100 Prospect Street	Colonial, Historic, Victorian	6	3	1	0	1,200	1	37
0.1 mi	10		1383307	3	SFM	SS		Woonsocket	$255,000.00		4,356.0	GOLDD	15 Lewis Street	Colonial	7	3	1	0	1,013	0	0

RIDE SBA Stage II Supplemental Information Request Responses
December 1, 2025

Cost Projection

RIDE: There are several discrepancies between the project budget worksheet (PBWS) and the cost estimate. Please provide clarification on the following:

- The hard cost subtotal in the PCM estimate does not match the one listed on the PBWS.
- Demolition of the existing building is listed at over $334K in the cost estimate, but only $162K
- on the PBWS.
- Please confirm that escalation has been removed from the hard costs in the PBWS and
- included with soft costs (line item #4).
- Please note that the FF&E allowance is limited to $2,160 per student and should be reduced to
- reflect this amount.
- The site purchase amount listed on the PBWS exceeds the amount listed in the appraisal provided. Please note that RIDE only reimburses up to the appraised property value. Please amend accordingly.

Response: RISE Prep's CFO, Kat Waller, and OPM, KCM Group, worked together to make the above adjustments. An updated cost projection workbook has been uploaded on the portal reflecting these changes. RISE Prep acknowledges that there is a differential between the appraisal and the purchase price that will not be reimbursed by the School Building Authority. RISE Prep will need to proceed with the purchase price listed regardless to acquire the property from the seller. Numbers have been adjusted to reflect this.

Design: Special Education Program Spaces

RIDE: The special education program is completely isolated from the rest of the learning community and siloed in a back corner of the building. Consider reconfiguring to align with RIDE's basic educational program.

High Performance Green Standards

RIDE: Please provide a completed "School as a Tool" protocol (attached).

Response: School as a Tool Agreement is completed and uploaded on the portal. RISE Prep is open to amending its timelines within the agreement based on RIDE SBA's feedback. The goal was to allow enough time for scholars to be in the space and learning before applying for Green Ribbon status.

Facilities Maintenance Plan

RIDE: Please provide a narrative on the LEA's facilities maintenance plan (e.g. Description of facilities maintenance scope completed annually, quarterly, monthly).

Response: RISE Prep has uploaded an outline of its draft Maintenance Plan for the new construction that is modeled after its K-8 Facility Maintenance Plan. The draft will be populated and finalized throughout the

construction process Spring 2026-Fall 2027 once materials and finishes have been selected and finalized. A complete maintenance plan with all new construction materials and systems will be finalized and implemented prior to scholars' first day in the building in September 2027.

Current and Projected Enrollment

RIDE: Please provide the waitlist numbers for each grade for the last three years to substantiate the growing enrollment.

Response: RISE Prep waitlist numbers for the past 3 years have been uploaded to the portal.

Traffic/Transportation Impact Plan

RIDE: Please note that all variance requests for chevron parking must follow RIDE's variance request protocol (attached) and must be submitted to the Commissioner of Education. This request will not be considered until the protocol has been completed.

Response: RISE Prep is requesting a waiver from the Chevron Bus Parking requirement because the site is very compact, and Chevron Bus Parking would eliminate the ability to provide a two-way drive aisle at the main entrance to the school and would reduce the parking space count below the minimum required by zoning.

RISE Prep's Board of Directors will vote on the Chevron Parking variance at the monthly meeting on December 2, 2025. The Executive Director will then submit the approved board variance request to the Commissioner of Education for final consideration.

Geotechnical Report

RIDE: Please include a narrative describing how the site will be evaluated for the presence of contamination or other environmental concerns.

Response: Pare, the Civil Engineer for this project proposal, has prepared a letter outlining responses for environmental concerns as well as permitting and Responsible School Site Selection. The narrative has been uploaded to the portal.

Site Purchase Plan

RIDE: Provide an Analysis of whether the site meets all standards outlined in RIDE regulations, including but not limited to environmental assessments and remediation requirements, permitting, and zoning requirements. (See section 4.6.2 Responsible School Site Selection of School Construction regulations).

Response: Pare, the Civil Engineer for this project proposal, has prepared a letter outlining responses for environmental concerns as well as permitting and Responsible School Site Selection. The narrative has been uploaded to the portal.

In RISE Prep's Stage II Application, additional property adjacent to the property under P&S was mentioned as essential to purchasing to allow for unrestricted site access and to meet parking requirements. That property is included within this SBA proposal. The appraisal and market value assessment are included in our

response. RISE Prep received the appraisal numbers today so they are not reflected in the workbook to date. The workbook includes the listing price for the property. RISE Prep intends to purchase the property at the appraisal value and understands that any amount over the appraised value is not reimbursable.

Project Timeline

RIDE: Please provide a narrative outlining the line and usage of the Boys and Girls Club as swing space.

Response: Beginning in June 2024, RISE Prep has a lease in place with Boys and Girls Club Woonsocket, located at 600 Social Street to utilize as swing space for RISE Prep's Upper Academy while the Upper Academy permanent facility is being applied for and built. There is no additional space at RISE Prep's Lower Academy to house the Upper Academy scholars and swing space was unavoidable. Leasing in close proximity to the Lower Academy was an added bonus to allow for frequent observation and ease of leaders going back and forth between buildings to support. RISE Prep and Boys and Girls Club share spaces regularly as the Lower Academy is directly across the street from the Boys and Girls Club and the two organizations have formed a strong partnership.

In year 1 (SY 24-25), RISE Prep rented the ground level, the cafeteria on the main floor, as well as outdoor space for its 9th grade cohort. In May 2025, RISE Prep and Boys and Girls Club negotiated an addendum to add additional classroom spaces on the main floor for the year 2 (SY 25-26) lease which now houses 9th and 10th grade. Additionally, RISE Prep included a clause to allow the school to extend the lease for year 3 (SY 26-27) should it be needed while the Upper Academy permanent facility is being built. RISE Prep intends to lease the swing space until July 2027 during which time it will begin making the move to its permanent facility once construction has completed.

Boys and Girls Club charges market rate for rent and has allowed additional spaces free of charge. Our historic experience in leasing in the Social Street area when we first opened in 2015 indicates that the lease rate is fair and at market value. All rates and annual increases are included in the lease and addendum.

The original lease as well as the addendum have been uploaded to the portal. Executed versions can be submitted if needed.

RISE Prep Upper Academy Facility Maintenance Plan [Draft]

Note: Draft will be populated and finalized throughout construction process Spring 2026-Fall 2027. A complete maintenance plan with all new construction materials and systems will be finalized and implemented prior to scholars' first day in the building in September 2027.

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PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into as of March 4, 2025, by and between **120 Spring Woonsocket, LLC** ("Seller") c/o Blackridge Properties, Inc., 45 Industrial Road, Suite 100, Cumberland, Rhode Island 02864, and **RISE Prep Mayoral Academy** ("Purchaser") 30 Cumberland Street, Woonsocket, Rhode Island 02895. Lessor and Lessee may collectively be referred to as the "Parties." The Parties agree as follows:

W I T N E S S E T H:

WHEREAS, Seller is the owner of that certain parcel of real estate, and the improvements thereon, located at 120 Spring Street, Woonsocket, Rhode Island (13J-5-2) comprised of 0.86 acres, 0 Spring Street, Woonsocket, Rhode Island (13J-177-1) comprised of 0.47 acres, and 0 Woodland Road, Woonsocket, Rhode Island (13J-178-12) comprised of 0.18 acres, more or less, together with improvements thereon (the "Property").

WHEREAS, Seller desires to sell the Property to Purchaser and Purchaser desires to purchase the Property.

NOW, THEREFORE, in consideration of the premises and of the agreements and covenants herein contained, the parties hereto agree as follows:

SECTION 1. Property to be Sold by Seller. Subject to the terms and conditions of this Agreement, at the Closing as defined in Section 5 hereof, Seller shall sell and Purchaser shall purchase, all of the Seller's right, title and interest in and to the following property:

(a) Real Property. All of Seller's right, title and interest in and to (i) that certain Lot, (including all structures, improvements and fixtures currently located thereon (collectively, the "Improvements")) further described in the attached **Exhibit A**, (ii) all the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, (iii) all right, title, and interest of Seller, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Property and (iv) any development rights appurtenant to the Property or any portion thereof ((i) – (iv) collectively, the "Property").

(b) Tangible Personal Property. All of Seller's right, title and interest, without warranty, in the equipment, machinery, furniture, furnishings, supplies and other tangible personal property, if any, owned by Seller and now or hereafter located in and used in connection with the operation, ownership or management of the Property including those tools and equipment used in connection with repair, maintenance and operation of the Improvements, but specifically excluding any items of personal property owned by tenants and/or manager, if any, at or on the

3.03 The Deposit shall be held in escrow by the Escrow Agent, in an interest bearing account, and shall be paid to the Seller and applied toward the Purchase Price at Closing or shall be refunded to Purchaser if either the Seller or the Purchaser terminate this Agreement as provided herein. In the event any dispute arises between the Purchaser and Seller pursuant to performance under this Agreement, Escrow Agent may elect to keep the Deposit in escrow or at any time may deposit the Deposit into the registry of the court for the Providence County Superior Court. In the event said Deposit remains in escrow, it shall not be drawn upon by Seller or Purchaser or by anyone claiming by or through Seller or Purchaser until the earlier to occur of (i) the disposition of the Deposit pursuant to a written agreement between Purchaser and Seller, their successors in interest, attorneys-in-fact or legal representatives with power to act on their behalf as to the disposition of the Deposit, or (ii) the disposition of the Deposit pursuant to an order by a court of competent jurisdiction directing the disposition of such funds , which order has not been stayed or overturned.

SECTION 4. Conveyance and Encumbrances.

4.01 At the Closing, Seller shall convey the Property to Purchaser by good and sufficient Warranty Deed in statutory form (the "Deed"), conveying good, record, marketable and insurable fee simple title, free and clear of all liens and encumbrances whatsoever, excepting only the following (hereinafter collectively referred to as "Permitted Encumbrances"):

(a) All matters disclosed in the existing title policy, survey and other title materials, if any, delivered by Seller to Purchasers and all matters disclosed in the Commitment (as hereinafter defined) to which Purchaser does not object, other than any security deed, mortgage, lien, security interest, monetary judgment, past due taxes or assessments or similar monetary encumbrance upon the Property created by Seller or placed on the Property by Seller's actions or inaction ("Monetary Liens");

(b) The provisions of any building, zoning, subdivision, and similar laws applicable to the Property; and

(c) Real estate taxes assessed for the year in which the Closing takes place and not yet due and payable, which taxes shall be adjusted as hereinafter provided.

SECTION 5. Closing Date.

5.01 Conveyance of the Property and payment of the Purchase Price (hereinafter referred to as the "Closing") shall, subject to the terms and conditions of this Agreement and the expiration of the Due Diligence period, be held on March 31, 2026, or such earlier date if elected by Purchaser by written notice pursuant to the Lease.

5.02 Possession of the Property shall be delivered by the Seller to the Purchaser on or before 5:00 p.m. eastern time on the Closing Date, free from all parties claiming rights to possession of or having claims against the Property.

SECTION 6. Closing Adjustments.

(b) Enter into any lease or rental arrangement besides the Lease, renew any lease or rental arrangement or otherwise create any tenancy with respect to the Property;

(c) Enter into any non-terminable service contracts with respect to the Property; or

(d) Refinance, further mortgage, or in any way otherwise encumber or subject to lien(s) any of the Property.

SECTION 8. Action by Purchaser Prior to the Closing.

8.01 Title. Purchaser shall obtain at its sole expense within forty-five (45) days of the date hereof, or such longer period in the event a report has been requested, but not delivered in said 45-day period but in no event more than ninety (90) days (the "Title Inspection Period"), a commitment for title insurance (the "Commitment") for the Property, a copy of which shall be furnished to the Seller. Purchaser shall immediately determine whether Seller has good, record, marketable, and insurable title in fee simple to the Property, subject only to Permitted Encumbrances"). If Purchaser objects to any title matter, it shall send written notice to Seller within ten (10) business days following the Title Inspection Period indicating in reasonable detail the nature and reasons for Purchaser's objections and including with such notice a copy of the Commitment and survey (if any), together with copies of any documents containing matters objected to in such notice. Failure to give such notice shall constitute Purchaser's approval of (i) all title and survey matters disclosed in the existing title policy, survey and other title materials, if any, with respect to the Property delivered by Seller to Purchaser, and (ii) all matters set forth in the Title Commitment and the Survey. If written objection to title is made by Purchaser, the Seller shall use commercially reasonable efforts to seek to cure all such title defects at Seller's sole cost and expense. Notwithstanding the foregoing, Seller shall not be obligated to cure such title defects if the cost shall exceed more than $40,000.00, inclusive of attorney fees, in the aggregate. If such title defects exceed $40,000.00, Purchaser shall have the option to terminate this Agreement, whereupon the Deposit shall be promptly returned to Purchaser and this Agreement shall be null and void and of no further force and effect. If such defect(s) is or are not cured by Seller to Purchaser's reasonable satisfaction or waived by Purchaser within ten (10) days after the date of receipt by Seller of written notice of Purchaser's objection to title as hereinabove provided, the Purchaser may terminate this Agreement without incurring any liability whatsoever, whereupon the Deposit shall be promptly returned to Purchaser and this Agreement shall be null and void and of no further force and effect. In the event any lien is filed or encumbrance or any defect or cloud of title arises against the Property from and after the date of the Commitment through the Closing, the Seller shall, at its sole cost and expense, take appropriate action to insure that no mention of such lien, encumbrance or any defect or cloud is made in the title policy to be issued to the Purchaser at the Closing pursuant to the Commitment for the Property, and the Closing Date shall be extended for up to ten (10) business days to allow for any such action by Seller.

8.02 Due Diligence. Purchaser and Purchaser's agents or representatives shall have the right, at reasonable times during the one hundred eighty (180) day period following the date of execution hereof (the "Due Diligence Period"), to enter upon the Property for the purpose of inspecting items or be provided with such requested items by Seller, which items shall include, but not be limited to, (i) all leases, licenses and financial records related to the Property, including any

incurred in connection with the efforts to obtain the same. If above conditions are not satisfied, despite Purchaser's diligent efforts, Purchaser shall have the option to terminate this Agreement by serving written notice of termination to Seller within five (5) business days following the expiration of the Approval Deadline as extended (if applicable) and the Deposit with interest, if any, shall be promptly returned to the Purchaser upon such termination, and this Agreement shall be null and void and of no further force and effect.

SECTION 9. Seller's Representations and Warranties.

9.01 Seller represents and warrants to and covenants with Purchaser as follows, such representations, warranties and agreements to be true as of the date hereof and as of the Closing Date:

(a) Seller has the right, power, legal capacity and authority to enter into this Agreement and to convey the Property to the Purchaser pursuant to the terms and provisions hereof and to perform the Seller's other obligations hereunder. The parties and persons executing this Agreement on behalf of the Seller have been duly authorized to execute this Agreement and the individual signatories join in this representation and warranty personally for the purpose of confirming the same to the Purchaser. The execution of this Agreement by the Seller, the performance by the Seller of the Seller's obligations hereunder, and the sale, transfer, conveyance and/or assignments as contemplated hereby, do not require the consent or approval of a third party. Neither this Agreement nor anything provided to be done hereunder (including, but not limited to, the transfer of the Property to the Purchaser) violates or will violate any contract, document, understanding, agreement or instrument to which Seller is a party or by which the Seller is bound, or any contract, documents, understanding, agreement or instrument affecting the Property;

(b) At the Closing there shall be no outstanding contracts made by Seller for any improvements to the Property which have not been fully paid for. Seller shall cause to be discharged all mechanics' or materialman's liens arising from labor or materials furnished to the Property by Seller prior to Closing, and there shall be in existence no contract entered into by Seller pertaining to the Property;

(c) Upon closing, Seller shall deliver possession of the Property in as-is condition and in the same condition which existed as of the date of any inspection performed by Purchaser in accordance with Section 8 hereof, normal wear and tear excepted;

(d) Conveyance of the Property shall include the electrical fixtures, plumbing systems and fixtures and the heating and cooling system and all other improvements that constitute fixtures located on the Property now existing or hereinafter affixed by Seller;

(e) There are, to Seller's knowledge, no judgments, lawsuits, actions or proceedings, pending or threatened, whether involving a governmental authority or private party, against Seller, which if decided adversely against Seller would prevent it from fulfilling its obligations hereunder;

(a) Purchaser is a validly existing Rhode Island nonprofit corporation in good standing and duly authorized to execute and deliver this Agreement and to accept transfer of the Property and no consents are required of other parties to effectuate such transfer;

(b) There are, to Purchaser's knowledge, no judgments, lawsuits, actions or proceedings, pending or threatened, whether involving a governmental authority or private party, against Purchaser, which if decided adversely against Purchaser would prevent it from fulfilling its obligations hereunder;

(c) The transactions contemplated by this Agreement are not in violation of, nor prohibited by, the terms of any agreement, license or other commitment, oral or written, of Purchaser, except as set forth herein; and

(d) The obligations of Purchaser under this Agreement are valid obligations of Purchaser and are legally binding on Purchaser.

SECTION 11. Conditions Precedent to Purchaser's Obligation.

11.01 The obligations of Purchaser hereunder are subject to the fulfillment at or prior to the Closing of each of the following conditions and the transactions provided for herein shall not be closed unless each such condition has either been met, fulfilled or waived in writing by Purchaser:

The representations and warranties of Seller contained herein shall be true and correct in all material respects as provided for herein at the time of Closing and all agreements of Seller contained herein and required to be performed at or prior to the Closing shall have been performed in all material respects as provided for herein at the time of Closing.

11.02 The obligations of Purchaser hereunder are also subject to the satisfaction of each of the provisions set forth in SECTION 8 above.

SECTION 12. Conditions Precedent to Seller's Obligation to Close.

12.01 The obligations of Seller hereunder are subject to the fulfillment at or prior to the Closing of each of the following conditions and the transactions provided for herein shall not be closed unless each such condition has either been met, fulfilled, or waived by Seller:

(a) Pursuant to Section 25 of the Lease, the Lessee shall have delivered written notice to Lessor of the exercise of its right to purchase the Property;

(b) Any unpaid rent under the Lease shall be paid at Closing;

(c) Purchaser shall have delivered to the settlement agent the Purchase Price, as adjusted pursuant to the requirements of this Agreement, and the Accrued Operating Expenses; and

with a copy to:

Thomas J. Moylan, Esquire
Gordon Rees Scully Mansukhani
55 Pine Street, 5th Floor
Providence, RI 02903
D: 401.537.2006
tmoylan@grsm.com

Notices to Purchaser shall be sent to:

RISE Prep Mayoral Academy
30 Cumberland Street
Woonsocket, Rhode Island 02895
Attn: Rosalind DaCruz, Executive Director
Email: rdacruz@riseprepri.org

with a copy to:

Stephen A. Izzi, Esquire
Law Office of Stephen A. Izzi, P.C.
10 Dorrance Street, Suite 700
Providence, Rhode Island 02903
Email: sizzi@izzilawri.com

Seller and Purchaser shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

SECTION 15. Brokerage.

15.01 Seller represents to Purchaser that it has not dealt with any brokers concerning the Property. Seller shall indemnify and hold Purchaser harmless from and against all claims, liabilities, losses, costs and expenses, including reasonable attorneys' fees and disbursements, incurred by Purchaser and arising from or in connection with a misrepresentation by Seller under this Article. The representation, warranties and indemnity contained in this SECTION 15 shall survive the Closing.

SECTION 16. Default or Inability to Convey.

16.01 If Seller shall in good faith be unable to convey title to the Property as provided herein, after good faith attempts to cure title defects as provided herein, Purchaser may elect either (i) to accept such title as Seller is able to convey (without any claim on its part for abatement of defects or objections) or (ii) to rescind this Agreement whereupon all obligations hereunder of the parties hereto shall cease, the Deposit shall be promptly refunded to Purchaser, and this Agreement shall be null and void.

Powered by BoardOnTrack

(a) If applicable, an affidavit in the form prescribed by Treasury Regulation § 1.1445-2 stating the Seller's taxpayer identification number confirming that the Seller is not a foreign person within the purview of 26 U.S.C. § 1445 and the regulations issued thereunder;

(b) A residency affidavit certifying that the Seller is a resident of Rhode Island in accordance with R.I.G.L. Section 44-30-71.3, as may be amended from time to time.

(c) If applicable, certified Articles of Incorporation and a Good Standing Certificate from the Rhode Island Secretary of State.

(c) If applicable, corporate resolution authorizing the transaction.

(d) Any required transfer tax forms or other documents required by the title company to affect the conveyance.

17.03 On the Closing Date, the Purchaser shall deliver to the Seller the following items:

(a) The Purchase Price, as adjusted, the Accrued Operating Expenses, and such additional documents as may be provided for herein or as might be reasonably requested by the Seller to consummate the sale of the Property to the Purchaser.

SECTION 18. Miscellaneous.

18.01 Each party hereto shall bear its own costs in the purchase and sale of the transaction, including without limitation costs of engineering reports, surveys, title insurance, and attorneys' fees, except as otherwise expressly provided herein. The Seller shall pay the cost of documentation tax stamps and the recording fees for any mortgage discharges and applicable transfer taxes, and the Purchaser shall pay the costs of recording the Deed and other recordable instruments of transfer.

18.02 If any clause or provision of this Agreement is illegal, invalid or unenforceable under any present or future law, the remainder of this Agreement shall not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid or unenforceable, there will be added in lieu thereof a provision as similar in terms to such provision as is possible which would be legal, valid and enforceable.

18.03 Neither this Agreement nor any of the provisions hereof shall be changed, waived, discharged or terminated, except by an instrument in writing signed by the party against whom enforcement of the change, waiver, discharge or termination is sought, and then only to the extent set forth in such instrument.

18.04 The delivery of the deed by Seller, and the acceptance thereof by Purchaser, shall be deemed the full performance and discharge of every obligation on the part of Seller to be performed hereunder, except those obligations of Seller which are expressly stated in this Agreement to survive the Closing.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and have hereunto set their respective hands all as of the day and year first above written. In the presence of:

SELLER:
120 Spring Woonsocket, LLC

David B. MacDonald (Mar 11, 2025 16:14 EDT)

By: David B. MacDonald
Its: Manager

PURCHASER:

RISE Prep Mayoral Academy

By: Rosalind DaCruz
Name: Rosalind DaCruz
Title: Executive Director

JOINDER BY ESCROW AGENT

Escrow Agent has executed this Agreement in order to confirm that Escrow Agent has received the Initial Deposit and shall hold the Initial Deposit and the Additional Deposit required to be deposited under this Agreement and the interest earned thereto, in escrow, and shall disburse the Deposit, and the interest earned thereon, pursuant to the provisions of this Agreement.

PILGRIM TITLE INSURANCE COMPANY

Date executed by Escrow Agent:

_____, 2025

By: _____
Name: Christopher Montalbano, Esquire
Title: President

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120 Spring Purchase and Sale_RPAExecuted_03.04.25(99436565.1)

Final Audit Report 2025-03-11

Created:	2025-03-11
By:	Margaret Teller (maggie.teller@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtu3ytt9FvGuFd0IsQz6o-xpDa2iA9w7Z

"120 Spring Purchase and Sale_RPAExecuted_03.04.25(99436565.1)" History

Document created by Margaret Teller (maggie.teller@gmail.com)
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Document emailed to David B. MacDonald (davemeg@gmail.com) for signature
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Document e-signed by David B. MacDonald (davemeg@gmail.com)
Signature Date: 2025-03-11 - 8:14:21 PM GMT - Time Source: server- IP address: 35.138.148.127

Agreement completed.
2025-03-11 - 8:14:21 PM GMT

Adobe Acrobat Sign

PETER M. SCOTTI & ASSOCIATES • REAL ESTATE

Appraisal Report

120 Spring Street
Woonsocket, Rhode Island

Report Date
September 12, 2025

Effective Date
September 5, 2025

Prepared For

Mr. Stephen A. Izzi, Esquire
Law Office of Stephen A. Izzi, P.C.
10 Dorrance Street, Suite 700
Providence, RI 02903

Prepared By

Peter M. Scotti & Associates
24 Bridge Street
Providence, Rhode Island 02903
Email: Jberman@scottire.net

Peter M. Scotti & Associates, Inc.

24 Bridge Street

Providence, RI 02903

401-421-8888

401-331-3018 Fax

Scottirealtyri.com

September 12, 2025

Stephen A. Izzi, Esquire
Law Office of Stephen A. Izzi, P.C.
10 Dorrance Street, Suite 700
Providence, RI 02903

Appraisal Report
120 Spring Street
Woonsocket, Rhode Island

Dear Mr. Izzi:

At your request, we have inspected the above referenced property. The purpose of this appraisal is to estimate the Market Value of the Fee Simple Interest in the subject property as of the effective date of this appraisal. The client and intended user for the assignment is Mr. Stephen Izzi, Esq. The intended use of the appraisal is for acquisition purposes. The effective date of the appraisal is September 5, 2025. The date of the report is September 10, 2025.

The appraisal was developed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the subject property within a three-year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that neither Peter M. Scotti & Associates nor the undersigned have performed any prior appraisal or other services for the subject property within a three-year period preceding acceptance of the assignment that requires disclosure under this rule.

The subject of this appraisal report consists of a single-story, masonry, free-standing former school. The property has been gutted and is currently in shell condition containing 15,695± square feet of GBA. The improvements were constructed in 1964 and is currently just a shell which would need a full renovation to be operational again. Zoning for the property is R-2 and R-3, Residential Districts. The sites contain 66,194 square feet of land area. The property is further identified as Plat 13, Lots 5, 177, and 178 on the Tax Assessor's Plat Maps of the City of Woonsocket, State of Rhode Island.

Our attached Certification, Contingent Assumptions and Limiting Conditions are integral to this report. A description of the subject property, together with the sources of information and the basis for our estimates, is contained in the accompanying report. A description of the subject property, together with the sources of information and the basis for our estimates, is contained in the accompanying report. To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of the 2020-2021 edition of USPAP. USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal. This type of report contains the greatest depth and detail of the available report types. It describes and explains the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. Supporting documentation concerning the data, reasoning, and analyses may also be found in the appraiser's file.

Based upon the analyses and conclusions derived herein and subject to the limiting conditions and assumptions expressed, it is our opinion the Market Value of the Fee Simple Interest of the subject property on an “as is” basis, as of the effective date of the appraisal, September 5, 2025, is:

Eight Hundred Forty-Five Thousand ($845,000) Dollars

Respectfully submitted,

Jason S. Berman
Certified General Real Estate Appraiser
RI License #CGA.0060023

Peter M. Scotti, MAI
President/Review Appraiser
RI License #CGA.0A00110

Certification

1. Jason S. Berman inspected the subject property on September 5, 2025. Peter M. Scotti, MAI did not inspect the property.
2. We have no present or contemplated future interest in the subject property.
3. We have no personal interest or bias with respect to the subject of this report or the parties involved.
4. Our fee is not contingent upon reporting a predetermined value or upon the amount of the value estimated.
5. This report sets forth all of the special and limiting conditions affecting its analyses, opinions and conclusions.
6. No one other than the undersigned performed the analyses, conclusions and opinions set forth herein.
7. This Appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
8. To the best of our knowledge, statements of fact contained herein are true and correct.
9. Peter M. Scotti, MAI, has completed the requirements of the Continuing Education Program of the Appraisal Institute.
10. This Appraisal Report has been prepared in compliance with the Appraisal Institute's Standards of Professional Practice and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. It is subject to review by members and designates of the Appraisal Institute.
11. Peter M. Scotti & Associates nor any of the undersigned have provided any services for the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Respectfully submitted,

Jason S. Berman
Certified General Real Estate Appraiser
RI License #CGA.0060023

Peter M. Scotti, MAI
President/Review Appraiser
RI License #CGA.0A00110

Advisory

The client may wish to retain professional counsel regarding fields outside the scope of this appraisal and the expertise of the appraiser. Such issues include environmental sciences, flood hazard, wetlands, geology, hydrology, engineering, survey and legal matters (particularly ADA, zoning, building and fire code, title and restrictions).

Appendix

The reader is urged to study the Appendix. It contains information integral to this report including legal description, Contingent Assumptions and Limiting Conditions, Competency Rule, definitions of Appraised Interest and Market Value, appraisers' qualifications, et cetera.

Effective Date of Appraisal

The effective date of the appraisal is September 5, 2025. The date of the report is September 12, 2025. The property was inspected by Jason Berman on September 5, 2025. Peter M. Scotti, MAI did not inspect the subject property.

Identification of the Real Estate

The subject property is located at 120 Spring Street in the City of Woonsocket, State of Rhode Island, The subject property is further identified as Plat 13, Lots 5, 177, and 178 on the City of Woonsocket Tax Assessor’s Maps. This valuation concerns only the real property identified above. No personal property is considered in this appraisal.

Interest Appraised

This report values the Fee Simple Interest (as defined in the Appendix).

Purpose and Intended Use and User of the Appraisal

The client and intended user for the assignment is Mr. Stephen Izzi, Esq. The intended use of the appraisal is for acquisition purposes. The appraisal is not intended for any other use or user.

Previous Appraisal/Services

We represent that neither Peter M. Scotti & Associates nor the undersigned have performed any prior appraisal or other services for the subject property within a three-year period preceding acceptance of the assignment that requires disclosure under this rule.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the Market Value of the Fee Simple Interest in the subject property on an “as is” basis, as of the effective date of the appraisal, September 5, 2025. The appraisal is valid only as of the stated effective date.

Scope of Appraisal

The **Income Capitalization Approach** is not an applicable to the assignment considering the following:.

- Given the subject property is just a shell and not in leasable condition this approach is not applicable

The **Sales Comparison Approach** is an applicable valuation method because:

- There is an active market vacant land which allows us to value the underlying land value which is the main component of value for the subject. We then add a contributory value of the shell to the underlying land value.
- This approach directly considers the prices of alternative properties having similar utility.

The **Cost Approach** is not an applicable to the assignment considering the following:

- This approach is typically used by market participants for new or nearly new properties. Due to the age of the improvements this approach is not applicable.

The Scope of this appraisal includes:

- The property's inspection on September 5, 2025.
- Research and collection of property and market data from local government records and other sources deemed reliable.
- Highest and Best Use Analysis.
- Research and collection of data to satisfactorily apply the Sales Comparison Approache.
- Value conclusion and preparation of this report.
- Analysis of assessment and taxes.
- Zoning analysis.

The Scope of this appraisal does <u>not</u> include:

- Review, analysis and investigation of environmental conditions of any kind.
- The Cost Approach is not applicable to the assignment due to the age of the property which would limit the reliability of an accrued depreciation estimate.

Exposure Time

Exposure Time as defined by USPAP: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The value estimate contained in this report is presumed upon a 9-12 month exposure time.

Marketing Period

Marketing Time as defined by USPAP: An estimate of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. A 9-12 month marketing period is estimated for the subject property.

Ownership and Sale History

The owner of record for the subject is 120 Spring Woonsocket LLC. The property last transferred ownership on February 23, 2022 for $635,000. Current ownership records are recorded in book 2710, Page 26 of the City's land evidence records.

The property is currently leased to Rise Prep Mayoral Academy. The lease started on January 1, 2025 and runs through March 31, 2026 with a rental rate of $8,000/month. The Tenant has an option in the contract to purchase the property at any time after 60 days of the commencement date for $875,000 plus $2,000 additional for each month the tenant has been occupying the property. Based on our analysis the sale price is slightly above market value.

Competency Rule

Jason S. Berman and Peter M. Scotti, MAI are certified Rhode Island appraisers whose experience, education and knowledge qualify them to competently complete this assignment. Peter M. Scotti, MAI is also a certified Massachusetts appraiser.

Assessment and Taxes

Real estate assessments are administered by the City of Woonsocket Tax Assessor's office. The real estate taxes for an individual property may be determined by dividing the assessed value for a property by 1,000, then multiplying the result by the tax rate. Real estate taxes and assessments for the current tax year (FY 2025) are shown in the following table.

	Assessed Value			
Tax ID	Land	Improvements	Total	Total Taxes
Map 13 Lot 5	$ 141,100.00	$ 263,800.00	$ 404,900.00	$ 8,624.37
Map 13 Lot 177	$ 119,100.00	$ -	$ 119,100.00	$ 2,536.83
Map 13 Lot 178	$ 46,400.00	$ -	$ 46,400.00	$ 521.07

The current commercial tax rate is $21.30 per thousand of assessed value. Lot 178 is taxed on the residential rate of $11.23 per thousand. The assessed value is low.

Most Likely Buyer

The most likely buyer of the property is an owner user or developer. Such buyers do exist and in significant enough numbers to quantify a market.

We offer no warrants as to the willingness, earnestness or financial capabilities of any particular individual, group or class of buyers with respect to actual acquisition of the interest. We do estimate that they exist in sufficient quantity to comprise a market and that market conditions (e.g. demand and supply) and financial resources (e.g. debt financing) exist to support such an acquisition.

Zoning/Land Use

The property is located within the R-2 and R-3 residential zoning districts. Uses are mainly limited to single and two-family dwellings. School use is allowable by special use permit. We conclude the subject property as improved is a legal use.

Zoning is a legal matter and outside the scope of this assignment. The client may wish to obtain qualified zoning counsel. This opinion is being offered only for informational purposes and should not be relied upon for any legal matters.

Environmental

A full environmental assessment report was not provided for review. Environmental issues are beyond our scope of expertise. We assume there are no conditions present which would result in a necessary remediation of the property. We note the tenant sells paint, paint related solvents of which some are flammable products. Contrary facts may affect value. This valuation and report does not consider the impact, if any which may result from an adverse environment report of the property.

Extraordinary Assumptions

An *extraordinary assumption* is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis".

This appraisal employs no extraordinary assumptions.

Hypothetical Conditions

A *hypothetical assumption* is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis". Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

This appraisal employs no hypothetical conditions.

Economic and Market Conditions

Gross Domestic Product – Real gross domestic product (GDP) decreased at an annual rate of 0.3 percent in the first quarter of 2025 (January, February, and March), according to the advance estimate released by the U.S. Bureau of Economic Analysis. In the fourth quarter of 2024, real GDP increased 2.4 percent.

The decrease in real GDP in the first quarter primarily reflected an increase in imports, which are a subtraction in the calculation of GDP, and a decrease in government spending. These movements were partly offset by increases in investment, consumer spending, and exports. Compared to the fourth quarter, the downturn in real GDP in the first quarter reflected an upturn in imports, a deceleration in consumer spending, and a downturn in government spending that were partly offset by upturns in investment and exports. The price index for gross domestic purchases increased 3.4 percent in the first quarter, compared with an increase of 2.2 percent in the fourth quarter. The personal consumption expenditures (PCE) price index increased 3.6 percent, compared with an increase of 2.4 percent. Excluding food and energy prices, the PCE price index increased 3.5 percent, compared with an increase of 2.6 percent.

Real GDP decreased at an annual rate of 0.3 percent (less than 0.1 percent at a quarterly rate[1]) in the first quarter, primarily reflecting an increase in imports and a decrease in government spending that were partly offset by increases in investment, consumer spending, and exports.

Consumer Prices – The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.2 percent on a seasonally adjusted basis in April, after falling 0.1 percent in March, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 2.3 percent before seasonal adjustment.

The index for shelter rose 0.3 percent in April, accounting for more than half of the all items monthly increase. The energy index also increased over the month, rising 0.7 percent as increases in the natural gas index and the electricity index more than offset a decline in the gasoline index. The index for food, in contrast, fell 0.1 percent in April as the food at home index decreased 0.4 percent and the food away from home index rose 0.4 percent over the month.

The index for all items less food and energy rose 0.2 percent in April, following a 0.1-percent increase in March. Indexes that increased over the month include household furnishings and operations, medical care, motor vehicle insurance, education, and personal care. The indexes for airline fares, used cars and trucks, communication, and apparel were among the major indexes that decreased in April.

The all items index rose 2.3 percent for the 12 months ending April, after rising 2.4 percent over the 12 months ending March. The April change was the smallest 12-month increase in the all items index since February 2021. The all items less food and energy index rose 2.8 percent over the last 12 months. The energy index decreased 3.7 percent for the 12 months ending April. The food index increased 2.8 percent over the last year.

Employment – Total nonfarm payroll employment increased by 177,000 in April, and the unemployment rate was unchanged at 4.2 percent, the U.S. Bureau of Labor Statistics reported today. Employment continued to trend up in health care, transportation and warehousing, financial activities, and social assistance. Federal government employment declined.

The unemployment rate was unchanged at 4.2 percent in April and has remained in a narrow range of 4.0 percent to 4.2 percent since May 2024. The number of unemployed people, at 7.2 million, changed little in April.

In April, the number of long-term unemployed (those jobless for 27 weeks or more) increased by 179,000 to 1.7 million. The long-term unemployed accounted for 23.5 percent of all unemployed people.

Both the labor force participation rate, at 62.6 percent, and the employment-population ratio, at 60.0 percent, changed little in April. These measures have shown little change over the year.

The number of people employed part time for economic reasons, at 4.7 million, changed little in April. These individuals would have preferred full-time employment but were working part time because their hours had been reduced or they were unable to find full-time jobs.

Monetary Policy - The federal funds rate is an important tool used by the Federal Reserve to implement short term monetary policy. The rate is set by the Federal Open Market Committee (FOMC), and represents the interest charged to commercial banks and other depository institutions on short term loans they receive from the Federal Reserve Bank. The federal funds rate is a closely-watched indicator of the outlook for price stability and sustainable economic growth, which are the dual mandates of the Committee. From 2004 through mid-2006 the FOMC implemented a series of rate increases in an effort to control inflation during a period of economic expansion. A series of rate reductions began in 2007, reflecting efforts to stimulate the weakening economy and add liquidity to stressed financial markets.

The target range for the rate was reduced to 0 – ¼% in December 2008 and remained in that range through most of 2015. In December 2015, the FOMC announced a widely-anticipated increase of ¼ point, citing considerable improvement in the labor market and the expectation that inflation would continue to rise toward the 2% objective over the medium term. Equal increases were made in December 2016, March, June and December of 2017 and March, June, September and December of 2018 to 2.25% -2.50%. In July of 2019 the Committee lowered the rate ¼ point for the first time since the Great Recession of 2007 and then again in September and March of 2020 by ½ point to 1 - 1.25%. Due to the negative economic condition brought on by the COVID-19 pandemic the Committee lowered the rate to 0 to ¼ points on March 15, 2020 in an unscheduled meeting. Due to high levels of inflation, the Committee increased rates 7 times in 2022, ending the year at 4.25% to 4.50%. In 2023 rates increased twice, ending the year at 5.25% to 5.50%. After much anticipation, the Committee lowered rates 0.50% in September and 0.25% in November and December of 2024. Following are pertinent excerpts from the Committee's May 7, 2025, press release:

Recent indicators suggest that economic activity has continued to expand at a solid pace. The unemployment rate has stabilized at a low level in recent months, and labor market conditions remain solid. Inflation remains somewhat elevated.

> The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. The Committee judges that the risks to achieving its employment and inflation goals are roughly in balance. The economic outlook is uncertain, and the Committee is attentive to the risks to both sides of its dual mandate.
>
> In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 4-1/4 to 4-1/2 percent. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Selected National Economic Statistics							
		2023	2024				2025
	Source	4Q	1Q	2Q	3Q	4Q	1Q
GDP - (SAAR) % Change From Prior Quarter	(a)	3.3%	1.4%	3.0%	3.1%	2.3%	-0.3%
CPI-U - Annual Change - Quarter Ending Month	(b)	3.4%	3.5%	3.0%	2.4%	2.9%	2.4%
U.S. Unemployment Rate - Quarter Ending Month	(b)	3.7%	3.8%	4.1%	4.1%	4.1%	4.1%
Federal Funds Rate - Quarter Ending	(c)	5.25%-5.5%	5.25%-5.5%	5.25%-5.5%	4.50%-4.75%	4.25%-4.50%	4.25%-4.50%
(a) U.S. Bureau of Economic Analysis; (b) U.S. Bureau of Labor Statistics; (c) Federal Reserve							

New England (Federal Reserve Report)

The First District (Boston) *Beige Book* issued April 23, 2025, reported the following real estate market conditions:

Commercial Real Estate – Commercial real estate activity in the First District picked up slightly on balance, but contacts emphasized that uncertainty had put a damper on decision-making. Vacancy rates and rents were largely unchanged, and office leasing activity increased a bit. Life sciences buildings in greater Boston, already facing high vacancy rates, saw demand slow further from expected cuts to research funding and an ongoing pullback of private equity. Several office buildings in Boston and Providence were reportedly headed for auctions as their debt matured. At the same time, financing flowed more freely to certain (non-office) properties, owing to an increased interest from private debt funds. The outlook was marked by uncertainty, stemming mostly from tariffs, and became slightly more pessimistic. Contacts were concerned that tariffs could blunt construction activity, raise energy costs, and dampen demand for warehouse space, adding that just the uncertainty surrounding tariffs was having a chilling effect on economic activity. One contact noted, however, that the onshoring of manufacturing could yield offsetting benefits. Most respondents expected demand for multifamily housing and grocery-anchored retail to remain strong but held mixed opinions regarding the outlook for office and industrial properties.

Residential Real Estate – Across the First District, home sales declined slightly in February and March compared with twelve months earlier. Those results contrasted with strong year-over-year sales increases recorded for January, as several contacts perceived that inclement weather held back activity relative to seasonal norms. On the brighter side, pending sales rose by moderate to large margins from one year earlier in Massachusetts, New Hampshire, and Maine, and inventories increased considerably in most reporting states, except for Massachusetts where inventories declined moderately. Home prices increased at a moderate pace from one year earlier, less rapidly than in the previous report, with Massachusetts' home prices declining slightly in recent months. Contacts were hopeful that spring would bring a robust seasonal upswing in sales but cautioned that inventories remained a limiting factor.

Rhode Island

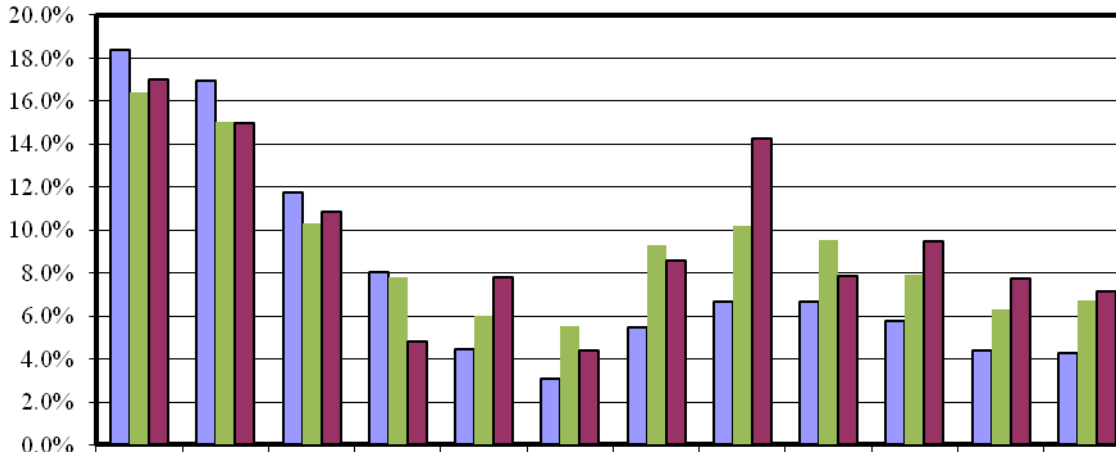
Rhode Island is located on the Interstate 95 corridor between New York and Boston. Principal transportation infrastructure includes passenger rail service provided by Amtrak, the Ports of Providence and Quonset Point, and T. F. Green Airport. T. F. Green has become the third most utilized airport in the region, serving nearly four million passengers per year, according to reports by the State Airport Corporation.

Rhode Island amenities include excellent educational institutions. Brown University and Rhode Island School of Design are best known. The 400±-mile coastline, over 100 marinas, and some of the finest beaches on the eastern seaboard make the state a popular tourist venue. There are 39 communities in the State and the Census Bureau's 2020 estimate of population is 1,098,379. This estimate represents an increase of 4.26% over the 2010 Census estimate. The greatest increase within Rhode Island's five counties occurred in Providence County at 5.44%.

Geographic Area	April 1, 2000 Census	April 1, 2010 Census	April 1, 2020 Census	% Change 2010
State of Rhode Island	**1,048,319**	**1,052,567**	**1,097,379**	**4.26%**
Bristol County	50,648	49,875	50,793	1.84%
Kent County	167,090	166,158	170,363	2.53%
Newport County	85,433	82,888	85,643	3.32%
Providence County	621,602	626,667	660,741	5.44%
Washington County	123,546	126,979	129,839	2.25%

Housing - Rhode Island housing prices, after experiencing double-digit increases from 2003 through 2005, began a protracted decline in the first quarter of 2007 to the first quarter of 2013. Since that time housing prices have steadily increased. Rhode Island had been setting quarterly highs from the third quarter of 2019 (240.54) up until the second quarter of 2022 (350.66). The housing price index dropped slightly in the third quarter of 2022 (350.04) and again in the fourth quarter of 2022 (341.53). The housing price index quickly recovered lost ground in the second quarter of 2023 and ended 2023 at 390.30. In the third quarter of 2024 the housing price index was 409.45, on a seasonally adjusted basis, which is a 7.7% increase over the third quarter of 2023 (380.05). In the fourth quarter of 2024 the housing price index was 418.24, on a seasonally adjusted basis, which is a 7.2% over the fourth quarter of 2023. Overall, 2024 was a strong year for housing prices as the year over year prices posted strong gains.

House Price Index



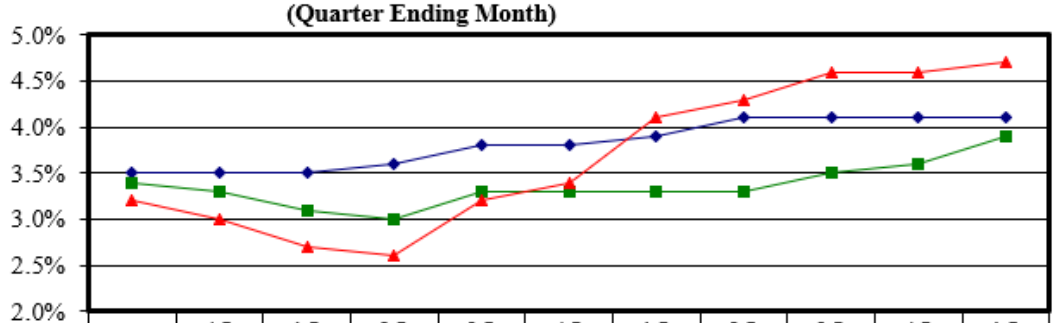
	1Q 22	2Q 22	3Q 22	4Q 22	1Q 23	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24
US	18.4%	16.9%	11.8%	8.1%	4.5%	3.1%	5.5%	6.6%	6.6%	5.8%	4.4%	4.3%
N.E	16.4%	15.0%	10.3%	7.8%	6.0%	5.5%	9.3%	10.2%	9.6%	7.9%	6.3%	6.7%
RI	17.0%	15.0%	10.9%	4.8%	7.8%	4.4%	8.6%	14.3%	7.8%	9.5%	7.7%	7.2%

Source: Federal Housing Finance Agency

Employment – The December 2024 unemployment rate was 4.6 percent, unchanged from the November rate. Last year, the rate was 3.4 percent in December. The number of unemployed Rhode Island residents — those residents classified as available for and actively seeking employment — was 27,200, up 100 from November. The number of unemployed residents was up 7,600 over the year. The number of employed Rhode Island residents was 560,800, down 700 over the month but up 4,300 over the year.

The labor force participation rate was 64.6 percent in December, down two-tenths of a percentage point from November, but up from 63.7 in December 2023. Nationally, 62.5 percent of U.S. residents participated in the labor force.

Seasonally Adjusted Unemployment Rate
(Quarter Ending Month)



	3Q 22	4Q 2022	1Q 2023	2Q 2023	3Q 2023	4Q 2023	1Q 2024	2Q 2024	3Q 2024	4Q 2024	1Q 2025
U.S.	3.5%	3.5%	3.5%	3.6%	3.8%	3.8%	3.9%	4.1%	4.1%	4.1%	4.1%
New England	3.4%	3.3%	3.1%	3.0%	3.3%	3.3%	3.3%	3.3%	3.5%	3.6%	3.9%
Rhode Island	3.2%	3.0%	2.7%	2.6%	3.2%	3.4%	4.1%	4.3%	4.6%	4.6%	4.7%

Rhode Island Key Performance Indicators (KPI) Briefing – The KPI Briefing was developed by the Center for Global and Regional Economic Studies at Bryant University and the Rhode Island Public Expenditure Council to highlight key measures that gauge economic activity in the Ocean State on a quarterly basis.

The briefing is often cited by local news media and is derived from employment, economic and sales data from the U.S. Bureau of Labor Statistics (BLS), the U.S. Bureau of Economic Analysis (BEA) and the Rhode Island Department of Revenue (RI DOR). The Briefing compares the current quarter's economic indicators to previous quarters providing a summary of Statewide economic indicators and possible trends.

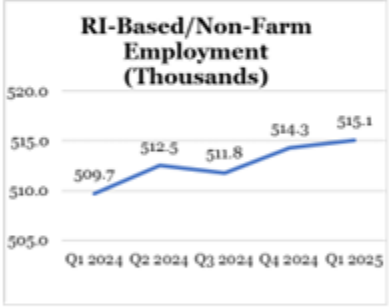
Following is an excerpt from the 1st Quarter 2025 report:

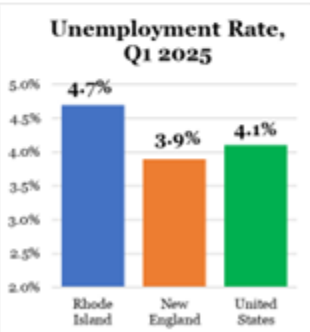
Q1 2025 – Highlights

- Rhode Island's nonfarm employment continued to grow in Q1 2025, but several key economic indicators demonstrated weakness.
- The Ocean State's labor force participation rate decreased for the third consecutive quarter in Q1 2025 to 64.1 percent and was down year-over-year. A long-term trend, labor force participation in Rhode Island was lower than the New England region (65.3 percent) and greater than the nation (62.5 percent) in Q1 2025.
- Rhode Island's unemployment rate increased to 4.7 percent in Q1 2025, representing the seventh straight quarter in which the unemployment rate has either increased or held steady. Rhode Island's unemployment rate was higher than both New England (3.9 percent) and the U.S. (4.1 percent) for the fifth consecutive quarter.
- Net sales tax receipts, a key indicator of aggregate demand, decreased 2.4 percent in Q1 2025 and 0.2 percent in Q4 2024 (*seasonally adjusted*). Year-over-year, however, net sales tax receipts grew by 0.4 percent.

Indicator	Change	
	Year-Over-Year	Quarter-Over-Quarter
Non-Farm Employment	↑	↑
Unemployment Rate	↑	↑
Labor Force Participation Rate	↓	↓
Net Sales Tax Receipts	↑	↓

Note: Quarter-over-quarter change compares Q1 2025 to Q4 2024; Year-over-year change compares Q1 2025 to Q1 2024.





- The number of Rhode Island-based jobs (non-farm employment) and the number of employed Rhode Islanders moved in opposite directions in Q1 2025.
- The Ocean State added 800 jobs in Q1 2025 and was up 5,400 jobs year-over-year. Rhode Island nonfarm employment has been generally growing since Q3 2020.
- Conversely, the number of employed Rhode Islanders fell by 2,300 jobs in Q1 2025 and was down by 2,400 jobs year-over-year. Prior to decreases in the last three quarters, employment had generally been growing since Q3 2020.
- The number of unemployed Rhode Islanders was 27,900 in Q1 2025, an increase of 1,100 quarter-over-quarter, and an increase of 4,100 year-over-year.

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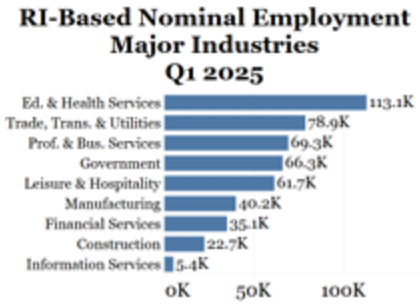
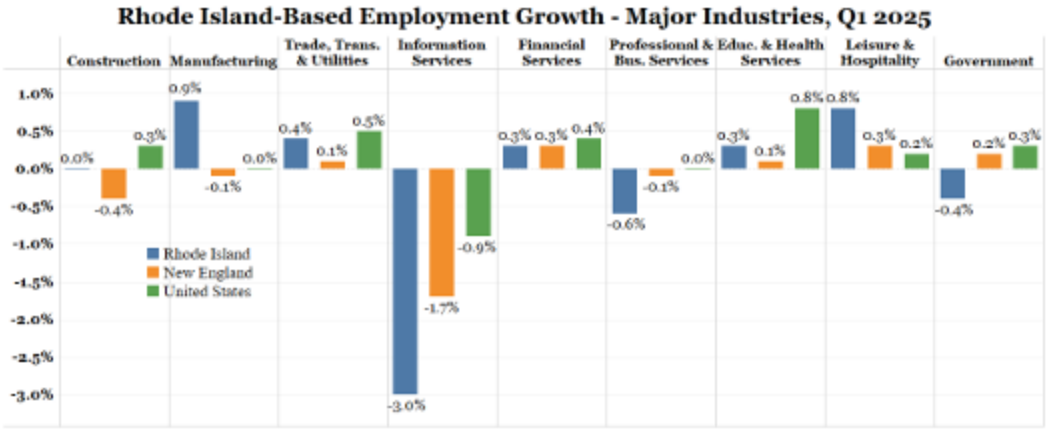
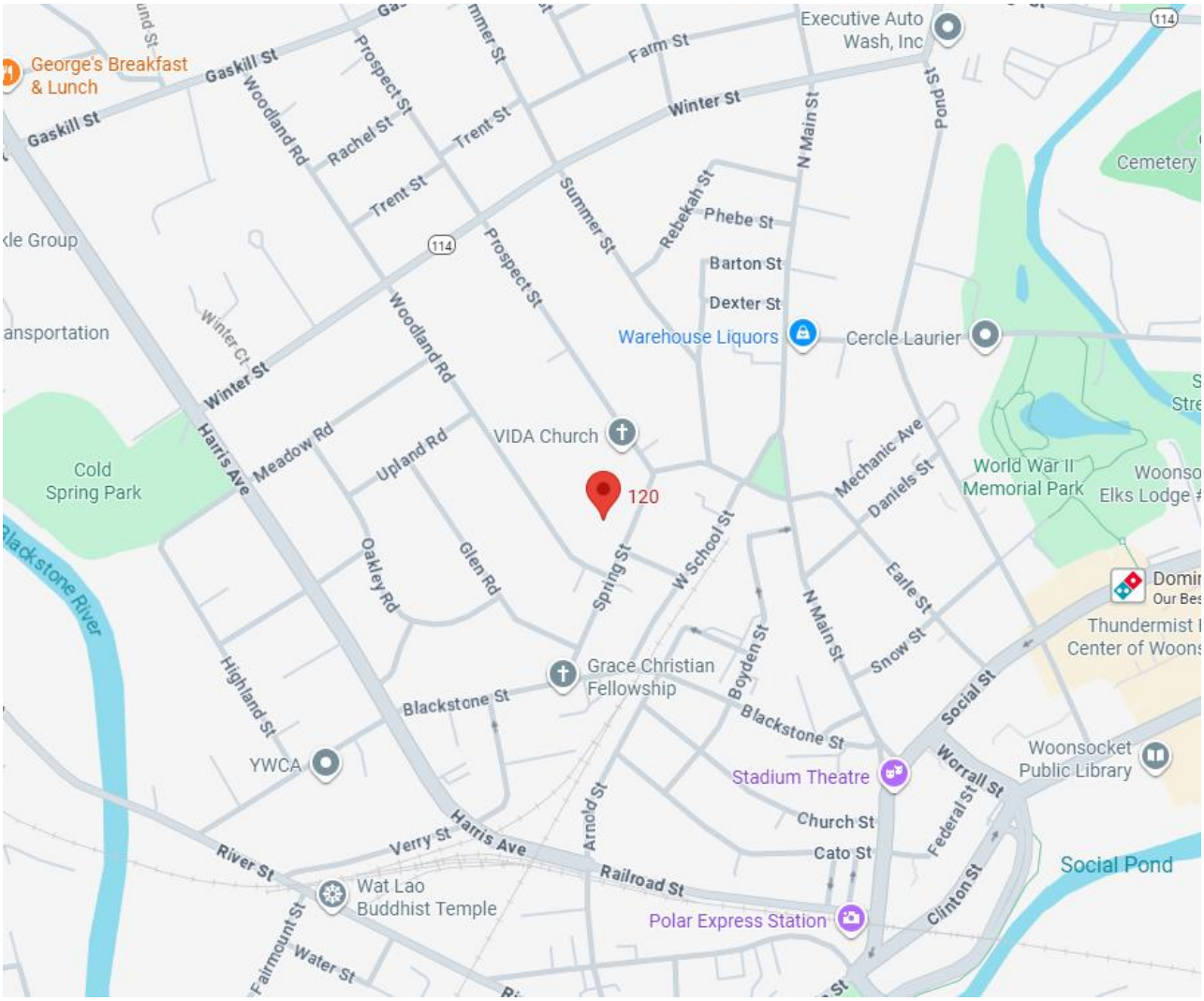
- In Q4 2024, Rhode Island's Gross Domestic Product (GDP) grew for the fourth straight quarter. Increasing by 1.9 percent over Q3 (*annualized*), Rhode Island's GDP growth was the same as the region but lower than the U.S. (2.5 percent). GDP data from Q1 2025 are not yet available.
- In Q1 2025, Rhode Island-based jobs increased in five major industry sectors and reduced in three, with no change in construction.
- Leisure and hospitality experienced the highest levels of job growth among major industry sectors in Rhode Island in Q1 2025 (500 jobs), followed by manufacturing and trade, transportation and utilities (400 jobs each). Education and health services—Rhode Island's largest industry sector—gained 300 jobs.
- Professional and business services and government respectively shed 400 and 300 jobs in Q1 2025. Information services— Rhode Island's smallest industry sector—shed 200 jobs.
- Compared to Q1 2024, Rhode Island-based jobs were up in seven of nine major industry sectors in Q1 2025. Employment was flat in financial services, and information services had 300 fewer jobs. Trade, transportation, and utilities experienced the greatest year-over-year nominal increase (1,900 jobs).





Rhode Island – Conclusion – Opinions are mixed about the outlook for the Rhode Island economy in the near term. Although there were signs of improvement prior to the pandemic illustrated by the number of cranes in capital city's skyline, the State's unfavorable tax structure and stressed fiscal conditions have caused Rhode Island's economic recovery to lag behind the nation and other states in the region. Closing this gap significantly may depend on the relative improvement in these fundamentals even in a post COVID economy.

Area Map


George's Breakfast & Lunch
Gaskill St
Woodland Rd
Prospect St
Rachel St
Trent St
Farm St
Winter St
Executive Auto Wash, Inc
N Main St
Pond St
Cemetery
Summer St
Rebekah St
Phebe St
Barton St
Dexter St
Warehouse Liquors
Cercle Laurier
Winter Ct
Winter St
Meadow Rd
Upland Rd
VIDA Church
120
Harris Ave
Cold Spring Park
Mechanic Ave
Daniels St
World War II Memorial Park
Elks Lodge
Oakley Rd
Glen Rd
Spring St
W School St
Earle St
Snow St
Thundermist
Center of Woons
Blackstone River
Highland St
Grace Christian Fellowship
Boyden St
Blackstone St
Social St
YWCA
Stadium Theatre
Worrall St
Woonsocket Public Library
Church St
Cato St
Federal St
Verry St
River St
Arnold St
Railroad St
Social Pond
Wat Lao Buddhist Temple
Polar Express Station
Clinton St
Fairmount St
Water St

Site Description

For the convenience of the reader, the description of the subject site is presented below.

Component	Land Description- Improved Lot
Tax ID	Plat 13, Lots 5, 177, and 178
Land Area	66,194 SF per Tax Assessor's Records.
Frontage	275 feet of frontage on Spring Street; 300 feet of frontage on Woodland Road.
Access	Access provided from a curb cut on Woodland Road
Shape	Irregular in shape.
Topography	Sloping towards the east
Drainage	For the purpose of this analysis it is assumed drainage is adequate.
Wetlands	None noted
Flood Zone	According to the Flood Insurance Rate Map the subject site is situated in a Zone X. According to the Flood Insurance Rate Map (FIRM) Community Panel #44007C0069G, dated March 2, 2009, the site is located within a Zone "X". Zone "X" is an area outside the 500-year flood plain.
Utilities	Electricity, gas, telephone, sewer and water are all available.
Parking	Adequate
Easements, Encumbrances, and Restrictions	Although a title report was not provided for review, we are not aware of any unusual easements, encumbrances, or restrictions that would adversely affect the use of the site. A title search is recommended to determine whether any adverse conditions exist. We assume that there are no easements, encumbrances, or restrictions that would restrict the property from being developed to its highest and best use.
Encroachments	We were not provided a survey; however, an inspection of the site revealed no apparent encroachments. It is assumed the property is free and clear of encroachments.
Other Land Use Regulations; Development Moratoriums	We are not aware of any land use regulations other than zoning that would affect the property, nor are we aware of any moratoriums on development.

Subject – Tax Assessor's Map

Subject Improvements

The relevant building data is summarized as follows:

Component	Building Description
Property Type:	Former School
Gross Building Area:	15,695± square feet
Square Footage Source:	Woonsocket Tax Assessor's records.
Stories	One and Two
Building Shape	Irregular
Capacity	276 Students
Year Built	1964
Occupancy	Vacant
Roof Cover:	Rubber membrane
Construction Class	Class C, Average, School(*per Marshall Valuation Service*)
Foundation	Poured Concrete
Structural Frame	Masonry/Steel.
Exterior Walls:	Brick
Door/Windows:	Aluminum frame, double thermopane glass.
Floors Finish:	Concrete
Interior Wall Finishes:	Shell/ Exposed
Ceiling Finish:	Shell/ Exposed
Interior Lighting:	None
Bathrooms:	None
Heat/Air Conditioning	Unknown
Fire Protection:	Unknown
Electric:	Unknown
Actual Age	61 years
Est. Effective Age	40 years
Economic Life	50 years
Remaining Economic Life	10 years
Condition	Shell
Quality of Construction	Average
Functional Utility	We did not observe any significant items of functional obsolescence during our property inspection.
Deferred Maintenance	The building is gutted in need of a full renovation.
ADA Compliance	The client should retain a qualified professional in order to make a determination as to whether or not the subject property is ADA compliant upon completion.

Photographs of Subject Property

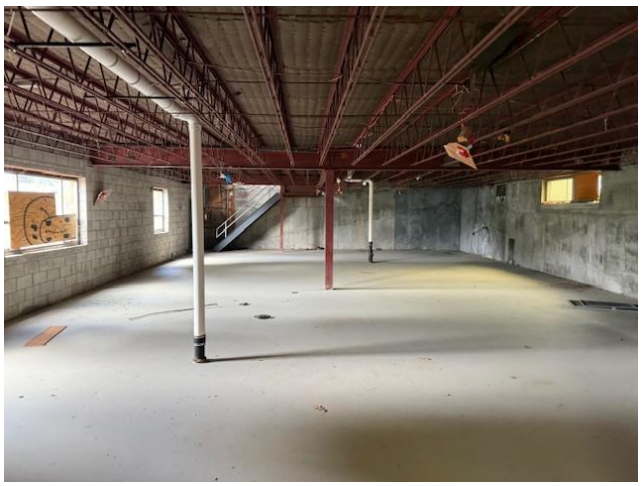
Exterior

Exterior

Exterior

Interior

Interior



Interior

Highest and Best Use
Real Estate is valued in terms of its highest and best use. The highest and best use of the land (or site) if vacant and available for use may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site.

DEFINITION: Highest and Best Use (Highest and Most Profitable Use; Optimum Use) is that reasonable and probable use which will support the highest present value as of the date of the appraisal. Alternatively, it is the most profitable likely use to which a property can be put. It may be measured in terms of the present worth of the highest net return that the property can be expected to produce over a stipulated long run period of time.

In estimating Highest and Best Use, the appraiser goes through essentially four stages of analysis, which are described as follows:

1. possible use or those uses which are physically possible for the site in question;
2. permissible uses or uses which are legally permissible and physically possible for the site in question;
3. feasible use or possible and permissible uses which will produce a net return to the owner of the site;
4. highest and best use, or, among the feasible uses, that use which will produce the highest net return or the highest present worth to an owner.

Highest and Best Use -As Vacant

Physically Possible

The subject site contains three parcels totaling 66,000 SF of land area. The physical characteristics of the site should reasonably accommodate any use that is not restricted by the size of the site. The site has adequate frontage. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses as permitted by local zoning.

Legally Possible

The subject site is located in a R-2 and R-3, Residential Zones. Permitted uses by right include mainly residential uses. Given prevailing land use patterns in the immediate area, the subject site could be developed with a single or two family dwelling.

Financially Feasible

Based on our analysis of the market, new construction is currently financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than residential use. Accordingly, it is our opinion that residential use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion - As Vacant

New construction is currently financially feasible. Therefore, the highest and best use of the property would be for development of residential-use property.

Highest and Best Use - As Improved

The subject is improved with a 15,650 square foot shell which was formerly utilized as a school. The shell appears to be in overall structural sound condition. In our opinion the highest and best use would be for renovation of the current structure for either another school or a possible conversion to residential use.

Valuation Analysis

There are three basic approaches that may be used by appraisers to estimate value. The three approaches include the Sales Comparison Approach, the Cost Approach and the Income Approach. All three rely heavily on market data and as such the greater and more reliable the data, the greater the support for the value estimate.

The Sales Comparison Approach is based on the principal of substitution whereby an informed purchaser will pay no more for a property than it would cost to acquire a property which offers similar utility. The approach essentially involves the comparison of several similar properties that have recently sold, to the subject property.

The Income Approach evaluates the potential income/benefits that a property could generate and converts these earnings into a present value indication. There are two methods which can be used to convert income streams into value: income capitalization and the discounted cash flow method. The discounted cash flow technique is the analysis of cash flow projections, period by period over a presumed term of ownership, to compute the present value for a given rate of return. The direct capitalization method is considered to be more appropriate for single-tenant properties or those that do not have complicated lease arrangements. Direct capitalization converts an estimate of a single year's potential, average or several years' income expectations by dividing or multiplying by an appropriate income rate. This approach is widely applied when appraising income-producing properties.

The underlying principal of the Cost Approach is also substitution since the same purchaser will be willing to pay no more for a property than that which it cost to develop a similar property, offering like utility. Valuation via the Cost Approach involves estimating the reproduction, or replacement cost of the improvement, making appropriate deductions for accrued depreciation (from all sources) and adding to this estimate the value of the site.

Sales Comparison Approach

The Sales Comparison Approach is a set of procedures in which a value indication is developed by comparing the subject to similar properties that have recently sold or are listed for sale. Inherent in this approach is the Principle of Substitution, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable property, assuming that no costly delay is encountered in making the substitution. The steps taken to apply the sales comparison approach are: (1) research recent sales of comparable properties; (2) select sales most similar to the subject and assemble pertinent data; (3) compare the sales to the subject under various elements of comparison and adjust the sale prices to compensate for differences that affect value; (4) reconcile the adjusted prices of the sales into a value indication for the subject. Comparability in physical, location, and economic characteristics, as well as financing are important criteria in evaluating the sales in relationship to the subject property.

The property's main component of value is the underlying land. We analyze nearby comparable land sales to estimate land value, and, due to limited improved sales data, add the depreciated shell value to determine total value.

In our valuation approach, we begin by examining recent transactions of similar vacant land in the surrounding area. This comparative analysis helps us establish an opinion of value for the land component of the property. When there is a shortage of data regarding improved property sales—where buildings or other enhancements exist—we incorporate the depreciated value of any remaining structures. The combined sum of the land value and the shell value provide a more complete picture of the property's overall market value, when comparable improved sales data is limited.

Talbot Ave

Comparable 1

Sale Information

Buyer	BOJ EDWIN	
Seller	DEROY LEO	
Sale Date	1/3/2025	
Transaction Status	Closed	
Sale Price	$75,000	$7.50 /SF Land
Analysis Price	$75,000	$7.50 /SF Land
Recording Number	2924/189	
Rights Transferred	Fee Simple	
Conditions of Sale	Arm's Length	
Marketing Time	17 days	

Property

Land Area	0.2296 Acres (10,000 SF)
Number of Parcels	2
Zoning	R1
Shape	Generally Rectangular
Topography	Level
Corner	No
Utilities	All Available
Easements	None Noted
Environmental	None Noted

Talbot Ave
Woonsocket, RI 02895

County
Providence

APN
WOON M:30G L:87 U:21, WOON M:30G L:88 U:20

Remarks

Sale of two contiguous R-1 zoned lots. Raw land, no approvals.

284 High Street

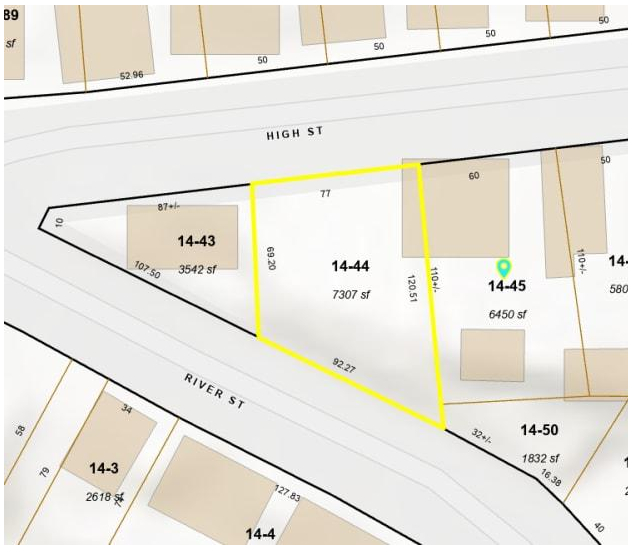
Comparable 2

Sale Information

Buyer	ELEVATOR PROPERTIES INC	
Seller	ORTIZ CARLOS	
Sale Date	3/13/2024	
Transaction Status	Closed	
Sale Price	$77,500	$10.47 /SF Land
Analysis Price	$77,500	$10.47 /SF Land
Recording Number	2862/49	
Rights Transferred	Fee Simple	
Conditions of Sale	Arm's Length	
Marketing Time	1 days	

Property

Land Area	0.17 Acres (7,405 SF)
Number of Parcels	1
Zoning	R4
Shape	Generally Rectangular
Topography	Level
Corner	No
Utilities	All Available
Easements	None Noted
Environmental	None Noted



284 High St
Woonsocket, RI 02895

County
Providence

APN
WOON M:14M L:44 U:33

Remarks

Sale of an R4 zoned lot. The lot was improved with a 2-family structure subsequent the sale and later sold as improved for $650,000 in June of 2025.

515 Gaskill St

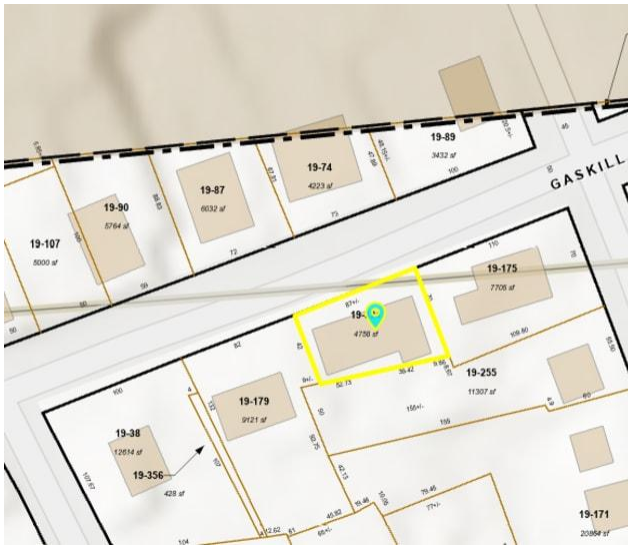
Comparable 3

Sale Information

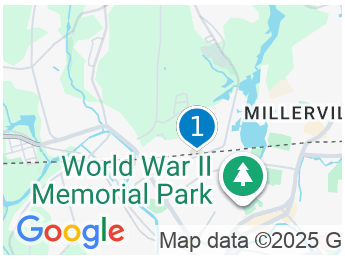
Buyer	BOJ EDWIN	
Seller	FROMENT ARMAND J	
Sale Date	12/16/2024	
Transaction Status	Closed	
Sale Price	$98,000	$20.45 /SF Land
Analysis Price	$98,000	$20.45 /SF Land
Recording Number	2919/341	
Rights Transferred	Fee Simple	
Conditions of Sale	Arm's Length	
Marketing Time	5 days	

Property

Land Area	0.11 Acres (4,792 SF)
Number of Parcels	1
Zoning	R2
Shape	Generally Rectangular
Topography	Generally Level
Utilities	All Available
Easements	None Noted
Environmental	None Noted



515 Gaskill St
Woonsocket, RI 02895



County
Providence

APN
WOON M:19B L:324 U:15

Remarks

Sale of a vacant r-2 zoned residential lot. Per the listing, the lot was prepped with a complete survey and set back approvals.

Conclusion

The comparable sales display a range from $7.50 to $20.45 per square foot with an average of $12.81 per square foot. Given that the subject site is significantly larger than the comparables we apply a downward adjustment to all sales to account for economies of scale and conclude a value towards the lower end of the range, say $8 per square foot.

66,194± SF @ $8.00/SF = $529,552

The property is improved with a shell which appears to be structurally sound and fairly clean. Given the age we estimate the depreciated value of the shell to be $20/SF.

15,695± SF @ $20/SF = $313,900

Concluded Value

$313,900+ $529,552=$843,452 rounded to **$845,000**

Based on the preceding analysis, the Market Value of the Fee Simple Interest in the subject property, as of the effective date of the appraisal September 5, 2025 is:

Eight Hundred Forty-Five Thousand ($845,000) Dollars

Reconciliation and Final Value Conclusion

Reconciliation involves the weighting of alternative value indications, based on the judged reliability and applicability of each approach to value, to arrive at a final value conclusion. Reconciliation is required because different value indications result from the use of multiple approaches and within the application of a single approach. The values indicated by our analyses are as follows:

Value Indications	**As Is**
Income Approach	N/A
Sales Comparison Approach	$845,000
Cost Approach	N/A
Reconciled	**$845,000**

The Income Capitalization Approach is usually given greatest weight when evaluating investment properties. The value indication from the income capitalization approach is supported by market data regarding income, expenses, and required rates of return. Given the condition of the property the income approach is not applicable.

The Sales Comparison Approach is most reliable in an active market when an adequate quantity and quality of comparable sales data are available. In addition, it is typically the most relevant method for owner-user properties, because it directly considers the prices of alternative properties with similar utility for which potential buyers would be competing. Given the availability of comparable land sales in the area the Sales Comparison approach was the only applicable approach.

The Cost Approach is most reliable for newer properties that have no significant amount of accrued depreciation. This approach is typically used by market participants for new or nearly new properties. Although applicable typical buyers do not rely heavily on this approach. We utilize the cost approach as a test of reasonableness to the Income Approach.

Based upon the analyses and conclusions derived herein and subject to the limiting conditions and assumptions expressed, it is our opinion the estimated Market Value of the Fee Simple Interest of the subject property on an “as is” basis, as of the effective date of the appraisal, September 5, 2025 is:

Eight Hundred Forty-Five Thousand ($845,000) Dollars

Definitions

Market Value

Market value, for purposes of this appraisal, is defined as the most probable price in terms of money which a property should bring in an open and competitive market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interest;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property, sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

Fee Simple is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[2]

Leased Fee Interest is the collection of property rights, including use and occupancy, that are conveyed by a lessor (leased fee owner) to a lessee (leaseholder) as specified by contract terms contained within a lease.[3]

Leasehold Interest is the interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.[4]

[1] Rules and Regulations, Federal Register, Vol. 55, No. 165, Page 34696.
[2] Appraisal Institute, The Appraisal of Real Estate, Twelfth Edition, Page 69
[3] Appraisal Institute, The Appraisal of Real Estate, Twelfth Edition, Page 81
[4] Appraisal Institute, The Appraisal of Real Estate, Twelfth Edition, Page 83

Contingent & Limiting Conditions

This appraisal report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions and limiting conditions and any special limiting conditions contained in the report which are incorporated herein by reference.

1. The legal description used in this report is assumed to be correct.

2. Sketches in this report are included to assist the reader and no responsibility is assumed for accuracy. No survey has been made of the property specifically for this report.

3. No responsibility is assumed for matters legal in nature, nor is any opinion rendered as to title, which is assumed to be good and marketable. The title is assumed to be held in fee simple.

4. Information, estimates and opinions furnished by others in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy was assumed by this appraiser.

5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within this report. The property is appraised as though under responsible ownership and competent management.

6. Subsurface rights (minerals and oil) were not considered in making this appraisal.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. No responsibility is assumed for such conditions nor is the appraiser responsible for arranging engineering, which might be required to discover such factors.

8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within this report.

11. Unless arrangements have been previously made, no appearances in court or requirements to give testimony in respect to the subject property will be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the person to whom it is addressed without the written qualification and only in its entirety.

13. The distribution of the total valuation in this report between land and improvements applies only under the highest and best use of the subject property. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

14. Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by anyone but the client, without the previous written consent of the appraiser and/or client; nor shall it be conveyed by anyone but the client to the public through advertising, public relations, news, sales or other media without the written consent and the approval by the author(s), particularly as to valuation conclusions, the identity of the appraiser or a firm.

15. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. In this appraisal assignment, the existence of potentially hazardous material in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, asbestos, and/or the existence of toxic waste or radon gas, which may or may not be present on the property, has been considered. No information was obtained confirming, disproving, or leading us to suspect the existence of such hazards, except where noted. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field if desired. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

16. On January 26, 1992, The Americans with Disabilities Act (ADA) became effective. The Act requires compliance based on each property owner's financial ability with regard to the cost to cure the property's potential physical characteristics. Given that compliance is dependent upon the specific financial ability of each owner as determined by the U.S. Justice Department, it is not possible for the appraiser to comment on either current or potential adherence to the act or its impact on value. Consequently, a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines has <u>not</u> been undertaken.

17. This appraisal and report does not consider or address the impact upon the property that may result from recently (post 2001) enacted life saving legislation, specifically amendments to state and local fire and building codes. Unless specified it is assumed that the property meets all fire and building codes as of the effective date.

PETER M. SCOTTI & ASSOCIATES • REAL ESTATE

PETER M. SCOTTI, MAI
Peter M. Scotti & Associates, Inc.
24 Bridge Street
Providence, Rhode Island 02903
(401) 421-8888 Ext. 13 / (401) 255-7704
pmgbs@scottire.net

PROFESSIONAL SUMMARY

Peter M. Scotti is a seasoned commercial and residential real estate leader. Over 40 years of executive-level experience – spanning the full spectrum of real estate transactions. Recognized sales and appraisal industry expert. Deep understanding of all facets of the commercial and residential real estate marketplace. Especially familiar with the Greater Providence market, including downtown Providence and surrounding communities. Active throughout Rhode Island and the Southeastern Massachusetts areas. Involved in transactions of all classes and possessing the hands-on knowledge and experience to successfully guide the needs and achieve the goals and objectives of a very divergent client base.

Vast experience working closely with government and public agencies on state and local levels. Skilled strategist and negotiator. In-depth knowledge of historic, zoning, planning, assessment and regulatory matters. Proven track-record in managing complex commercial and residential ventures. Comprehensive real estate packaging, branding and marketing direction. Superior analytical skills. Outstanding work ethic and integrity. Diligent and committed to excellence. A civic and community leader: Executive board member, President and Vice President of numerous real estate groups. A Rhode Island and Providence native with multi-generational roots within the community.

SNAPSHOT OF KEY ACHIEVEMENTS

- **Founder and President of a leading RI appraisal and real estate brokerage firm for 31 years.**
- **In 1996 admitted to membership in Appraisal Institute MAI, the gold standard for real estate appraisers nationwide. Of the 102,000 licensed/certified appraisers in the U.S., only 6% have earned this prestigious designation.**
- **Chair, RI Appraisal Board 2016, Vice Chair 2015.**
- **Former Chairman of Omni Development Corporation, a nonprofit community development and planning organization.**
- **President, RI Commercial Appraisal Board of Realtors – 2012.**
- **Board Secretary, RI Association of Realtors -2012**
- **Commercial Appraisal Board of Realtors Realtor of the year 2017**

EXPERIENCE

1987-present
PETER M. SCOTTI & ASSOCIATES, Providence, RI
FOUNDER/PRESIDENT
Real Estate Appraisal and Sales firm.
Directs staff of up to 15 commercial and residential real estate appraisers and brokers in thriving firm. The education, experience and market sophistication of the firm is unequaled in the Rhode Island brokerage community.

- Recognized as one of the foremost real estate experts in Rhode Island.
- Real Estate consultant/appraiser to RI Department of Transportation, Department of Environmental Management, Department of Administration, Providence Water Supply Board, Providence Planning Department, Narragansett Bay Commission, City of Newport, City of Providence, City of Woonsocket, City of Warwick, Quonset Point Development Corporation.

Clients

Bank of America; Citizens Trust Company; Rockland Trust Company; Webster Bank; TD Bank North; Coastway Community Bank; BayCoast Bank; Peoples Credit Union; Bank Rhode Island; Home Loan & Investment Company; Greenwood Credit Union; Merrill Lynch Relocation; Lifespan; EXXON; Texaco Corporation; Merritt Oil Company; Blue Cross/Blue Shield; Liberty Mutual; Metropolitan Insurance Corporation; Puritan Life Insurance Company; City of Providence; City of Woonsocket; City of Pawtucket; City of Newport; City of Warwick; Town of North Kingston; Town of Middletown; Town of Richmond; Town of Somerset; Town of Portsmouth; Town of Lincoln; Coastal Resource Management Council/State of Rhode Island; Department of Environmental Management; State of Rhode Island: Department of Transportation, Department of Administration, Port Authority; United States Department of Justice ;United States GSA;United States Small Business Administration; United States Post Office; Rhode Island Housing Mortgage Finance Corporation; Narragansett Bay Commission; Bristol County Water Authority; Providence Water Supply Board; Lynch & Greenfield; Burns & Levenson, Revens, Revens & St. Pierre; Hinckley, Allen, Snyder & Comen; Schectman, Halperin & Savage; Adler Pollack & Sheehan; Olen & Penza; Nixon and Peabody.LockeLord, Harrington and Furness, Murphy and King, Robinson-Cole.

1983-1988

H.W. COOKE COMPANY, Providence, RI

Residential and Commercial Real Estate Sales and Appraisals

CHIEF APPRAISER/VICE PRESIDENT

Led the Appraisal Department of Rhode Island's oldest real estate company. Supervised up to 12 appraisers.

- **Achieved highest commercial real estate sales each year.**

1980-1983

PROVIDENCE LAND COMPANY, Providence, RI

Real Estate Development and Sales

VICE PRESIDENT

Oversaw value analysis and real estate sales.

- **Developed first office condominiums in Providence.**
- **Developed and sold the Masonic Temple Building and Hanly Building.**

PROFESSIONAL MEMBERSHIPS & QUALIFICATIONS

Professional Memberships

Rhode Island Commercial Appraisal Board of Realtors, President 2012
Rhode Island Appraisal Board, Vice Chairman 2002/2015
Rhode Island Appraisal Board, Chairman 2003/2016
Rhode Island Chapter Appraisal Institute
Rhode Island Chapter Appraisal Institute, President 1998
National Association of Realtors, Realtor Emeritus
Rhode Island Association of Realtors, Secretary 2012
Greater Providence Board of Realtors
Member Appraisal Institute, 1996

Licenses

Licensed Real Estate Broker State of Rhode Island, License #B14864
Licensed Real Estate Appraiser, State of Rhode Island, License #CGA.0A00110
Licensed Real Estate Broker, Commonwealth of Massachusetts, #141690
Licensed Real Estate Appraiser, Commonwealth of Massachusetts, License #2805
Licensed Real Estate Appraiser, State of Connecticut, License # RCG.0001453

Qualifications

Expert Witness in the following Cities and/or Towns, Zoning Board of Review:
Barrington, Bristol, Burrillville, Central Falls, Coventry, Cranston, Cumberland, East Greenwich, East Providence, Exeter, Foster, Gloucester, Jamestown, Johnston, Lincoln, Middletown, Narragansett, Newport, New Shoreham, North Kingstown, North Providence, Pawtucket, Portsmouth, Providence, Richmond, Smithfield, South Kingstown, Tiverton, Warren, Warwick, West Warwick, and Woonsocket, Rhode Island, Seekonk, Massachusetts

Real Estate Qualified to Testify before:
Family Court, District Court, Superior Court - State of Rhode Island; United States Bankruptcy Court; U.S. District Court, Rhode Island

Tax Review Board
Barrington, Bristol, Cranston, Cumberland, Johnston, Lincoln, Narragansett, North Kingstown, Pawtucket, Providence, Scituate, South Kingstown, Warwick, West Greenwich, and West Warwick, Rhode Island

Town Councils
Providence, Cumberland, Lincoln, North Kingstown, North Providence, Pawtucket, East Providence, Warwick, Rhode Island

EDUCATION:

PROVIDENCE COUNTRY DAY SCHOOL, East Providence, RI 1969
B.A., WASHINGTON AND JEFFERSON COLLEGE, Washington, Pennsylvania 1973

EDUCATION (Partial List):

SPECIALIZED:
Appraising Real Property; Applied Property Valuation; Principles of Income Property Appraising; Applied Income Property Valuation; Standards of Professional Practice; Income Valuation Mixed Use; Rates and Ratios: The Real Estate Economy; Making Sense of the Changing Landscape of Value; Office Building Valuation; Analyzing Distressed Real Estate; Introduction to GIS Applications for Real Estate Appraisal; Advanced Sales Skills, Negotiation for the Commercial Broker.

INSTRUCTOR, UNIVERSITY OF RHODE ISLAND
Introduction to Real Estate Appraisal, Fundamentals of Real Estate, Income Property Appraisal

GUEST LECTURER, JOHNSON & WALES UNIVERSITY
Fundamentals of Real Estate

PETER M. SCOTTI & ASSOCIATES • REAL ESTATE

Jason S. Berman
Peter M. Scotti & Associates, Inc.
24 Bridge Street
Providence, Rhode Island 02906
(401) 421-8888 / (401) 255-7704
jberman@scottire.net

EXPERIENCE:	Actively engaged in real estate valuation since 2013. Practice is focused on a wide range of commercial and residential properties including community/neighborhood shopping centers, power centers, office buildings- suburban, warehouse/distribution, multi-family, vacant land and special purpose properties. Clients served include banks and financial institutions, law firms, business/industry and government, and mortgage bankers. Valuations have been performed for estate, financing, equity participation. Valuations have been done on proposed, partially completed, renovated and existing structures.
MEMBERSHIPS/ LICENSES:	Certified Appraiser, State of Rhode Island, Certification # CGA.0060023
EDUCATION:	B. S. Degree in Business Administration, Accounting University of Rhode Island, Kingston, Rhode Island (2010)

Collaborative for High Performance Schools (CHPS)

Project Scorecard: NE-CHPS Version 4.0 - For Planning Use Only

School/Project Name: RISE PREP UPPER ACADEMY

Verification

This scorecard is for planning purposes only and to help you prepare for submission to CHPS. This scorecard is not for submission to CHPS. The official submission scorecard is contained in the CHPS Verified Workbook.

Key: P - Prerequisite; WS - CHPS Worksheet Required; CD - Construction Documents Required; A - Attachment Required

Criteria	Title	Prerequisite	Points Possible	Points Targeted	Responsible Team Member	Design Review Requirements			Ready for Design Review	Construction Review Requirements		Ready for Construction Review
	Total		**250**	**137**								
Integration												
II 1.0	Integrated Design	P	4	4			CD				A	
II 1.1	Enhanced Integrated Design		2	2				A				
II 2.1	District Level Commitment	RI	1	1				A				
II 3.1	School Master Plan	RI	1	1				A				
II 4.1	High Performance Transition Plan	RI	1	0				A			A	
II 5.0	Educational Display	P	1	1			CD				A	
II 5.1	Demonstration Area		1				CD				A	
II 6.1	Educational Integration	RI	2	2				A			A	
II 7.1	Design for Adaptation		3	0				A			A	
II 8.0	Safer Schools By Design	P	3	3				A			A	
II 9.1	Innovation		4	0		VARIES				VARIES		
II 10.1	Biophilic & Responsive Design		2	1				A			A	
	Subtotal		25	15								
Operations & Metrics												
OM 1.0	Facility Staff and Occupant Training	P	4	4			CD				A	
OM 2.1	Post Occupancy Transition		2	2				A			A	
OM 3.0	Performance Benchmarking	P	3	3				A			A	
OM 4.0	Systems Maintenance Plan	P	1	1							A	
OM 4.1	High Performance Operations		3					A			A	
OM 5.0	Indoor Environmental Management Plan	P	2	2							A	
OM 6.1	Green Cleaning		2								A	
OM 7.0	Integrated Pest Management	P	1	1		WS					A	
OM 8.0	Anti-Idling Measures	P	1	1			CD				A	
OM 9.1	Green Power		2	2				A				
OM 10.0	ENERGY STAR Equipment and Appliances	P	2	2				A				
OM 11.1	Computerized Maintenance Management System	RI	1	1		WS					A	
	Subtotal		25	19								
Indoor Environmental Quality												
EQ 1.0	HVAC Design - ASHRAE 62.1	P	8	8		WS						
EQ 1.1	Enhanced Filtration		2	2			CD				A	
EQ 1.2	Dedicated Outdoor Air System		3	3			CD				A	
EQ 2.0	Pollutant and Chemical Source Control	P	2	2			CD	A			A	
EQ 3.0	Outdoor Moisture Management	P	1	1			CD				A	
EQ 4.1	Ducted Returns		2	2			CD					
EQ 5.1	Construction Indoor Air Quality Management		5				CD				A	
EQ 5.2	Construction Moisture Management		1	1			CD				A	
EQ 6.1	Post Construction Indoor Air Quality		1				CD				A	
EQ 7.0	Low Emitting Materials	P	2	2		WS	CD			WS	A	
EQ 7.1	Additional Low Emitting Materials		5	3		WS	CD			WS	A	
EQ 8.1	Low Radon	RI	1	1			CD				A	
EQ 9.1	Thermal Comfort - ASHRAE 55		4	4		WS	CD					
EQ 10.1	Individual Controllability		1	1			CD				A	
EQ 10.2	Controllability of Systems		1	1			CD				A	
EQ 11.0	Daylighting: Glare Protection	P	4	4			CD	A			A	
EQ 11.1	Daylight Availability		5			WS	CD	A			A	
EQ 12.0	Views	P	1	1		WS	CD					
EQ 12.1	Additional Views		2			WS	CD					
EQ 13.1	Electric Lighting Performance		3	1			CD	A				
EQ 13.2	Superior Electric Lighting Performance		5				CD				A	
EQ 14.0	Acoustical Performance	P	7	7		WS	CD	A			A	

EQ 15.1	Low-EMF Wiring		1				CD				A		
EQ 15.2	Low-EMF Best Practices		2				CD	A			A		
EQ 16.1	High Intensity Fluorescent Fixtures		1				CD				A		
	Subtotal		70	44									
Energy													
EE 1.0	Energy Performance	P	6	6			CD	A					
EE 1.1	Superior Energy Performance		40	12			CD	A					
EE 2.1	Zero Net Energy Capable		3				CD						
EE 3.0	Commissioning	P	4	4			CD	A			A		
EE 3.1	Additional Commissioning Qualifications		1	1			CD	A			A		
EE 3.2	Building Envelope Commissioning		1				CD	A			A		
EE 3.3	Enhanced Commissioning		1				CD	A			A		
EE 4.0	Environmentally Preferable Refrigerants	P	1	1			CD						
EE 5.1	Energy Management System		2	2			CD						
EE 5.2	Advanced Energy Management System and Submetering		2				CD						
EE 6.1	Natural Ventilation and Energy Conservation Interlocks		2			WS	CD				A		
EE 7.0	Local Energy Efficiency Incentive and Assistance	P	2	2				A			A		
EE 8.1	Variable Air Volume Systems		1	1			CD						
EE 9.1	Renewable Energy Performance Monitoring		1				CD				A		
EE 10.1	Electric Vehicle Charging		1				CD				A		
	Subtotal		68	29									
Water													
WE 1.0	Minimum Reduction in Indoor Potable Water Use	P	5	5		WS	CD				A		
WE 2.1	Reduce Potable Water Use for Sewage Conveyance		4	2		WS	CD				A		
WE 3.0	Irrigation and Exterior Water Budget - Use Reduction	P	4	4			CD				A		
WE 4.1	Reduce Potable Water Use for Non-Recreational Landscaping		2	2			CD	A			A		
WE 5.1	Reduce Potable Water Use for Recreational Landscaping		1	1			CD				A		
WE 6.0	Irrigation Systems Commissioning	P	1	1				A			A		
WE 7.1	Rainwater Collection and Storage		2	0		WS	CD						
WE 8.1	Water Management System		2				CD				A		
	Subtotal		21	10									
Sites													
SS 1.0	Site Selection	P	2	2				A					
SS 2.1	Environmentally Sensitive Land / Preserve Greenspace & Parklands		3	0		WS	CD	A					
SS 3.1	Minimize Site Disturbance		1	0		WS	CD						
SS 4.1	Construction Site Runoff Control and Sedimentation		1	1			CD				A		
SS 5.1	Post Construction Stormwater Management		1	1		WS	CD				A		
SS 6.1	Central location		2	2		WS		A					
SS 7.1	Located Near Public Transportation		1	0				A					
SS 8.1	Joint-Use of Facilities		1	0			CD	A					
SS 9.1	Human-Powered Transportation		2	0		WS	CD				A		
SS 10.1	Reduce Heat Islands - Landscaping and Sites		1	0			CD						
SS 11.1	Reduce Heat Islands - Cool Roofs		1	0			CD				A		
SS 12.1	Avoid Light Pollution and Unnecessary Lighting		2	2			CD				A		
SS 13.1	School Gardens		1	0			CD	A			A		
SS 14.1	Use Locally Native Plants for Landscape		1	0		WS	CD						
SS 15.0	Site and Building Best Practices	P	2	2		WS	CD	A					
	Subtotal		22	10									
Materials and Waste Management													
MW 1.0	Storage and Collection of Recyclables	P	2	2			CD				A		
MW 2.0	Minimum Construction Site Waste Management	P	2	2			CD				A		
MW 2.1	Construction Site Waste Management		2	1			CD				A		
MW 3.1	Single Attribute - Recycled Content		2	2			CD			WS	A		
MW 4.1	Single Attribute - Rapidly Renewable Materials		1	0			CD			WS	A		
MW 5.1	Single Attribute - Certified Wood		1	0			CD			WS	A		
MW 6.1	Single Attribute - Materials Reuse		1	0			CD			WS	A		
MW 7.1	Multi-Attribute Materials Selection		2	2		WS	CD			WS	A		
MW 8.1	Building Reuse - Exterior		2	0			CD			WS	A		
MW 9.1	Building Reuse - Interior		1	0			CD			WS	A		
MW 10.1	Health Product Related Information Reporting For Building Products		1	1			CD			WS	A		
MW 11.1	Locally Produced Materials		2	0			CD			WS	A		
	Subtotal		19	10									
	Total		**250**	**137**									
	Min. Points Required		**110**										

SPECIFICATIONS AND
PERFORMANCE REQUIREMENTS

FOR

RISE PREP Upper Academy
120 Spring Street,
Woonsocket, RI 02895

Owner:

RISE PREP Academies

STAGE II Submission

September 15, 2025

Architect:

KITE Architects, Inc.
1 Central Street
Providence, Rhode Island
02907 Tel. 401 272-0240
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www.kitearchitects.com

Division 00 - Procurement and Contracting Requirements

Section 00 01 02 - Project Information

PROJECT IDENTIFICATION

Project Name: RISE PREP Uppe, located at: 120 Spring Street, Woonsocket, RI 02895.

The Owner, hereinafter referred to as Owner: RISE PREP Academies

PROJECT DESCRIPTION

Summary Project Description: Approximately 70,000 GSF new construction building on three levels, and associated site work to serve a school for grades 9-12.

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Division 03 - Concrete

Section 03 49 00 - Glass-Fiber Reinforced Concrete

GLASS-FIBER-REINFORCED CONCRETE UNITS

Glass-Fiber-Reinforced Concrete Units: Factory-fabricated, using rigid molds, constructed to maintain unit panel uniform in shape, size and finish.

Comply with PCI MNL-128.

Design and fabricate to comply with applicable codes.

Design to withstand dead loads, positive and negative wind loads, and erection forces.

Appearance: Ensure exposed-to-view finish surfaces of units are uniform in color and appearance.

Finish of Exposed-to-View Precast Unit Surfaces: Sand blasted to medium exposures.

Division 04 - Masonry

Section 04 26 13 - Masonry Veneer

BRICK UNITS

Facing Brick: ASTM C216, Type FBS Smooth, Grade SW.

MORTAR AND GROUT MATERIALS

Mortar Mix Designs: ASTM C270, Type N.

Mortar Color: Color selection to be determined, based on manufactuer's standard color selection.

REINFORCEMENT AND ANCHORAGE

Masonry Veneer Anchors: 2-piece anchors that permit differential movement between masonry veneer and structural backup, hot dip galvanized to ASTM A 153/A 153M, Class B.

FLASHINGS

Metal Flashing Materials: Copper, as specified in Section 07 62 00.

ACCESSORIES

Preformed Control Joints: Rubber material. Provide with corner and tee accessories, fused joints.

Cavity Vents: Type: Preformed aluminum vents with sloping louvers.

Section 04 72 00 - Cast Stone Masonry

GENERAL:

Cast Stone: complying with ASTM C1364.

Reinforcement: Provide reinforcement as required to withstand handling and structural stresses; comply with ACI CODE-318.

CAST STONE MASONRY UNITS:

Stone Type-A: Basis of design of Arriscraft Contempory Brick, or approved equal. Finish selection from manufactuers full standard options.

Stone Type-B: Basis of Design of Arriscraft Renaissance Masonry Units, Champagne, or approved equal. Finish selection and surface texture from manufactuers full standard options.

MATERIALS

Portland Cement: ASTM C150/C150M.

Coarse Aggregate: ASTM C33/C33M, except for gradation; granite, quartz, or limestone.

Fine Aggregate: ASTM C33/C33M, except for gradation; natural or manufactured sands.

Pigments: ASTM C979, inorganic iron oxides; do not use carbon black.

Admixtures: ASTM C494/C494M.

Water: Potable.

Reinforcing Bars: ASTM A615/A615M, Grade 40 (40,000 psi), deformed bars, galvanized.

Steel Welded Wire Reinforcement: ASTM A1064/A1064M, galvanized or ASTM A884/A884M, epoxy coated.

Embedded Anchors, Dowels, and Inserts: Type 304 stainless steel, of type and size as required for conditions.

Mortar: Portland cement-lime, as specified in Section 04 05 11 ; do not use masonry cement.

REINFORCEMENT AND ANCHORAGE

FLASHINGS

Metal Flashing Materials: Copper, as specified in Section 07 62 00

ACCESSORIES

Preformed Control Joints: Rubber material. Provide with corner and tee accessories, fused joints.

Cavity Venters: Preformed aluminum vents with sloping louvers.

Division 05 - Metals

Section 05 40 00 - Cold-Formed Metal Framing

PERFORMANCE REQUIREMENTS

MATERIALS

Material and Product Requirements Criteria: AISI S201.

Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S240.

Structural Grade: As required to meet design criteria.

Corrosion Protection Coating Designation: CP 60 in accordance with AISI S240.

STRUCTURAL FRAMING COMPONENTS

Wall Studs and Track Sections: AISI S240; c-shaped studs and u-shaped track sections in stud-matching nominal width and compatible height.

CONNECTIONS

Performance Requirements: Provide connections in compliance with requirements of AISI S240.

MISCELLANEOUS CONNECTIONS

Self-Drilling, Self-Tapping Screws, Bolts, Nuts and Washers: Hot-dip galvanized per ASTM A153/A153M.

SHEATHING

Gypsum Board Wall Sheathing: See Section 09 21 16.

Section 05 52 13 - Pipe and Tube Railings

RAILINGS - GENERAL REQUIREMENTS

Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of applicable local code.

Provide anchors and other components as required to attach to structure, made of same materials as railing components unless otherwise indicated; where exposed fasteners are unavoidable provide flush countersunk fasteners.

Provide welding fittings to join lengths, seal open ends, and conceal exposed mounting bolts and nuts, including but not limited to elbows, T-shapes, splice connectors, flanges, escutcheons, and wall brackets.

STEEL RAILING SYSTEM

Steel Pipe: ASTM A53/A53M Grade B Schedule 80, black finish.

Welding Fittings: Factory- or shop-welded from matching pipe or tube; seams continuously welded; joints and seams ground smooth.

Exposed Fasteners: Flush countersunk screws or bolts; consistent with design of railing.

Galvanizing: In accordance with requirements of ASTM A123/A123M, at exterior locations.

Division 06 - Wood, Plastics, and Composites

Section 06 10 00 - Rough Carpentry

GENERAL REQUIREMENTS

Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.

Species: Douglas Fir-Larch, unless otherwise indicated.

If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.

Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

Lumber of other species or grades is acceptable provided structural and appearance characteristics are equivalent to or better than products specified.

DIMENSION LUMBER FOR CONCEALED APPLICATIONS

Sizes: Nominal sizes as indicated on drawings, S4S.

Moisture Content: S-dry or MC19.

Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:

Lumber: S4S, No. 2 or Standard Grade.

Boards: Standard or No. 3.

FACTORY WOOD TREATMENT

Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.

Section 06 16 00 - Sheathing - USG

SHEATHING

Glass-mat-faced gypsum wall sheathing, comply with ASTM C1177/C1177M.

Section 06 41 00 - Architectural Wood Casework

CABINETS

Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

Wood Veneer Faced Cabinet:

Exposed Surfaces: HPVA HP-1 Grade A, Birch, plain sliced, book-matched.

Semi-Exposed Surfaces: HPVA HP-1 Grade B, Birch, plain sliced, book-matched.

Cabinet Iteriors: HPVA HP-1 Grade B, Birch, plain sliced, book-matched.

Provide hardwood edge band at all cabinets and drawers.

Cabinet Style: Full overlay.

At cabinets and closets provide adjustable shleving of same material with hardwood edge bands and appropriate hardware.

PANEL CORE MATERIALS

Medium Density Fiberboard (MDF): Composite panel composed of cellulosic fibers, additives, and bonding system; cured under heat and pressure; comply with ANSI A208.2.

Grade: 115; moisture resistance: MR10.

COUNTERTOPS

Countertops: See Section 12 36 00.

SHOP FINISHING

Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:

Transparent:

System - 1, Lacquer, Nitrocellulose.

Stain: As selected by Architect.

Sheen: Flat.

Division 07 - Thermal and Moisture Protection

Section 07 21 00 - Thermal Insulation

FOAM BOARD INSULATION MATERIALS

Extruded Polystyrene (XPS) Board Insulation (INSUL-2): Comply with ASTM C578 with either natural skin or cut cell surfaces.

Type and Compressive Resistance: Type IV, 25 psi (173 kPa), minimum.

Type and Thermal Resistance, R-value: Type IV, 5.0 (0.88), minimum, per 1 inch thickness at 75 degrees F mean temperature.

Polyisocyanurate (ISO) Board Insulation (insul-3): Rigid cellular foam, comply with ASTM C1289.

Classifications:

a. Type 1: Faced with aluminum foil on both major surfaces of the foam core.

1) Class 2 - Glass fiber reinforced or non-reinforced core foam.

2) Compressive Strength: 16 psi, minimum.

3) Thermal Resistance, R-Value: At 1 inch thick; 6.0 minimum, at 75 degrees F.

b. Type II: Faced with either cellulosic facerss or glass fiber mat facers on both major surfaces of the core foam.

1) Class 2 - Faced with coated polymer-bonded glass fiber mat facers on both major faces of the core foam.

2) Compressive Strength: Classes1-2-3, Grade 1 - 16 psi (110kPa), minimum.

3) Thermal Resistance, R-Value: at 1 1/2 inches thick; Class 2 - 8.0 (1.41), minimum, at 75 degrees F.

Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.

Smoke DEveloped Index (SDI): 450 or less, when tested in accordance with ASTM E84.

Water Vapor Permeance: 1.2 perm, maximum, at 1 inch thickness, and when tested in accordance with ASTM E96/E96M, desiccant method.

Comply with fire resistance requirements indicated on drawings.

Board Size: 48 inch by 96 inch.

Board Thickness: 2.0 inches

Board Edge: Square.

Polyisocyanurate (ISO) Board Insulation (INSUL-4): Rigid cellular foam, comply with ASTM C1289.

Water Vapor Permeance: 1.2 perm, maximum, at 1 inch thickness, and when tested in accordance with ASTM E96/E96M, desiccant method.

Board Size: 48 inch by 96 inch.

Board Thickness: As required to achieve thermal resistance value indicated.

Board Edges: Square.

Section 07 21 19 - Foamed-In-Place Insulation

MATERIALS

Foamed-In-Place Insulation: Medium-density, rigid or semi-rigid, closed cell polyurethane foam; foamed on-site, using blowing agent of water or non-ozone-depleting gas. (INSUL-3)

Regulatory Requirements: Comply with applicable code for flame and smoke, concealment, and fire protection requirements.

Thermal Resistance: R-value of 5.0, minimum, per 1-inch thickness at 75 degrees F mean temperature when tested in accordance with ASTM C518.

Water Vapor Permeance: Vapor retarder; 2 perms, maximum, when tested at intended thickness in accordance with ASTM E96/E96M, desiccant method.

Water Absorption: Less than 2 percent by volume, maximum, when tested in accordance with ASTM D2842.

air permeance: 0.04 cfm per squate foot, maximum, when tested at intended thickness in accordance with AASTM E2178 at 1.57 psf.

Closed Cell Content: At least 90 percent.

Dencsity: 2lbs/cu ft minimum

Section 07 26 00 - Vapor Retarders

VAPOR RETARDERS

Vapor Retarder Sheet: Polyethylene sheeting complying with ASTM D4397, clear colored.

ACCESSORIES

Primer: Liquid applied polymer.

Section 07 27 00 - Air Barriers

AIR BARRIER MATERIALS (AIR IMPERMEABLE AND WATER VAPOR PERMEABLE)

Air Barrier Sheet, Self-Adhered (WRAB-1):

Air Permeance: 0.004 cfm/sq ft, maximum, when tested in accordance with ASTM E2178.

Water Vapor Permeance: 10 perms, minimum, when tested in accordance with ASTM E96/E96M using Procedure A - Desiccant Method, at 73.4 degrees F.

Water Penetration Resistance Around Nails: Pass, when tested in accordance with ASTM D1970/D1970M (modified).

ACCESSORIES

Sealants, Tapes, and Accessories for Sealing Air Barrier and Adjacent Substrates: As indicated or in compliance with air barrier manufacturer's installation instructions.

Section 07 42 13 - Metal Wall Panels

SUMMARY:

Provide a Metal Composite Panel (MCM) open-jointed rain screen cladding system as specified and as indicated on the Drawings.

METAL PANEL SYSTEM

MCM Wall Panel System: Factory fabricated prefinished metal panel system, site assembled.

Basis of Design: ALUCOBOND ALUCOLUX manufactured by 3A Composites USA Inc., or approved equal.

Provide factory fabricated prefinise metal exterior wall panels, soffit panels, and subgirt framing assembly, site assembled.

Design and size components to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of wall.

Panel Thickness: 4mm (0.157")

Joints: Dry reveal

Flashing and Trim: Provided flashing and trim formed from same material as MCM panels as required to seal against weather and to provided finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, end walls, framed openings, rakes, fasciae, and parapet caps.

Finish: As selected by architect from manufactuers full range of standard options.

Subgirt Framing Assembly:

8 gauge, 0.125 inch thick formed non-precoated aluminum sheet.

Section 07 54 00 - Thermoplastic Membrane Roofing

ROOFING - UNBALLASTED APPLICATIONS

Thermoplastic Membrane Roofing: One ply membrane, fully adhered, over insulation.

Roofing Assembly Requirements:

Solar Reflectance Index (SRI): 90, minimum

Calculate SRI in accordance with ASTM E1980.

Field applied coating may not be used to achieve specified SRI.

Roof Covering External Fire Resistance Classification: UL (FRD) Class A.

Insulation Thermal Resistance (R-50, min.): 6 per inch, minimum; provide insulation of thickness required.

MEMBRANE ROOFING AND ASSOCIATED MATERIALS

Membrane Roofing Materials:

TPO: Thermoplastic polyolefin (TPO) complying with ASTM D6878/D6878M, sheet contains reinforcing fabrics or scrims.

Thickness: 60 mil, 0.060 inch, minimum.

Color: White.

Seaming Materials: As recommended by membrane manufacturer.

Vapor Retarder: Material approved by roof manufacturer complying with requirements of fire rating classification; compatible with roofing and insulation materials.

COVER BOARDS

Cover Boards: Glass-mat faced gypsum panels complying with ASTM C1177/C1177M.

Thickness: 5/8 inch, Type X, fire-resistant.

ACCESSORIES

Roofing Expansion Joint Flashing: Sheet butyl.

Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.

Roofing Nails: Galvanized, hot-dipped type, size and configuration as required to suit application.

Walkway Pads: Suitable for maintenance traffic, contrasting color or otherwise visually distinctive from roof membrane.

Section 07 62 00 - Sheet Metal Flashing and Trim

SHEET MATERIALS

Anodized Aluminum: ASTM B209/B209M, 3005 alloy, H12 or H14 temper; 20 gauge, 0.032 inch thick; clear anodized finish.

Pre-Finished Aluminum: ASTM B209/B209M, 3005 alloy, H12 or H14 temper; 18 gauge, 0.040 inch thick; plain finish shop pre-coated with silicone modified polyester coating.

Copper: ASTM B370, cold rolled 16 oz/sq ft, 24 gauge, 0.0216 inch thick; natural finish.

FABRICATION

Form sections true to shape, accurate in size, square, and free from distortion or defects.

Form pieces in longest possible lengths.

Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.

Section 07 71 00 - Roof Specialties

COMPONENTS

Copings: Factory fabricated to sizes required; corners mitered; concealed fasteners.

Configuration: Concealed continuous hold down cleat at both legs; internal splice piece at joints of same material, thickness, and finish as cap; concealed stainless steel fasteners.

Pull-Off Resistance: Tested in accordance with ANSI/SPRI/FM 4435/ES-1 using test method RE-3 to positive and negative design wind pressure as defined by applicable local building code.

Material: Formed aluminum sheet, 0.040 inch thick, minimum.

Counterflashings: Factory fabricated and finished sheet metal that overlaps top edges of base flashing by at least 4 inches, and designed to snap into through-wall flashing or reglets with lapped joints.

Material: Formed aluminum sheet, 0.025 inch thick, minimum.

FINISHES

Clear Anodized Finish: AAMA 611 AA-M12C22A41 Class I clear anodic coating not less than 0.7 mil, 0.0007 inch thick.

Division 08 - Openings

Section 08 11 13 - Hollow Metal Doors and Frames

PERFORMANCE REQUIREMENTS

Requirements for Hollow Metal Doors and Frames:

Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.

Accessibility: Comply with ICC A117.1 and ADA Standards.

Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

HOLLOW METAL DOORS

Exterior Doors: Thermally insulated.

Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).

Level 3 - Extra Heavy-duty.

Physical Performance Level B, 500,000 cycles; in accordance with ANSI/SDI A250.4.

Model 1 - Full Flush.

Door Face Metal Thickness: 16 gauge, 0.053 inch, minimum.

Zinc Coating: A60/ZF180 galvannealed coating; ASTM A653/A653M.

Door Thermal Resistance: R-Value of 9.9, minimum, for installed thickness of polyisocyanurate.

Door Thickness: 1-3/4 inches, nominal.

Door Face Sheets: Flush.

Door Finish: Factory finished.

Interior Doors, Non-Fire-Rated:

Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).

Level 2 - Heavy-duty.

Physical Performance Level B, 500,000 cycles; in accordance with ANSI/SDI A250.4.

Model 1 - Full Flush.

Door Face Metal Thickness: 18 gauge, 0.042 inch, minimum.

Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.

Door Thickness: 1-3/4 inches, nominal.

Door Face Sheets: Flush.

Door Finish: Factory finished.

Fire-Rated Doors:

Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).

Level 2 - Heavy-duty.

Physical Performance Level B, 500,000 cycles; in accordance with ANSI/SDI A250.4.

Model 1 - Full Flush.

Door Face Metal Thickness: 18 gauge, 0.042 inch, minimum.

Fire Rating: As indicated on Door Schedule, tested in accordance with UL 10C and NFPA 252 ("positive pressure fire tests").

Provide units listed and labeled by UL (DIR) or ITS (DIR).

Door Thickness: 1-3/4 inches, nominal.

Door Face Sheets: Flush.

Door Finish: Factory finished.

HOLLOW METAL FRAMES

Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

Frame Finish: Factory primed and field finished.

Exterior Door Frames: Full profile/continuously welded type.

Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with A40/ZF120 coating.

Frame Metal Thickness: 18 gauge, 0.042 inch, minimum.

Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.

Frame Metal Thickness: 18 gauge, 0.042 inch, minimum.

Door Frames, Fire-Rated: Full profile/continuously welded type.

Fire Rating: Same as door, labeled.

Frame Metal Thickness: 18 gauge, 0.042 inch, minimum.

Section 08 33 23 - Overhead Coiling Doors

COILING DOORS

Exterior Coiling Doors: Steel slat curtain.

Capable of withstanding positive and negative wind loads of 20 psf without undue deflection or damage to components.

Single Thickness Slats: Manufacturer's standard.

Finish: Galvanized.

Hood Enclosure: Manufacturer's standard; primed steel.

MATERIALS

Metal Curtain Construction: Interlocking slats.

Steel Slats: Minimum thickness, ___ gauge, ___ inch; ASTM A653/A653M galvanized steel sheet.

Guide Construction: Continuous, of profile to retain door in place with snap-on trim, mounting brackets of same metal.

Guides - Angle: ASTM A36/A36M metal angles, size as required for wind loading.

Hot-dip galvanized in compliance with ASTM A123/A123M.

Hood Enclosure and Trim: Internally reinforced to maintain rigidity and shape.

Section 08 43 13 - Aluminum-Framed Storefronts

BASIS OF DESIGN -- FRAMING FOR INSULATING GLAZING (SF-1)

Center-Set Style, Thermally-Broken:

Basis of Design: EFCO SERIES 403X STOREFRONT FRAMING

Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.

BASIS OF DESIGN -- SWINGING DOORS (SF-2)

Narrow Stile, Insulating Glazing, Thermally-Broken:

Basis of Design: EFCO D300 MEDIUM-STILE ENTRANCES.

Thickness: 1-3/4 inches.

ALUMINUM-FRAMED STOREFRONT

(SF-1) Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.

Glazing Rabbet: For 1 inch insulating glazing.

Finish: Superior performing organic coatings.

Performance Requirements

Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.

Air Leakage: 0.06 cfm/sq ft maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf pressure difference.

Condensation Resistance Factor of Framing: 50, minimum, measured in accordance with AAMA 1503.

Section 08 62 00 - Unit Skylights

SKYLIGHTS

Skylights: Factory-assembled glazing in aluminum frame, free of visual distortion, and weathertight.

Shape: Square.

Glazing: Dual pane insulated.

Operation: None; fixed.

Roof Slope: Flat.

DESIGN CRITERIA

Unit Skylight Design: Design and size components to withstand dead loads and live loads caused by snow, hail, and positive and negative wind loads acting on skylight unit without damage or permanent set.

COMPONENTS

Frames: ASTM B221 ASTM B221M Extruded aluminum thermally broken, reinforced and welded corner joints, integral curb frame mounting flange and counterflashing to receive roofing flashing system, with integral condensation collection gutter, glazing retainer; clear anodized finish.

Section 08 80 00 - Glazing

GLASS MATERIALS

Float Glass (including Type GL-1): Provide float glass based glazing unless otherwise indicated.

Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.

Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.

Kind FT - Fully Tempered Type: Complies with ASTM C1048.

Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

Thicknesses: As indicated; provide greater thickness as required for exterior glazing wind load design.

INSULATING GLASS UNITS

Insulating Glass Units (GL-1):

Basis of Design: Guardian Glass Ultra Clear Glass with Sunguard SNX 70 low-E coating

a) SHGC = 0.28, minimum

b) U-Value = 0.28, minimum

Applications: Exterior

Durability: Certified by an independent testing agency to comply with ASTM E2190.

Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.

Warm-Edge Spacers: Low-conductivity thermoplastic with desiccant warm-edge technology design.

Edge Seal:

Single-Sealed System: Provide silicone, polysulfide, or polyurethane sealant as seal applied around perimeter.

GLAZING UNITS

Monolithic Interior Vision Glazing:

Glass Type: Fully tempered float glass.

Thickness: 1/4 inch, nominal.

Division 09 - Finishes

Section 09 21 16 - Gypsum Board Assemblies

METAL FRAMING MATERIALS

Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S220 or equivalent.

Nonstructural Steel Framing for Application of Gypsum Board: See Section 09 22 16.

BOARD MATERIALS

Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

Application: Use for vertical surfaces and ceilings, unless otherwise indicated.

At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.

Abuse Resistant Wallboard:

Application: Common areas and corridor walls without lockers..

Impact Resistant Wallboard:

Application: At Gymnasium (room 113) from finish floor to 8 feet above finish floor..

Backing Board For Wet Areas:

Application: Surfaces behind tile in wet areas including tub and shower surrounds and shower ceilings.

ANSI Cement-Based Board: Non-gypsum-based; aggregated Portland cement panels with glass fiber mesh embedded in front and back surfaces complying with ANSI A118.9 or ASTM C1325.

Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.

Application: Vertical surfaces behind thinset tile, except in wet areas.

Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

Application: Ceilings, unless otherwise indicated.

GYPSUM BOARD ACCESSORIES

Acoustic Insulation: ASTM C665; preformed mineral-fiber, friction fit type, unfaced; thickness as required for STC.

Section 09 22 16 - Non-Structural Metal Framing

FRAMING MATERIALS

Material and Product Requirements Criteria: AISI S201.

Non-Loadbearing Framing System Components: AISI S220; sheet steel, of size and properties necessary for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 psf.

Shaft Wall Studs and Accessories: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 and specified performance requirements.

Section 09 30 00 - Tiling

TILE

Manufacturers: All products by the same manufacturer.

Glazed Wall Tile: ANSI A137.1 standard grade.

Provide full wall tiling at all locker rooms, and showers. At water closet, provide tiled wainscot to 42 inches above finish floor.

Manufacter: Daltile, Linear Color Wheel Collection, or approved equal.

Size: 4" by 12" inch, nominal.

Finish: Selection per Architect, full range of manufacture's standard color and finish options. Patterned composition with selection of three different finishes.

Glazed Floor Tile: ANSI A137.1 Standard Grade.

Located at all water closets, locker rooms, and showers, or approved equal.

Manufacter: Dailtile, StepWise Slip Resistant Volume 1.0

S: 12" by 24" nominal

Finish:

TRIM AND ACCESSORIES

Ceramic Accessories: Glazed finish, same color and finish as adjacent field tile; same manufacturer as tile.

Ceramic Trim: Matching bullnose, double bullnose, cove base, and cove ceramic shapes in sizes coordinated with field tile.

Non-Ceramic Trim at Thersholds: Brushed stainless steel, style and dimensions to suit application, set with tile mortar or adhesive.

SETTING MATERIALS

GROUTS

ACCESSORY MATERIALS

Waterproofing Membrane at Locker Rooms and Showers: Specifically designed for bonding to cementitious substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.

Backer Board: Cementitious type complying with ANSI A118.9; high density, glass fiber reinforced, 7/16 inch thick; 2 inch wide coated glass fiber tape for joints and corners.

Section 09 51 00 - Acoustical Ceilings

ACOUSTICAL UNITS

Acoustical Units - General: ASTM E1264, Class A.

Acoustical Panels: Mineral fiber with membrane-faced overlay, with the following characteristics:

Application(s): Typical. Provide water-resistant tiles at Locker Rooms and Showers.

Classification: ASTM E1264 Type IV.

Size: 24 by 24 inches.

Thickness: 3/4 inch.

Acoustical Panels: Mineral fiber with scrubbable finish, with the following characteristics:

Application(s): locker rooms and kitchen/food prep areas..

Classification: ASTM E1264 Type IX.

Size: 24 by 24 inches.

Thickness: 3/4 inch.

SUSPENSION SYSTEM(S)

Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold down clips, stabilizer bars, clips, and splices as required.

Materials:

Aluminum Grid: Aluminum sheet, ASTM B209/B209M.

Section 09 54 26 - Suspended Wood Ceilings

SUSPENDED WOOD CEILING SYSTEM

Product Description: Linear wood ceiling planks manufactuered by ASI Architectural, or approved equal.

Linear Wood Planks:

Type: Individual linear solid wood planks with pre-attached acoustic fabric 1" reveals.

Plank Size: {CH#311232}, nominal.

Finish: custom stain with clear Class A topcoat.

ACCESSORIES

Attachment hardware for ceiling planks as specified by manufacturer for installation.

Dowels for alignment.

Black acoustical backer.

Section 09 65 00 - Resilient Flooring

SHEET FLOORING

Linoleum Sheet Flooring: Homogeneous wear layer bonded to backing, with color and pattern through wear layer thickness.

Minimum Requirements: Comply with ASTM F2034, Type corresponding to type specified.

Backing: Jute fabric.

Thickness: 0.100 inch, minimum, excluding backing.

Seams: Heat welded.

Integral cove base with cap strip.

Color: Selection per Architect, full range of manufacture's standard color and finish options.

Adhesive: provide adehsive certified by Manufactuer.

Welding Rod: Solid bead in material compatible with flooring, produced by flooring manufacturer for heat welding seams, and in color matching field color.

TILE FLOORING

Vinyl Composition Tile: Homogeneous, with color extending throughout thickness.

Locations:

VCT used at rooms 030, 031, 035, 036, 038, 039, 031.

Electrostatic Dissipative VCT to be used in all electrical closets/rooms.

Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.

Size: 12 by 12 inch.

Thickness: 0.125 inch.

Color: To be selected by Architect from manufacturer's full range.

Adhesive: provide adehsive certified by Manufactuer.

PVC-Free Resilient Tile: Mineral and thermoplastic polymer construction; ionomer-impregnated wear surface.

Locations: All common areas, behavioral rooms, classrooms, and classroom support spaces.

Product Description: Open Path manufactured by Tarkett, or approved equal.

Plank Tile Size: 9 by 48 inch.

Thickness: 0.10 inches (2.50mm).

Wear Thickness: 12 mil (0.30mm).

Color: Finish: Selection per Architect, full range of manufacture's standard color and finish options. Patterned composition with selection of three different finishes.

Adhesive: provide adehsive certified by Manufactuer.

STAIR COVERING

Stair Treads with Integral Risers: Rubber; full height of riser, full width and depth of tread in one piece; tapered thickness.

Nominal Thickness: 0.250 inch.

Striping: 2 inch wide contrasting color abrasive strips.

Color: To be selected by Architect from manufacturer's full range.

Adhesive: provide adehsive certified by Manufactuer.

RESILIENT BASE

Resilient Base: ASTM F1861, Type TS, rubber, vulcanized thermoset.

Height: 4 inches.

Thickness: 0.125 inch.

Color: To be selected by Architect from manufacturer's full range.

Section 09 65 66 - Resilient Athletic Flooring

PREFORMED ATHLETIC FLOORING

Rubber Sheet Flooring:

Locations: Gymnasium 113, GI Lockers 127, and Weight Room 142.

Product Description: Sports Impact 18mm Strength sports impact rubber flooring by MODNO, or approved equal.

Thickness: Mininum total 18mm.

Sport Impact Layer Thickness: Mininum 6mm.

Color: As selected from manufacturer's standard range.

Adhesive: provide adehsive certified by Manufactuer.

Section 09 68 13 - Tile Carpeting

MATERIALS

Tile Carpeting: Fusion bonded, manufactured in one color dye lot.

Primary Backing Material: Polypropylene.

Secondary Backing Material: Jute.

Section 09 84 30 - Sound-Absorbing Wall and Ceiling Units

FABRIC-COVERED SOUND-ABSORBING UNITS

General:

Prefinished, factory assembled fabric-covered panels.

Fabric-Covered Acoustical Panels for Walls:

Panel Core: Manufacturer's standard rigid or semi-rigid fiberglass core.

Mounting Method: Back-mounted with mechanical fasteners.

Division 12 - Furnishings

Section 12 24 00 - Window Shades

ROLLER SHADES

General:

Provide shade system components that are easy to remove or adjust without removal of mounted shade brackets.

Provide shade system that operates smoothly when shades are raised or lowered.

Provide roller shades at all exterior windows.

Roller Shades:

Description - Interior Roller Shades: Clutch-Operated FlexShade by Draper, Inc., or approved equal. Double roller, manually operated fabric window shade system complete with mounting brackets, roller tubes, hembars, hardware, and accessories.

Fabric: Provide solar and blackout shades.

Brackets and Mounting Hardware: As recommended by manufacturer for mounting indicated and to accommodate shade fabric roll-up size and weight.

Roller Tubes: As required for type of shade operation.

Hembars: Designed to maintain bottom of shade straight and flat.

Manual Operation for Interior Shades:

Clutch Operator: Manufacturer's standard material and design, permanently lubricated.

Drive Chain: Continuous loop beaded ball chain, 95 lb minimum breaking strength. Provide upper and lower limit stops.

Accessories:

Fascia: Extruded aluminum, size as required to conceal shade mounting, attachable to brackets without exposed fasteners; clear anodized finish.

Section 12 36 00 - Countertops

COUNTERTOPS

Epoxy Resin Countertops at Science Classrooms and Prep Area: Filled epoxy resin molded into homogenous, non-porous sheets; no surface coating and color and pattern consistent throughout thickness; with integral or adhesively seamed components.

Flat Surface Thickness: 1 inch, nominal.

Chemical-Resistance: Provide products that resist the following chemicals with not more than Moderate Effect when tested in accordance with NEMA LD 3:

Flammability: Self-extinguishing, when tested in accordance with ASTM D635.

Surface Finish: Smooth, non-glare.

Exposed Edge Shape in Sink Areas: Built-up marine edge 1/4 inch higher than counter by 1 inch wide.

Drip Edge: Drip groove 1/8 inch wide and deep, located 1/2 inch back from edge on underside of all exposed edges.

Fabricate in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 11 - Countertops, Premium Grade.

Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate. Typical at all countertops and worksurfaces, except at Science Classrooms and Prep Room 018.

Flat Sheet Thickness: 1/2 inch, minimum.

Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.

Exposed Edge Treatment: Built up to minimum 1-1/4 inch thick; square edge; use marine edge at sinks.

Fabricate in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 11 - Countertops, Premium Grade.

Division 14 - Conveying Equipment

Section 14 24 00 - Hydraulic Elevators

HYDRAULIC ELEVATORS

Hydraulic Passenger Elevator, Basis of Design: Monospace 300SX

Rated Net Capacity: 2500 pounds.

Number of Stops: As indicated on drawings.

PERFORMANCE REQUIREMENTS

Regulatory Requirements: Comply with ASME A17.1, applicable local codes, and authorities having jurisdiction (AHJ).

Accessibility Requirements: Comply with ADA Standards.

PARE CORPORATION

MEMORANDUM

DATE: September 15, 2025

TO: Christine M. West, AIA Principal – KITE Architects

FROM: Jenna R. Rioux, P.E.

RE: **Civil Basis of Design Narrative**
RISE PREP Upper Academy
Woonsocket, Rhode Island
Pare Project No.: 25111.00

Project Summary
The proposed project includes construction of a 31,000± square foot (footprint) building located at 120 Spring Street in Woonsocket, Rhode Island. The site is comprised of three parcels identified in the City of Woonsocket Assessor's Database as Map 13J, Lots 5, 177, and 178. The total area of the three parcels is approximately 1.51 acres. The project area is bound by Woodland Road to the southwest, Spring Street to the southeast, and residential homes to the northeast and the northwest. An existing easement allows for use of the church driveway north of the site which connects to Prospect Street. All work shall be in accordance with the Rhode Island Department of Transportation (RIDOT) standard specifications.

1. Demolition

- Remove and dispose of specified trees and vegetation within the project area.
- Remove and dispose of specified concrete and asphalt walks within the project area.
- Remove and dispose of existing buildings as identified on the plan.
- Remove and dispose of existing parking lots, curbing, and driveways.
- Remove and dispose of specified site features such as retaining wall, fencing, etc.
- Remove and dispose of specified utilities including water, sewer, and drainage.

2. Site Paving & Structures

- Standard Pavement – Pavement subject to standard traffic loads shall be 2" Class 12.5 hot mix asphalt binder course underlying 2" Class 12.5 hot mix asphalt surface course. A 12" thick layer of 1 ½" minus well-graded Sand Gravel Fill shall be provided as a gravel base material.
- Pavement Striping – All pavement striping shall be white epoxy resin. All parking striping shall be 4" thick. Crosswalk striping shall be 24" thick, spaced 48" o.c.
- Curbing – All curbing shall be granite curbing with a ½" chamfer on exposed edges in accordance with the RIDOT Standard Specifications. Concrete curb lock shall be used on both sides to secure curbing in place.
- Concrete Sidewalks – Pedestrian concrete sidewalks shall be 4" thick, 4,000 psi concrete reinforced with welded wire fabric meeting RIDOT Standard Specification 43.1.0. Expansion joints will be spaced every 20' on center. Control joints will be spaced every 5' on center.

- Concrete pads – Concrete pads shall be 8” thick, 4,000 psi concrete reinforced #4 Grade 60 rebar.
- Accessible Curb Ramp – Accessible curb ramps shall be installed with cast iron detectable warning panels and in accordance with the RIDOT Standard Specifications.
- Backfill for utilities, structures, and boulders removed shall be Granular Fill, and backfill material under the building slab and footings shall be Sand Gravel Fill.
- Traffic signage shall be in accordance with the Manual of Uniform Traffic Control Devices.

3. Site Features and Landscaping

- Block Retaining Wall – Segmental block retaining wall shall be a gravity wall as manufactured by Redi Rock, or approved equivalent. The Contractor shall provide shop drawings stamped by a Professional Engineer registered in the State of Rhode Island with pertinent wall design calculations. The wall design shall conform to the manufacturer's requirements.
- Fencing and gates – Fencing shall be 4-foot high solid vinyl fence, 3-foot high black aluminum fence with square pickets, or 6-foot black aluminum fence with square pickets. The Contractor shall provide shop drawings stamped by a Professional Engineer registered in Rhode Island with pertinent footing design calculations. The fence design shall conform to the manufacturer's requirements.
- Loam and Seed – Loam and Seed areas shall include a 6” depth of loam with Type 2 seed mix per the RIDOT Standard Specification section M18.01 and M18.10.
- Plantings and Trees – Plants and Trees shall be conform to the AAN American Standard for Nursery Stock per the RIDOT Standard Specification section M18.12.

4. Site Utilities

- Stormwater - The stormwater management design incorporates low-impact development techniques within the project area where feasible. There are new structural stormwater management areas that will provide water quality treatment, infiltration, and detention. The proposed development is designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual (RISDISM).
  - The Underground Infiltration System (UGIS) includes subsurface infiltration chambers with an arch shape and open bottom. UGIS shall be Cultec Recharger 280HD or approved equivalent. The UGIS will receive flow from roofs, sidewalks, and parking areas. Larger storm events will be bypassed downstream to the existing drainage network.
  - Bioretention Areas include 36” deep filter media, grassed side slopes, mulched bottom, and a raised catch basin and/or riprap spillway. The stormwater management facility outlet is raised to store the water quality volume for 48-hours while it slowly drains through the surrounding soils following the storm event.
  - Drainage pipes specified as reinforced concrete pipe (RCP) shall be class III and shall carry the minimum slope required to convey storm water runoff from a 25-year storm event. Minimum pipe size is 12” diameter. Reinforced concrete pipe shall be used where cover over pipe is less than 30” deep.
  - Drainage pipes specified as high density-polyethylene (HDPE) shall be ADS N-12 IB ST Smooth Interior Pipe, ADS N-12 IB ST High Capacity Large Diameter Pipe or approved equivalent. HDPE pipe shall carry the minimum slope required to convey storm water runoff from a 25-year storm event. Minimum pipe size is 12”

diameter unless specified as a roof drain. HDPE pipe shall be used where cover of the pipe is no less than 18".

- 4' dia. precast concrete catch basins will collect runoff from paved areas. Provisions for the removal of total suspended solids will be provided, such as 4' deep sumps and outlet tees. Precast concrete catch basins shall meet RIDOT Standard Details and Specifications.
- Outlet control structures shall be precast concrete manhole with a minimum diameter of 5' and equipped with an overflow weir designed to release stormwater at a controlled rate to attenuate peak discharges from the 1-, 10-, and 100-year storm events and infiltrate the water quality volume.
- Manholes shall be precast concrete with a minimum diameter of 4'. Manholes shall meet RIDOT Standard Details and Specifications.

- Sanitary Sewer –
  - New service: A new SDR 35 PVC sanitary service sanitary service is proposed to convey wastewater from the building to the Town's eastern branch sanitary sewer main in Spring Street. Sewer manholes shall be precast concrete with a minimum diameter of 4'.

- Water and Fire Water -
  - The proposed water and firewater service will be sized by the Plumbing and Fire Protection Engineer. The water and firewater service shall be cement lined ductile iron class 52 pipe.
  - An above-ground heated enclosure is provided for the firewater service meter and backflow preventer per the City of Woonsocket requirements.
  - Hydrants will be provided as required per the local Fire Department.

JRR/ACB

September 15, 2025

SYSTEMS DESCRIPTION and BASIS OF DESIGN

Plumbing, Fire Protection and Heating, Ventilation & Air Conditioning Systems

Electrical Lighting, Power and Fire Alarm Systems

Project: 9034

RISE PREP UPPER ACADEMY
Grades 9 – 12
RIDE NECESSITY SCHOOL CONSTRUCTION

120 Spring Street
Woonsocket, Rhode Island

Prepared for:

KITE Architects, Inc.
One Central Street
Providence RI 02907

Ms. Chirstine West, AIA
Principal

PLUMBING, FIRE PROTECTION, HVAC and ELECTRICAL SYSTEMS DESCRIPTION
BASIS OF DESIGN

RISE Prep Upper Academy
Woonsocket, Rhode Island

September 15, 2025

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PLUMBING, FIRE PROTECTION, HVAC and ELECTRICAL SYSTEMS DESCRIPTION BASIS OF DESIGN

RISE Prep Upper Academy
Woonsocket, Rhode Island

September 15, 2025

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PLUMBING, FIRE PROTECTION, HVAC and ELECTRICAL SYSTEMS DESCRIPTION
BASIS OF DESIGN

RISE Prep Upper Academy
Woonsocket, Rhode Island

September 15, 2025

INTRODUCTION:

General:

The following is a description of the Plumbing, Fire Protection and HVAC Systems to be included as a part of the new RISE Prep Upper Academy school to be constructed at 120 Spring Street in Woonsocket, Rhode Island.

The building will be constructed with three levels and will include 24 classrooms, circulation, administration and service spaces. Gymnasium and cafeteria spaces will also be included as a part of the proposed facility.

It is proposed that the height of the highest floor level above the lowest point of fire vehicle access will be approximately 26'-0" and that the height of the roof above the lowest floor level will be approximately 47'-0".

Project Area Break Down:

The following area breakdown of spaces is provided for general reference only. These areas have been based upon schematic drawings as prepared by Kite Architects and are noted to be approximate only.

Level 0, Garden Level:	23,739 sf
Level 1:	26,224 sf
Level 2:	19,658 sf
Total Building Area:	69,621 sf

Applicable Codes and Standards:

The following Codes and Standards will be applied in preparation of the design documents for the proposed additions and alterations:

RISBC-1	International Building Code, 2018 Edition, with State of Rhode Island Amendments
RISBC-3	International Plumbing Code, 2018 Edition, with State of Rhode Island Amendments
RISBC-4	International Mechanical Code, 2018 Edition, with State of Rhode Island Amendments
RISBC-8	International Energy Conservation Code, 2024 Edition, with State of Rhode Island Amendments
450-RICR	Rhode Island Fire Safety Code

216-RICR-50-10-1	Rhode Island Food Code, RI Department of Health
NE-CHPS 3.1	Northeast Collaborative for High Performance Schools
RIDE	Rhode Island Department of Education, School Construction Regulations
NFPA 13	Standard for the Installation of Sprinkler Systems; 2016 Edition
NFPA 70	National Electrical Code, 2020 edition
NFPA 72	National Fire Alarm and Signaling Code, 2019 edition.
NFPA 90a	Standard for the Installation of Air Conditioning and Ventilating Systems; 2021 Edition
NFPA 96	Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations; 2017 Edition
NFPA 54	ANSI Z223.1-2012 National Fuel Gas Code, 2018 Edition
NFPA 101	Life Safety Code; 2018 Edition
ASHRAE Standard 55	Thermal Environmental Conditions for Human Occupancy
ASHRAE Standard 62.1	Ventilation for Acceptable Indoor Air Quality
ASHRAE Standard 90.1	Energy Standard for Buildings Except Low Rise Residential

INTERIOR PLUMBING SYSTEMS

Proposed Plumbing Systems:

General:

All plumbing systems will be specified in strict accordance with the requirements of the International Plumbing and Energy Conservation Codes, with State of Rhode Island amendments. Domestic water supply will be specified to conform to the requirements of the Woonsocket Water Division / Woonsocket Department of Public Works and the storm and sanitary waste drainage discharge will be specified to conform to the requirements of the Woonsocket Sewer Division.

Per current Code Standards, it is required that a portion of the new plumbing fixtures provided conform to the requirements of ADA standards.

It is proposed that the proposed building will be configured with a water service room at the lower level.

Required as a part of the plumbing systems for the proposed kitchen space will be a system, or systems to allow grease recovery from the kitchen's waste streams. The grease recovery systems will be sized

per the requirements of the Woonsocket Sewer Division. The waste stream from the science classrooms will require treatment for acid neutralization to protect the building's and the municipal waste piping systems.

Storm drainage from the building's roof and exterior terraces will be collected and routed to discharge at the municipal storm drainage system. The Woonsocket Sewer Divisiton may require that all, or a portion of the storm water discharge to an on-site storm water detention system.

As a part of the plumbing systems, it is proposed that the following features be incorporated:

All new fixtures provided would be the water conserving type, as required by current Code Standards.

Water closets will be the wall mounted, flush valve type fit with sensor operated, touchless flush valves. All water closets will be the water conserving type. It will be required that a sufficient number of the fixtures provided be configured in accordance with ADA standards.

All lavatories will be fit with touchless type, water conserving faucets. It will be required that a sufficient number of the fixtures provided be configured in accordance with ADA standards. (Note: All lavatory faucets in common or public spaces will be touchless, water conserving type.)

All shower units proposed will be equipped with water conserving shower heads and thermostatic mixing valves. A portion of these units will be configured per ADA standards and should be equipped with hand showers that can be mounted on a vertical rod.

Any kitchen or hospitality sinks provided will be fit with a water conserving manual type faucets. It will be required that a sufficient number of the fixtures provided be configured in accordance with ADA standards.

Fixtures at the science classrooms will be acid-resistant type.

Safety showers and eyewash stations will be provided at the science classrooms. Thermostatic mixing valves will be provided to allow tempered water supply to each safety shower and eye wash.

The science classrooms will not be piped for lab gases.

Fixtures in the commercial kitchen will be provided by the general contractor for installation by the plumbing contractor. Fixtures and connections will conform to the standards defined by the Rhode Island Food Code, 216-RICR-50-10-1.

Design Parameters:

The interior plumbing systems will be designed and specified to perform to the standards as defined by RISBC-1, the Rhode Island State Building Code, RISBC-3 the Rhode Island State Plumbing Code, 2018 Edition, and RISBC-8, the Rhode Island State Energy Code, 2024 Edition.

Based upon this information, the following target ranges for system design and operation will be applied:

Domestic Hot Water System:

Hot Water Storage Temperature 160 deg F*

Hot Water Supply Temperature 120 deg F*

*It is proposed that the hot water supply to fixtures for dishwashing in the kitchen will be served by an electric booster heater. This booster heater will be located in, or adjacent to the proposed kitchen space.

Electrical Power:

Components of the plumbing systems are to be selected for operation with 120/277/480-volt, three-phase electrical service.

Plumbing Fixture Allotment:

The proposed plumbing fixture allotment for the project has been based upon a population of 400 students and 60 staff and the data as provided in Chapter 4 of the 2018 Edition of the International Plumbing Code (IPC), with State of Rhode Island Amendments.

OCCUPANCY	**E**		**Educational**		
FIXTURE TYPE:	NUMBER REQUIRED (Per table 403.1 International Plumbing Code, 2009 Edition)		MAXIMUM POPULATION SUPPORTED (Considering Total Fixtures at All Floor Levels)		
	M	F	M	F	Total
Water Closets	1 per 50 persons	1 per 50 persons	5 required 230males supported	5 required 230 females supported	500 persons
Urinals	May be substituted for up to 50% of required water closets	0	3 allowed 150 males supported	n/a n/a	150 males
Lavatories	1 per 50 persons	1 per 50 persons	5 required 230 males supported	5 required 230 females supported	500 persons

Drinking Fountains / Bottle Fillers (combination)	1 per 100 persons	5 Double Stations with Bottle Fillers Recommended	-	500 persons 1 unit per for and 2 units at gymnasium
		-	-	
Service Sinks	1	4 recommended	-	1 sink per floor, plus 1 at kitchen

The plumbing fixture count is based upon the fixtures provided at all floor levels, in total. All floors have been considered to be the "Group E, Education" type occupancy. Based upon this classification, plumbing fixtures proposed in sufficient numbers to support a total population of 500 persons. (Population is based upon a diversity of 50% females and 50% males.)

It is recommended that drinking fountains / bottle fillers for building occupant use and service sinks or mop receptors be provided at all floor levels and within the kitchen space.

Domestic Water Service:

The water service is expected to be drawn from the municipal main beneath Spring Street. The desired connection location and flow test data has yet to be obtained from the Woonsocket Water Division.

This connection will be made in accordance with the requirements of the Woonsocket Water Division and will be fit with a master water meter and RPZ (reduced pressure zone) type backflow preventor. From this central metering location, the domestic water will be piped throughout the building for service to the various classrooms, toilet rooms and service spaces.

Based upon the computed water supply demand, it is proposed that the water service assembly be sized at 3". Per the requirements of the Woonsocket Water Division, the service material will be cement-lined ductile iron.

The pressure conditions within the municipal supply were unknown at the time of this writing. While flow test data has yet to be received, the need for a domestic water pressure boosting system is not anticipated.

Domestic Water Piping Systems:

All plumbing fixtures within the proposed facility will be supplied with water from the potable supply. All sinks and lavatories will be provided with both hot and cold water.

The piping material for the domestic water system piping will be Type "L" copper with soldered or "press-fit" type fittings.

All domestic water system piping, with the exception of exposed fixture connections, will be insulated with fiberglass piping insulation in accordance with the requirements of the International Energy Code, and to prevent condensation that can lead to the occurrence of unwanted mold growth.

All fixture connections shall be provided with shut-off valves.

All penetrations of fire rated floors and partitions will be fire safed.

Domestic Hot Water Heating and Distribution:

It is proposed that multiple hot water heating systems be provided to serve the proposed school building. It will be required that the systems for generation and distribution of domestic hot water to the various fixtures by configured to meet the requirements as outlined by Chapter 4 of the 2024 edition of the International Energy Conservation Code, (IECC 2024).

Central Domestic Hot Water Heating and Storage Systems:

Domestic hot water for the full facility will be provided by a centralized domestic hot water generation and storage system located within the mechanical space at the building's lower level. As the base option, this system will be arranged with two electric resistance type storage heaters, sized to meet the full building water heating demand.

This system will be sized and configured to provide domestic hot water to the building's core facilities including the various fixtures in the common toilet rooms, the kitchen, the gymnasium toilet rooms and showers and to the science classrooms.

The system will be sized such that hot water will be generated and stored at 160 deg F to limit the risk of contamination with Legionella bacteria. To allow distribution of hot water to fixtures accessible to the school population at the lower, 120 deg F supply temperature as required by Code, the hot water generation and distribution system will be fit with a digital type thermostatic hot water tempering valve assembly. Hot water for use at the pot sink, pre-rinse station and dishwasher at the kitchen will be provided via an additional, digital type thermostatic mixing valve with temperature set at 160 deg F.

Based upon a preliminary analysis of the building, the peak hot water heating demand has been computed at 1,229 gallons per hour. Specific information relating to the water heaters selected for this project is as follows:

WATER HEATERS: ELECTRIC TANK TYPE: CENTRAL SYSTEM				
Tag	**Heater**		**Storage**	**Model**
	Input (kW)	**Recovery (gph @ 120 deg rise)**	**(gal)**	
WH-1	144.0	993.0	200	A.O. Smith DVE-200-144
WH-2	144.0	993.0	200	A.O. Smith DVE-200-144

The hot water distribution system will be configured with system(s) to allow recirculation as required to allow for the timely delivery of hot water to all fixtures served. In accordance with the requirements of the 2024 International Energy Conservation Code, the recirculation system will be piped such that a recirculated source of hot water is available to all public lavatories within 2'-

0" of the fixture connection and within 20'-0" of the fixture connections to all other fixtures. The hot water recirculation systems shall be controlled to automatically stop the pump(s) when the water in the recirculation loop is at sufficient temperature and when there is no demand for domestic hot water in the system.

The system recommended for control of the domestic hot water recirculation systems is as manufactured by AutoHot or equivalent.

Point of Use Domestic Hot Water Heating Systems:

For fixtures that are remote from the central domestic hot water heating and generation systems, such as sinks within the non-science classrooms and the teachers' lounge, domestic hot water will be provided by small, point of use storage type, electric water heaters.

In keeping with the requirements of the 2024 International Energy Conservation Code, these will be installed in the casework near the fixture(s) served, with 2'-0" of the hot water connection of the fixture(s) served.

Based upon a preliminary analysis of the building, the peak hot water heating demand has been computed at 1,229 gallons per hour. Specific information relating to the water heaters selected for this project is as follows:

WATER HEATERS: ELECTRIC POINT OF USE TYPE:				
Tag	**Heater**		**Storage**	**Model**
	Input (kW)	**Recovery (gph @ 70 deg rise)**	**(gal)**	
WH-3	3.0	0.29	n/a	A.O. Smith UPVA-30K (120 volt)

General:

The temperature of the hot water delivered to the system from any of the proposed water heating and storage systems will be maintained by a thermostatic type mixing valve in accordance with current code standards.

The central domestic water heaters will be protected against damage due to thermal expansion by dedicated expansion tanks, suitable for use with potable water systems.

Kitchen Waste Piping Systems:

As noted, the requirements of the Woonsocket Sewer Division will require that the waste stream from a portion of the fixtures at the kitchen proposed for construction at the building's ground floor level must pass through a grease trap, or grease recovery unit.

It is proposed that the waste stream from the kitchen space will be controlled by one or more automatic type grease recovery devices. It will be required that these grease recovery devices be configured to

manage the waste streams originating at the 3-bay sink, dishwashing pre-rinse and pot sinks. The waste stream from the dishwasher must bypass the grease trap or grease recovery unit per the requirements of the Woonsocket Sewer Division.

It is proposed that these units be located within the kitchen space.

All sanitary waste piping serving the appliances, fixtures and floor drains at the new kitchen space will be specified as service weight cast iron with no-hub type joints and fittings in order to prevent damage due to the expected, elevated, hot water temperatures.

Laboratory Waste Piping Systems:

Waste and vent piping for service to the lab sinks within the science classrooms will be installed as acid resistant, CPVC with fused or mechanical joints.

The waste stream from the fixtures in the science classrooms will be routed through a neutralizing sump, charged with marble chips, in order to protect the building's sanitary waste system from damage from acidic solutions. It is proposed that the neutralizing sump be located below the floor of the laboratory prep room, and that an access panel be provided in the floor above the unit to allow periodic maintenance. The neutralization tank will be specified with 40 gallon capacity.

Sanitary Waste and Vent Piping Connections:

All waste and vent risers and branch piping will be provided for service to the plumbing fixtures proposed for installation will be Schedule 40 PVC, with the exception of the waste piping for service to the fixtures in the kitchen and laboratory spaces.

All penetrations of fire rated floors and partitions will be fire safed.

Storm Drainage:

Storm drainage from the buildings' roof surfaces will be collected by a series of horizontal drain inlets and routed down to the basement level ceiling via internal drain risers. The roof drains will be combined at the basement ceiling and routed to discharge at the municipal storm sewer system.

All storm drainage piping will be specified as Schedule 40 PVC with solvent fused joints and fittings. All horizontal piping elements will be insulated with 1" thick fiberglass insulation to limit the potential for condensation.

All penetrations of fire rated floors and partitions will be fire safed.

Elevator Pit Drainage:

Sump pumps will be provided within each elevator pit and piped to discharge to an indirect connection to the sanitary waste system. These sump pumps will be sized to conform to the requirements of the Rhode Island Elevator Code.

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Natural Gas:

The facility will not be provided with natural gas.

Utility Demand:

Based upon a general understanding of the buildings, and upon relevant Code Standards, utility demands relative to sanitary sewerage outflow, storm water outflow and domestic water demand have been estimated as follows:

Basis for Utility Demand Estimates:

Occupancy Type:	Group E, Educational
Domestic Water / Sewage Flow:	20 gpd / person, School w/ showers & Cafeteria
Occupants:	460 students and staff

Sanitary Sewerage Outflow:

Drainage Fixture Units, Total:	328 dfu
Average Daily Sewer Outflow:	9,200.0 gpd
Estimated Peak Sewage Outflow:	36,731.76 gpd, (per TR-16)

Storm Water Outflow:

Roof Area:	23,748 sf
Rainfall Rate:	2.6 inches per hour
Run-off Rate:	662.0 gpm (1.48 cfs)

Domestic Water Demand:

Water Supply Fixture Units, Total:	362.5 wsfu
Maximum Probable Flow:	124.88 gpm*
Average Daily Flow:	9,200.0 gpd
Estimated Peak Daily Flow:	36,731.76 gpd

*Includes 5 gpm for outside hose bibbs / site irrigation.

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FIRE PROTECTION SYSTEMS:

Proposed Fire Protection Systems:

General:

Per the requirements of Chapter 9, *Fire Protection Systems*, of the International Building Code, all spaces within the building will require sprinkler protection. Sprinkler protection will be provided based upon the requirements of NFPA-13.

As it is proposed that the building will be of Type IIIB Construction, with non-combustible building elements.

Piping will be installed such that it is concealed above dropped ceilings and exposed in all non-ceilinged areas.

All sprinkler heads for below ceiling protection will be the concealed or the sidewall type, in keeping with the desired aesthetic standard. All sprinkler heads will be the "quick response" type as required by current Code Standards.

Based upon review of the proposed building configuration, with highest occupied floor level at approximately 27’-0” above grade, standpipes for firefighter use will not be required.

As the area of each floor of the building does not exceed 52,000 square feet, the sprinkler system serving each floor can be fed from a single standpipe connection. These connections will be fit with monitored zone isolation valves and flow switches along with inspector’s test and drain connections. A system drain riser will be installed immediately adjacent to the water supply standpipe riser.

Should a fixed, permanent stage be constructed in the cafeteria with area exceeding 1000 sf, Type III standpipes equipped with 1-1/2” valves and a sufficient length of hose with fog nozzles shall be provided at each side of the stage. Providing that the area beneath the stage is less than 4’-0” in clear height and is of fireproof construction and limited to the use of chair storage, sprinkler protection will not be required below the stage.

Design Parameters:

The following design parameters as defined by Code Standards NFPA-13 will apply to this project:

Mechanical, Storage and Equipment Spaces:

Occupancy Classification:	Ordinary Hazard Group 2
Sprinkler Flow Density:	0.15 / 1500 sf (less credit for quick response heads)
Hose Allowance:	250 gpm, inside and outside hose streams
Maximum Head Spacing:	130 sf

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Classroom, Meeting, Office and Gathering Spaces:

Occupancy Classification:	Light Hazard
Sprinkler Flow Density:	0.10 / 1500 sf (less credit for quick response heads)
Hose Allowance:	100 gpm, inside and outside hose streams
Maximum Head Spacing:	225 sf (smooth ceiling areas)

Gymnasium and Cafeteria Spaces:

Occupancy Classification:	Light Hazard
Sprinkler Flow Density:	0.10 / 1500 sf (less credit for quick response heads)
Hose Allowance:	100 gpm, inside and outside hose streams
Maximum Head Spacing:	225 sf (smooth ceiling areas)

Circulation Spaces:

Occupancy Classification:	Light Hazard
Sprinkler Flow Density:	0.10 / 1500 sf (less credit for quick response heads)
Hose Allowance:	100 gpm, inside and outside hose streams
Maximum Head Spacing:	225 sf (smooth ceiling areas)

Standpipe Demand: (Stage Protection)

First Standpipe:	100 gpm
Each Additional Standpipe:	100 gpm
Peak Standpipe Flowrate:	200 gpm

Utility Demand:

Based upon Code required sprinkler flow densities and hose stream allowances, utility demands posed by the fire protection sprinkler systems have been computed as follows:

Peak Sprinkler Flow:	225 gpm
Hose Stream Allowance:	250 gpm
Total Standpipe Flowrate:	200 gpm (2 standpipes @ stage)

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Total Fire Protection Flow:	425 gpm*
Duration at Specified Flowrate:	60 minutes

**Based upon peak sprinkler flowrate with hose stream allowance. Flow overages due to sprinkler spacing and placement are not considered.*

Fire Protection Piping Systems:

It is proposed that all piping for the fire protection system be installed as Schedule 40, black steel piping. Piping 1-1/2" and less in diameter will be installed with screwed joints and fittings. All piping 2" and larger in diameter will be installed with grooved type joints and fittings.

As a contractor's option, branch and run-out piping concealed from view can be installed as CPVC as rated for fire protection service. (All riser piping and piping at the fire service entrance shall be steel.)

Piping shall be sized by the Fire Protection Contractor based upon current flow test data and upon hydraulic design parameters as defined by the NFPA-13.

The fire protection piping systems will be restrained against seismic forces in accordance with the RISBC-1, International Building Code, 2018 Edition, with State of Rhode Island Amendments and in accordance with the hanging requirements as defined by NFPA 13, The Standard for the Installation of Sprinkler Systems; 2016 Edition.

Fire Pump:

While specific flow test data has yet to be received, it is unlikely that a fire pump will be required.

Specialized Fire Protection Systems:

Any kitchen hoods will be required to be fit with complete dry chemical extinguishing systems in accordance with the requirements of NFPA-96.

HEATING, VENTILATING AND AIR CONDITIONING (HVAC) SYSTEMS:

Proposed HVAC Systems:

All occupied spaces will be provided with heating, ventilation and air conditioning. The ventilation levels provided will meet or exceed those as specified by the International Mechanical Code, Chapter 4, Ventilation, Table 403.3.1.1 "Minimum Ventilation Rates".

For the conditioning of all interior spaces the application of multi-zoned air to air, electric heat pump systems be applied to provide heating and cooling service and that Code specified levels of exhaust and fresh air ventilation be provided by packaged type, air to air, energy recovery ventilators, (ERV's).

Entry vestibules, stairwells and loading areas will be provided with space heating by fan forced electric cabinet or unit heaters.

The heat pump proposed is the “variable refrigerant flow”, (VRF), type configured with outdoor heat pumps installed at the roof of the third level for service to multiple, indoor and packaged type outdoor, terminal HVAC blower coil units selected to meet the heating and cooling demands of the various office, classroom, gymnasium, cafeteria and circulation spaces.

The various spaces within the facility will be separated into HVAC “zones” based upon their proposed use and occupancy. Each HVAC zone will be independently thermostatically controlled and served by a single terminal HVAC blower coil unit, or packaged type rooftop HVAC units, both associated with the VRF system. Each classroom will be conditioned as separate zones. Zoning of office and circulation spaces will be configured as single, or multiple room spaces with similar load profiles.

The ERV systems will be capable of reclaiming some heating or cooling energy from the building’s exhaust air to allow pre-conditioning the incoming fresh air to provide fresh air ventilation to the building’s occupied spaces. The ERV units will provide ventilation air distributed through the building to all HVAC zones. Exhaust air will be gathered and ducted back to the exhaust-side of the ERV units, with fresh ventilation air ducted directly to spaces requiring ventilation or to the return air connection of HVAC blower coil units. Where packaged type rooftop HVAC units are applied, they will be provided with energy recovery coils.

Supplemental, fume hood ventilation systems will be provided at the chemistry classrooms in order to maintain a safe interior environment.

A kitchen hood and related exhaust fan and DOAS type makeup air ventilation systems will be provided at the food preparation space.

Design Parameters – HVAC Systems:

Systems will be designed and specified to perform to the standards as defined by the Rhode Island State Building Code and The International Energy Code, (with Rhode Island amendments).

Based upon this information, the following target ranges for system design and operation will be applied:

Space Temperatures:

Winter Design:	70 deg F dry bulb, (no space humidity requirement)
Summer Design:	75 deg F dry bulb, 62.5 deg F wet bulb, 50% rh

Design Outdoor Air Temperatures:

Winter Design:	0 deg F dry bulb, 0 deg F wet bulb
Summer Design:	89 deg F dry bulb, 73 deg F wet bulb

Electrical Power Levels:

Lighting Systems: 1.0 w/sf

Miscellaneous Loads: 0.5 w/sf

Electrical Power:

HVAC systems are to be selected for operation at 480 volt, Single or 3 phase.

Classroom, Office, Support and Circulation Spaces:

Systems for the heating, ventilating and air conditioning of the typical classroom spaces will be configured with horizontal type, VRF blower coils located above suspended ceilings serving concealed supply and return duct systems. At each classroom space, conditioned supply air will be discharged from diffusers at the ceiling level and return air will be ducted from a filtered return air inlet grille, located in an interior partition, near the floor. The return air inlet will be fit with a MERV-11 filter as required by the CHPS design standard. Systems will also be selected for acoustic performance per the CHPS design standard.

Exhaust and fresh air ventilation will be provided to the classroom spaces at Levels 0, 1 and 2 by roof mounted, dedicated 100% outdoor air handling, (ERV), units configured with 100% fresh air intake sections, intake and exhaust air filters, supply fans, exhaust fans, air to air energy recovery wheels, and prefabricated vibration isolating roof curbs. Based upon the proposed configuration of the building, it is likely that two ERV units will be applied, one to serve the classrooms and adjacent service and circulation spaces at the building's west side and one to serve the north and south facing classrooms and adjacent service and circulation spaces at the buildings core. Exhaust air will be drawn from registers at the ceiling level of the classrooms and fresh air will be injected into the return air stream near to the return air connections to the blower coil units.

The basis of design for the VRF systems will be as units as manufactured by Carrier/Toshiba, Mitsubishi or Fujitsu. The basis of design for the ERV systems will be units as manufactured by Greenheck or Solution Air.

As noted, it is intended that all supply, exhaust and fresh air intake ductwork be concealed above suspended ceilings, routed within dropped soffit enclosures or concealed within vertical chase spaces. All duct penetrations through fire rated partitions and floors will require the installation of fire dampers. All duct risers penetrating more than one occupied floor will require installation within rated shaft enclosures.

Individual thermostatic control will be provided for each classroom space.

Based upon the proposed configuration of the classroom zones, their heating and cooling demands have been estimated as follows:

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HVAC SYSTEM DEMANDS: CLASSROOM, OFFICE and CIRCULATION SPACE:						
System	**Floor Area (sf)**	**Exhaust Air / Fresh Air (cfm)**	**Computed Heating Demand**		**Computed Cooling Demand**	
			btu/sf	**Minimum Heating Cap (mbh)**	**btu/sf**	**Total (mbh)**
System 1 South Zone Classrooms, Offices and Circulation	29228.6	5215	6.05	176.8	9.26	270.5 (22.5 tons)
System 2 Center Zone Classrooms, Offices and Circulation	16983.7	5212	9.28	157.6	15.6	264.9 (22.1 tons)
System 3 North Zone Classrooms, Offices and Circulation	13367.9	4032	9.45	126.3	14.85	198.5 (16.5 tons)
16.5System 4 Cafeteria Space	4547.8	2394	30.7	139.6	39.84	181.2 (15.1 tons)
System 5 Gymnasium Space	8820.8	2142	-	179.7	4.3	249.4 (20.8 tons)

**Refer to the equipment schedules included on the schematic design drawings for specific equipment selections proposed.*

Based upon the above summary of estimated heating, ventilating and cooling demands, it is recommended that the HVAC equipment be selected with the following capacities:

Minimum Efficiency:	Cooling: 8.9 EER / 12.5 IEER per AHRI 1230 Heating: 2.05 COP @ 17 deg F OAT per AHRI 1230
Minimum Efficiency:	Cooling: Enthalpy Recovery Ratio 65% Heating: Enthalpy Recovery Ratio 65%

Laboratory Ventilation Systems:

A dedicated exhaust system will be provided for the fume hood serving the Prep Room. This fan will be the direct drive, in line type with variable speed control.

The exhaust air stream will be drawn from the fume hood and discharged through the building roof via spiral reinforced, galvanized steel ductwork.

The fume hood exhaust fan shall be rated for and set to provide an exhaust volume of 1000 cfm.

Cafeteria and Support Spaces:

This HVAC system will be configured as a VRF, (variable refrigerant flow), heat pump system configured to allow simultaneous heating and cooling. The air-to-air heat pump component will be located at the level 1 roof level, directly above the cafeteria space.

The open cafeteria space will be provided with space conditioning and fresh air ventilation by ducted connections to a packaged type, rooftop HVAC unit, installed at the level 1 roof directly above the space, along with the air-to-air heat pump. Supply air ductwork will be arranged at the ceiling level and return air ductwork will be routed down through interior partitions for service to return registers located near to the level 0 floor level.

The packaged type rooftop unit applied to serve the cafeteria will be configured with economizer section, minimum MERV-11 intake and exhaust air filters, supply fans, return/exhaust fans, air to air energy recovery wheel, DX heating/cooling coil and prefabricated vibration isolating roof curb. Systems will also be selected for acoustic performance per the CHPS design standard.

The cafeteria support spaces, (Food Prep 038 and Servery 039), will be conditioned by terminal type horizontal type VRF blower coils located above suspended ceilings serving concealed supply and return duct systems. These units will be supported by the same air to air heat pump unit serving the cafeteria's rooftop HVAC unit. Conditioned supply air will be discharged from diffusers at the ceiling level and return air will be ducted from filtered return air inlet grilles, located in an interior partition, near the floor at each space. The return air inlet will be fit with a MERV-11 filter as required by the CHPS design standard. Systems will also be selected for acoustic performance per the CHPS design standard.

The basis of design for the VRF systems will be as manufactured by Carrier/Toshiba, Mitsubishi or Fujitsu. The basis of design for the packaged rooftop systems will be Carrier, Greenheck or Solution Air.

It is intended that all supply, exhaust and fresh air intake ductwork be concealed above suspended ceilings, routed within dropped soffit enclosures or concealed within vertical chase spaces. All duct penetrations through fire rated partitions and floors will require the installation of fire dampers. All duct risers penetrating more than one occupied floor will require installation within rated shaft enclosures.

Individual thermostatic control will be provided for each individual space.

Kitchen Ventilation Systems:

The Food Preparation area will be provided with systems for both exhaust and tempered makeup ventilation. These systems will be configured per the requirements of NFPA-96, The standard for Ventilation Control and Fire Protection of Commercial Cooking Operations.

The kitchen ventilation systems will include an exhaust hood to be installed above the cooking line. This hood will be served by a dedicated, up-blow type exhaust fan mounted on a ventilated roof curb. The hood exhaust ductwork will be constructed of 16 gauge welded steel and will be covered with 2-hr rated high temperature insulation. This fan will be located on the roof above level 2.

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Makeup air ventilation, heating and air conditioning for the food preparation and server spaces will be provided by a dedicated, roof mounted DOAS, ("dedicated outdoor air system), unit. It is proposed that this DOAS unit be located on the level 1 roof, directly above the cafeteria.

The exact size of the kitchen hood, exhaust fan and makeup ventilation unit have yet to be determined. These systems will be defined following the development of the specification of the food preparation equipment that will be provided.

Based upon the configuration of the cafeteria and support spaces, their heating and cooling demands have been estimated as follows:

HVAC SYSTEM DEMANDS: CAFETERIA and SUPPORT SPACES:						
System	**Floor Area (sf)**	**Exhaust Air / Fresh Air (cfm)**	**Computed Heating Demand**		**Computed Cooling Demand**	
			btu/sf	**Minimum Heating Cap (mbh)**	**btu/sf**	**Total (mbh)**
System 4 Cafeteria Space	4547.8	2394	30.7	139.6	39.84	181.2 (15.1 tons)

**Refer to the equipment schedules included on the schematic design drawings for specific equipment selections proposed.*

Based upon the above summary of estimated heating, ventilating and cooling demands, it is recommended that the HVAC equipment be selected with the following capacities:

Minimum Efficiency: Cooling: 8.9 EER / 12.5 IEER per AHRI 1230
Heating: 2.05 COP @ 17 deg F OAT per AHRI 1230

Minimum Efficiency: Cooling: Enthalpy Recovery Ratio 65%
Heating: Enthalpy Recovery Ratio 65%

Gymnasium and Support Spaces:

Like the system proposed for the cafeteria zone, this HVAC system will be configured as a VRF, (variable refrigerant flow), heat pump system configured to allow simultaneous heating and cooling. The air-to-air heat pump component will be located at the level 2 roof level, directly above the cafeteria space.

The open gymnasium space will be provided with space conditioning and fresh air ventilation by ducted connections to a packaged type, rooftop HVAC unit, installed at the level 2 roof, directly above the space, along with the air-to-air heat pump. Supply air ductwork will be arranged at the ceiling level and return air ductwork will be routed down through interior partitions for service to return registers located near to the level 1 floor level. Supply and return ductwork connections to this system will also extend into the weight room as required to allow effective conditioning and ventilation.

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The packaged type rooftop unit applied to serve the gymnasium space will be configured with economizer section, minimum MERV-11 intake and exhaust air filters, supply fans, return/exhaust fans, air to air energy recovery wheel, DX heating/cooling coil and prefabricated vibration isolating roof curb. Systems will also be selected for acoustic performance per the CHPS design standard.

The small office spaces associated with the athletics function, (PE Instructor 134 and Athletic Director 233), will be conditioned by terminal type horizontal type VRF blower coils located above suspended ceilings serving concealed supply air return duct systems. These units will be supported by the same air to air heat pump unit serving the gymnasium's rooftop HVAC unit. Conditioned supply air will be discharged from diffusers at the ceiling level and return air will be ducted from filtered return air inlet grilles, located in an interior partition, near the floor at each space. The return air inlet will be fit with a MERV-11 filter as required by the CHPS design standard. Systems will also be selected for acoustic performance per the CHPS design standard.

The basis of design for the VRF systems will be as manufactured by Carrier/Toshiba, Mitsubishi or Fujitsu. The basis of design for the packaged rooftop systems will be Carrier, Greenheck or Solution Air.

It is intended that all supply, exhaust and fresh air intake ductwork be concealed above suspended ceilings, routed within dropped soffit enclosures or concealed within vertical chase spaces. All duct penetrations through fire rated partitions and floors will require the installation of fire dampers. All duct risers penetrating more than one occupied floor will require installation within rated shaft enclosures.

Individual thermostatic control will be provided for each individual classroom space.

Based upon the configuration of the gymnasium and support spaces, their heating and cooling demands have been estimated as follows:

HVAC SYSTEM DEMANDS: GYMNASIUM, SPECTATOR and SUPPORT SPACES:						
System	**Floor Area (sf)**	**Exhaust Air / Fresh Air (cfm)**	**Computed Heating Demand**		**Computed Cooling Demand**	
			btu/sf	**Minimum Heating Cap (mbh)**	**btu/sf**	**Total (mbh)**
System 5 Gymnasium Space	8820.8	2142	-	179.7	4.3	249.4 (20.8 tons)

**Refer to the equipment schedules included on the schematic design drawings for specific equipment selections proposed.*

Based upon the above summary of estimated heating, ventilating and cooling demands, it is recommended that the HVAC equipment be selected with the following capacities:

Minimum Efficiency: Cooling: 8.9 EER / 12.5 IEER per AHRI 1230
Heating: 2.05 COP @ 17 deg F OAT per AHRI 1230

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Minimum Efficiency: Cooling: Enthalpy Recovery Ratio 65%
Heating: Enthalpy Recovery Ratio 65%

Locker and Shower Spaces:

Ventilation of the locker, toilet and shower areas will be handled independently of the gymnasium spaces in order to avoid cross ventilation. This HVAC system will be configured as a VRF, (variable refrigerant flow), heat pump system configured to allow non-simultaneous heating and cooling. The air-to-air heat pump component will be located at the roof of level 2.

Space conditioning, exhaust and fresh air ventilation for the locker/shower room space will be provided by ducted connections to a dedicated, packaged type, rooftop HVAC unit, served by a dedicated air to air heat pump and also installed at the level 2 roof.

The rooftop unit will be configured for 100% outdoor air handling unit configured with 100% fresh air intake section, minimum MERV-11 intake and exhaust air filters, supply fan, exhaust fan, air to air energy recovery wheel, DX heating/cooling coils and prefabricated vibration isolating roof curb. Systems will also be selected for acoustic performance per the CHPS design standard.

Supplemental tempering of the supply air delivered to the locker / shower area will be managed by induct refrigerant coils, also served by the roof mounted air to air heat pump.

It is intended that all supply and exhaust and fresh air intake ductwork be concealed above suspended ceilings, routed within dropped soffit enclosures or concealed within vertical chase spaces. All duct penetrations through fire rated partitions and floors will require the installation of fire dampers. All duct risers penetrating more than one occupied floor will require installation within rated shaft enclosures.

Space thermostatic and discharge air temperature control will be provided for the general locker and shower space.

Based upon the configuration of the locker and shower spaces, their heating and cooling demands have been estimated as follows:

HVAC SYSTEM DEMANDS – GYMNASIUM LOCKER AND SHOWER ZONE:

Space	Floor Area (sf)	Exhaust Air / Fresh Air (cfm)	Estimated Heating Demand		Estimated Cooling Demand	
			btu/sf	Minimum Heating Cap (mbh)	btu/sf	Minimum Cooling Cap (mbh tot)
Girl's Lockers 127	164	165	30.0	4.9	35.0	5.8
Shower 128	52	105	30.0	1.6	35.0	1.8
Shower 129	52	105	30.0	1.6	35.0	1.8
Shower 130	52	105	30.0	1.6	35.0	1.8

Shower 131	52	105	30.0	1.6	35.0	1.8
Boy's Lockers 132	164	165	30.0	4.9	35.0	5.8
WC 133	49	100	30.0	1.5	35.0	1.7
WC 135	49	100	30.0	1.5	35.0	1.7
Corridor 150	324	20	30.0	9.7	35.0	11.3
*Totals**	*8792*	*3420*		*263.7*		*307.7*

**Totals have been adjusted for system application.*

Based upon the above summary of estimated heating, ventilating and cooling demands, it is recommended that the HVAC equipment be selected with the following capacities:

VRF Heat Pump System:	25 tons Nominal Cooling Capacity 270.0 mbh Nominal Heating Capacity (@ 0 deg F OAT)
Minimum Efficiency:	Cooling: 8.9 EER / 12.5 IEER per AHRI 1230 Heating: 2.05 COP @ 17 deg F OAT per AHRI 1230
Energy Recovery Ventilator:	8,735 cfm exhaust 9,600 cfm supply (includes 10% allowance for building pressurization)
Minimum Efficiency:	Cooling: Enthalpy Recovery Ratio 65% Heating: Enthalpy Recovery Ratio 65%

Dedicated Process Air Conditioning – Network Telcom Space:

This HVAC system will be configured as a standalone air to air, air conditioning heat pump system configured to allow non-simultaneous heating and cooling. The air-to-air heat pump component will be located at the level 2 roof, and will be piped to serve a dedicated, wall mounted terminal unit within the level 0 network telcom space.

Fresh air will be provided to the network telcom space via a ducted connection to the fresh air ventilation system serving the second-floor office and circulation spaces. The basis of design for the air conditioning system will be as manufactured by Carrier/Toshiba, Mitsubishi or Fujitsu.

Individual thermostatic control will be provided for this system.

Based upon the configuration of the network telcom space, their heating and cooling demands have been estimated as follows:

PLUMBING, FIRE PROTECTION, HVAC and ELECTRICAL SYSTEMS DESCRIPTION
BASIS OF DESIGN

RISE Prep Upper Academy
Woonsocket, Rhode Island

September 15, 2025

HVAC SYSTEM DEMANDS – NETWORK TELCOM SPACE:						
Space	**Floor Area (sf)**	**Exhaust Air / Fresh Air (cfm)**	**Estimated Heating Demand**		**Estimated Cooling Demand**	
			btu/sf	**Minimum Heating Cap (mbh)**	**btu/sf**	**Minimum Cooling Cap (mbh tot)**
Network Tel 025	90	10	30.0	0	35.0	39.2*
Totals	*90*	*10*		*0*		*39.2*

**Totals have been adjusted for system application. An allowance of 36.0 mbh has been included for heat rejection from the telcom equipment.*

Based upon the above summary of estimated heating, ventilating and cooling demands, it is recommended that the HVAC equipment be selected with the following capacities:

VRF Heat Pump System: 4 tons Nominal Cooling Capacity
0 mbh Nominal Heating Capacity (@ 0 deg F OAT)

Minimum Efficiency: Cooling: 813.0 SEER per AHRI 210/240
Heating: n/a

Laundry Ventilation Systems:

The laundry area will be provided with systems for both exhaust and tempered makeup ventilation. These systems will be configured per the requirements of the International Mechanical Code.

The laundry ventilation systems will include an automatically controlled, variable speed clothes dryer exhaust system and a dedicated makeup ventilation system. The exhaust system will be sized specifically to meet the ventilation rate required by the dryers.

It is proposed that the system be as manufactured by LES Systems and that it includes the system controller, exhaust fan and induct lint filter.

Exhaust air will be configured such that it discharges to the east exterior wall without penetrating any rated floor assemblies. This duct will be faced with fire rated insulation from its source at the laundry room to the point where it penetrates the outside wall.

Un-tempered makeup ventilation will be introduced to the laundry room, near the floor, at locations directly behind the clothes dryers. This makeup air stream will be ducted from an inlet louver located at the east wall of the building.

The exact size of the laundry ventilation systems has yet to be determined. These systems will be defined following the development of the specification of the laundry equipment that will be provided.

Based upon the configuration of the cafeteria and support spaces, their heating and cooling demands have been estimated as follows:

Condensate Drain Piping Systems:

All condensate drainage from the terminal heat pumps and AC units will be routed to discharge at the building's storm drainage system.

Condensate drainage piping systems shall be constructed with Schedule 40 PVC with solvent fused joints and fittings in areas outside of return air plenums. Condensate drain piping routed within return air plenums shall be installed as Type L Copper with soldered or pro-press joints and fittings.

All copper condensate drainage piping shall be provided with 1" fiberglass insulation with all-service jacket.

Ductwork Distribution Systems:

Ductwork systems for conditioned air supply, condition air return and fresh and exhaust air for service to the various classrooms, assembly spaces, gymnasium, offices and common area spaces at all floors will be arranged with both exposed and concealed ductwork, depending upon ceiling configuration.

It is proposed that duct mains and branches will be constructed of galvanized sheet metal in accordance with SMACNA Standards. Final connections to supply diffusers shall be made using pre-insulated, plenum rated flexible ductwork. The maximum length of flexible duct runouts shall be limited to 6'-0.

All ductwork connections to equipment containing rotating or reciprocating components are to be made with flexible connections to limit the transmission of vibration.

Any ductwork penetrations of shafts, walls or floors with fire resistance ratings exceeding 1 hour will be fit with fire dampers per the requirements of NFPA-90a and the International Mechanical Code.

Duct shafts provided to enclose the risers for the laundry supply duct systems will be required to be constructed with a 2-hour rating as the ductwork within these shafts will penetrate more than one occupied floor level.

Miscellaneous Spaces, Heating Only:

Miscellaneous spaces to be provided with systems for space heating only will be provided with fan forced cabinet heaters or unit heaters with electric resistance heating coils. Finished spaces, such as entry vestibules and public stairwells will be fitted with cabinet heaters. Unfinished spaces, such as mechanical rooms, will be fitted with unit heaters.

Space Dehumidification:

Dedicated systems for controlled space de-humidification or humidification are not proposed to be a part of the HVAC system.

Automatic Temperature Control Systems:

The facility is to be fit with a direct digital type building management, (BMS) control system to serve all elements of the HVAC system.

ELECTRICAL AND FIRE ALARM SYSTEMS:

Main Service:

The main service will be sized at 1600A, 277/480V. It will be fed from a utility owned, pad-mounted transformer. The following will be required as part of the utility service: the pad for the utility transformer, a primary underground duct bank from the pad to Spring Street, as well as any pole risers needed to complete the connection to Spring Street from existing overhead electrical lines in the area. The main switchboard will include ground fault protection and arc-flash reduction on the main circuit breaker. The service size is based on the following preliminary calculations and estimates:

1. General Lighting per NEC Table 220.12:
   a. 3.0 VA/ft2(69,621 ft2) = 208.9 kVA
   b. 1.7 VA/ft2 (7,666 ft2 for gym) = 13.0 kVA
2. NEC Article 220.14 – Other Loads (It is assumed that food is prepared elsewhere, and the kitchen will only be used to keep food warm or cold)
   c. 220.14(A)

Equipment	Quantity		Voltage (V)	Current (A)	Phase	Power (kVA)
Refrigerator	1		208	14.1	1	2.9
Freezer	1		120	11.2	1	1.3
Steam Table	1		208	12.5	3	4.5
Food Warmer	2		120	16	1	3.8
Roast and Hold Station	2		208	39	1	16.2
Water Heater (main system)	2		480	173.2	3	288.0
Water Heater (point of use)	21		120	25.0	1	63.0

Washing Machine	1		480	26	3	21.6
Dryer	1		480	45	3	37.4
IT/AV	1		120/208	-	-	25.0
					Total	**463.7**

d. 220.14(C) – HVAC: 527.0 kVA (based on estimates in HVAC section above)

e. 220.14(F) – Sign Lighting: 1.2 kVA

f. 220.14(I) – General Receptacles: 95.4 kVA. Per Table 220.44: 10.0 kVA @ 100% + 85.4 kVA @ 50% = 52.7 kVA.

Total Building Load = 180.8 + 13.0 + 463.7+ 527.0 + 1.2 + 52.7 = 1238.4 kVA = 1491.3A @ 480V

It should be noted that the loads above are subject to change as the design develops.

Power Distribution:

The power distribution system will consist of distribution and branch circuit panelboards, feeders and dry-type step down transformers fed from the main switchboard. Two electric rooms will be required on each floor with sufficient space for panels and transformers. Separate panelboards will be provided for mechanical and kitchen equipment. Feeders will be designed for a maximum 2% voltage drop and branch circuits for a maximum 3% drop so that the maximum voltage drop to the farthest branch outlet does not exceed 5% of nominal voltage under load. Branch circuit receptacles shall be provided with automatic control as required by Chapter C405.12 of the energy code.

Metering or monitoring of loads shall be provided as required by the energy code in accordance with Chapter C405.13, and will include end use categories as listed in Table C405.13.2. Metering will also be in accordance with CHPS design standards as needed.

Wiring Methods:

All risers and panelboard feeders shall be wire in conduit (EMT in most locations). Branch circuits shall be wire in conduit or type MC Cable. MC Cable shall be used only where it can be concealed. Minimum conduit size shall be 3/4" and minimum wire size shall be #12 AWG. Wire insulation shall be THHN/THWN or XHHW.

Emergency/Standby Power:

Emergency power shall be provided for code required egress lighting, and exit signs. Emergency lighting inverters or fixtures with integral emergency batteries will be provided. There will be no optional standby power for any building equipment or systems with the exception of UPS systems for IT equipment.

If it is determined that a fire pump is required, the AHJ may require generator backup for it if it is determined that the normal power supply is not sufficiently reliable.

Lighting:

All new light fixtures shall use an LED light source. Fixture selections shall be coordinated with the architect and shall meet CHPS design standards. Lighting controls in all common areas except mechanical/electrical rooms shall be through occupancy sensors with local override control or automatic timer with override. Daylight responsive controls will be provided where required by Chapter C405.2.4 of the energy code. Exterior light fixtures located outside of exit doors shall be connected to the emergency system. Primary control of exterior lighting is to be via photocell, with back-up astronomic time of day control and automatic daylight-saving time adjustment. Manual on/off override controls shall be included. Stairwells shall have automatic two-level controls.

Fire Alarm:

A new addressable fire alarm system with voice evacuation shall be provided for the building. The system shall include automatic detectors, manual pull stations, audio/visual appliances for occupant notification and intelligent interface modules for interfacing with other building systems. All air handling equipment with a supply capacity greater than 2000 cfm shall have duct smoke detectors with remote test stations and automatic shutdown during a fire alarm condition. AV systems will be shut down during an alarm condition. Kitchen cooking equipment shall shut down upon activation of hood fire suppression system. All visual devices shall be ADA approved and meet all ADA requirements. The system shall automatically summon the local fire department during an alarm - a radio master box shall be provided. Sprinkler waterflow, pressure and tamper switches shall be connected to the system. All elevators shall be connected to the fire alarm system to initiate recall of the elevator to the primary and alternate floor levels and for activation of the fireman’s hat.

END OF REPORT

September 9, 2025

Christine West, AIA
KITE Architects
One Central Street
Providence, RI 02907

RE: RISE Prep Upper Academy – Woonsocket, RI

Transmitted via email (cw@kitearchitects.com)

Dear Christine:
At the request of the KITE Architects team, we have prepared this structural design narrative for the proposed new construction at the RISE Prep Upper Academy building that will be located at 120 Spring Street in Woonsocket, Rhode Island.

Standard of Care and Use of Report

Please note that the information included in this report is based upon our interpretation of the drawings & information provided by the design team as summarized below. The findings of this report represent our best professional opinion based on the information available to us at this time. This report is for use by KITE Architects to review the proposed structural design criteria and systems for the project.

1 GENERAL STRUCTURAL CRITERIA

1.1 Building Description

This narrative is based on updated Stage 2 draft architectural PDF files prepared by your office and sent to us via email on August 11, 2025. Based on this information, we understand that the project will comprise the following key elements:

- Construct a new steel framed High School building to house classroom, multipurpose, and common use academic areas.
- Total new enclosed construction building area of approximately 23,739 gsf at Level 0, 26,224 gsf at Level 1, and 19,658 gsf at Level 2 of enclosed structural floor area.
- Construct new exterior walkways, stair landings & ramps located within 10'-0" of the building exterior and directly connected to building structure as required to support new Site layout requirements; remaining site features to be designed/detailed by other members of the Design

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com

Team.

- The existing building structure and foundation systems will be demolished and removed in entirety prior to the start of the new construction effort. No structural elements of the existing building are anticipated to be used as part of the new building construction work.

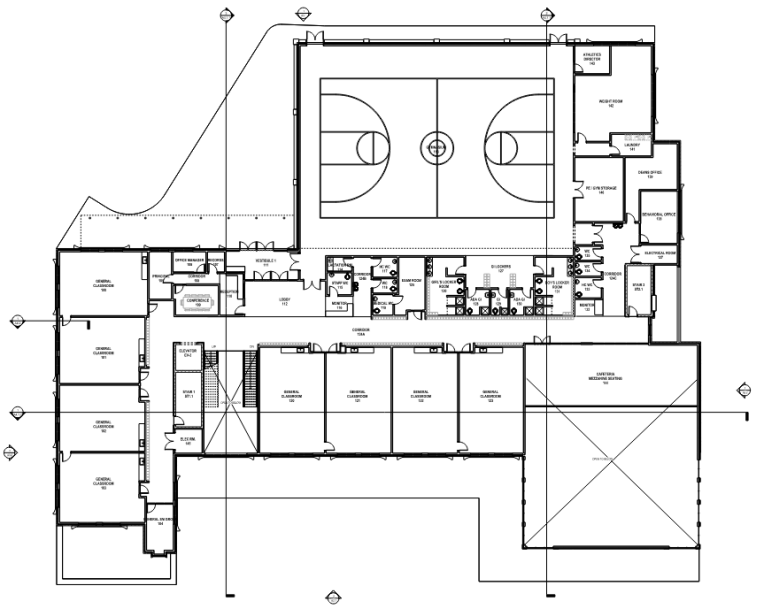

Figure 1: Schematic Key Plan of proposed footprint (Level 1) of the new RISE Prep Upper Academy building.

All structural design criteria for the building will be based on the building codes and standards listed below, and by criteria specified by the owner and architect.

1.2 Building Codes and Standards

1.2.1 State Building Code

- Rhode Island State Building SBC-1 2022 (International Building Code IBC 2018 w/ Amendments).

1.2.2 Industry Reference Standards

- American Concrete Institute, "Manual of Concrete Practice – 2015 Edition"
- American Concrete Institute, "ACI 530-13 Building Code Requirements for Masonry Structures"
- American Concrete Institute, "ACI 318-14 Building Code Requirements for Structural Concrete"
- American Institute of Steel Construction, "Steel Construction Manual, Fifteenth Edition"
- American Society of Civil Engineers, "ASCE 7-16 Minimum Design Loads for Buildings and Other Structures"
- American Institute of Steel Construction, "Design Guide 11 - Floor Vibrations Due To Human Activity"
- American Institute of Steel Construction, "AISC 341-16 Seismic Provisions for

Structural Steel Buildings"
- American Institute of Steel Construction, "AISC 360-16 Specifications for Structural Steel Buildings"

1.2.3 Project Specific Reference Standards
- "250808_RISE Prep Upper Academy Stage 2 Progress Set" pdf file of overall floor plans, prepared by KITE Architects of Providence, RI and received August 11, 2025.
- Progress plumbing and civil sets received on August 22, 2025.
- Project Team virtual meetings to owner and site-specific building requirements for the new construction.

1.3 Design Loads

The building will be designed to support all applicable loads and loading conditions prescribed by the governing Building Code as well as specific loading conditions provided by the Owner, including:

1.3.1 General Design Requirements
- Municipality ..... Woonsocket
- Risk Category III

1.3.2 Floor Live Loads (Per IBC 2012, Section 1607)
- Classrooms ..... 40 psf
- Corridors – First Floor ..... 100 psf
- Storage & Mechanical ..... 125 psf
- Offices ..... 50 psf
- Stairs & Lobby Areas ..... 100 psf

1.3.3 Roof Live Loads (Per IBC 2018, Section 1608 & SBC-1 Table 1608.1)
- Ground Snow Load, Pg ..... 40 psf
- Minimum Flat Roof Snow Load, Pf ..... 30 psf **
- Surface Roughness Category C
- Exposure of Roof ..... Partially Exposed
- Snow Exposure Factor, Ce 1.00
- Thermal Factor, Ct 1.00
- Snow Load Importance Factor, Is 1.00
- Additional snow loading as required for drift
- Roof ponding loads will be determined once roof profile is finalized, however, it is our understanding that adequate roof drainage will be provided and/or roof systems will be sloped to prevent ponding loads from exceeding equivalent flat roof snow loading noted above.
- ** - Additional self weight DL and snow drift LL will be applied at regions of roof which are designated to receive future Solar/PV array systems.

1.3.4 Wind Loads (Per IBC 2018, Section 1609 & SBC-1 Table 1608.1)
- Ultimate Wind Speed, Vult ..... 130 MPH
- Nominal Wind Speed, Vasd ..... 97 MPH
- Wind Exposure Category C
- MWFRS Design Method ..... Directional Procedure

(ASCE 7-16)

- Components & Cladding Loads ..... Chapter 30 (ASCE7-16)

1.3.5 Earthquake Loads (Per IBC 2018 Section 1613 & SBC-1 Table 1608.1)

- Site Class ..... D (To be verified by Geotechnical Engineer)
- Spectral Response Accelerations
  - Ss 0.193
  - S1 ..... 0.054
- Spectral Response Coefficients
  - Sds 0.213
  - Sd1 ..... 0.091
- Seismic Design Category ..... B
- Seismic Importance Factor, Ie 1.00
- Seismic Force Resisting System
  - Steel Systems Not Specifically Detailed for Seismic Resistance

    (R = 3.0, Ωo = 3.0, Cd = 3.0)

  - Ordinary Reinforced Masonry Shear Walls

    (R = 2.0, Ωo = 2.5, Cd = 2.0)

- Analysis Procedure ..... Equivalent Lateral Force Procedure
  - Seismic Analysis will consider total seismic mass of the building including self weight of all significant equipment.

2 STRUCTURAL SYSTEMS

2.1 Foundations

The foundation design will be based upon recommendations made in a geotechnical report that should be prepared by the owner's geotechnical engineer. The recommendations included herein are based on our understanding of the foundation construction for the existing building located on site and information provided for similar projects in the general area of the proposed construction site. All geotechnical design assumptions will need to be verified and updated to reflect the requirements of the current building codes and therefore these recommendations are subject to revision based on the findings in the final geotechnical report.

The site soil conditions are assumed to be suitable for conventional spread footing foundations bearing on compacted structural fill or suitable native soils. The subsurface preparation beneath all new slabs on grade and foundations shall be per the geotechnical report. All topsoil, existing fill, and other unsuitable materials must be removed and replaced with a minimum of 6" compacted granular structural fill or prepared per the geotechnical engineer's requirements. All new foundations will be designed assuming a net allowable bearing pressure of 4,000 psf for footings founded on suitable native soils or compacted structural fill.

The typical exterior foundation walls at all areas of new construction will vary in width but will typically be 16" wide reinforced concrete construction with an assumed veneer support shelf of 8" at locations where required to align with architectural details. The wall thickness and shelf configuration may change depending upon total height & architectural support requirements. At conventional wall locations the foundation walls will be supported by continuous reinforced concrete footings that are typically 3'-0" wide by 1'-0" thick and which are located 4'-6" minimum below finish grade at exterior locations.

The north wall foundation wall of Level 0 will be constructed with a 16" wide reinforced concrete retaining wall that is supported by a continuous reinforced concrete retaining wall footing that is typically 9'-0" wide by 1'-10" thick and which is located 1'-0" minimum below the Lower Level slab on grade. A portion of the Level 0 foundation walls at the east and west edges, immediately adjacent to the North wall, are expected to also be retaining walls to support the project site/civil grading requirements. The exact limits of retaining wall will be finalized once preliminary site grading plans are developed.

The walls at the exterior perimeter of the building will be constructed so that the top of wall stem extends to the top of Level 0 and Level 1 slab on grade elevations unless noted otherwise.

Isolated columns will be supported by concrete spread footings that can be assumed to be an average size of 6'-0" x 6'-0" x 18" thick (minimum). Larger isolated footings will be provided at high column load locations. Reinforced concrete piers that are 24" x 24" minimum in area will be provided at all interior footing locations where bottom of footing elevation must be lowered to support interior MEP, Utility, or architectural requirements.

Where required, site retaining walls located within 10'-0" of the building exterior and directly connected to the main building structure will be designed as cantilevered retaining walls that are 12" minimum thickness and are sized and reinforced to resist overturning and sliding forces applied due to the soil lateral loads. The retaining walls will be supported by continuous concrete retaining wall footings that vary in size & geometry depending upon the final layout and height of retained earth. Refer to the site drawings for additional information on all retaining wall systems.

If ledge or boulders are encountered, they must be removed to a minimum depth of 12" below all slabs and foundations and replaced with a layer of compacted crushed stone.

Groundwater may be encountered and must be considered in the design and construction of the new foundations and slabs on grade. An adequate drainage system and waterproofing system must be provided for all foundations (and under the slabs where recommended by the geotechnical engineer). Note that the structural drawings may indicate but will not include design of the drainage and waterproofing system – this must be coordinated with the geotechnical engineer, plumbing engineer, and civil engineer for the project. Foundation walls will be designed assuming no hydrostatic pressure on walls; a properly designed groundwater drainage system must be provided should observed groundwater elevation extend above the lowest slab elevation or above the top of elevator mat foundation elevation.

2.2 Slabs on Grade

The slabs on grade throughout Level 0 and the northern portion of Level 1 of the new building will consist of 5" thick cast-in-place concrete slabs reinforced with welded wire fabric at slab mid-depth. The slab on grade at the new Gymnasium construction at the northern edge of Level 1 of the new building will consist of a 6" thick cast-in-place concrete slab reinforced with welded wire fabric at slab mid-depth. Sawcut control joints at 5" slabs on grade will be provided at 10 feet on center maximum spacing unless noted otherwise. The layout of sawcut joints and construction joints within the gymnasium must be coordinated with the floor system vendor; for pricing purposes the contractor shall assume joints will be required at 10 feet on center maximum spacing. Contractor shall submit proposed construction joint and control joint layout plan to design team for review/comment. All 5" thick concrete slabs on grade will be constructed to standard floor flatness (Ff = 25) and floor levelness requirements (FL = 20) unless noted otherwise. More stringent flatness and levelness requirements may be required at the Gymnasium to support floor finish system requirements and must be coordinated with flooring vendor.

All slabs on grade will bear upon subgrade that is prepared per the recommendations of the Geotechnical Engineer (6" min. compacted granular structural fill). Appropriate sealants, admixtures, and finishes will be applied to all slabs on grade to satisfy the project requirements.

All exterior concrete slabs on grade and all concrete that is exposed to de-icing chemicals shall be reinforced with epoxy coated reinforcement.

In locations that require an under-slab drainage system (designed by the geotechnical engineer), 18" of compacted crushed stone must be provided below slabs on grade. Slabs on grade will be designed assuming no hydrostatic pressure on or uplift on slabs; a properly designed groundwater drainage system must be provided should observed groundwater elevation extend above the lowest slab elevation.

2.3 Elevated Floor Slabs

Based upon guidance provided by KITE Architects it is our understanding that the building construction type will be IIIB and, as such, the floor slab assembly and primary framing members will not specifically require a fire rating. The elevated floor structures at the southern portion of Level 1 and Level 2 will typically consist of composite steel beams and concrete slab on metal deck construction. The slab system will consist of a 2½" lightweight concrete slab placed atop a 2" composite metal deck (total slab thickness 4½"). The slab system will be supported by wide flange steel beams that will be located at approximately 10 feet on center with welded shear studs on the top flanges. The wide flange steel beams will be supported by wide flange steel girders that frame to steel columns (HSS 6x6 tube) that are located at the approximate center of the building (corridor lines) and within the exterior walls of the building and spaced at approximately 24 feet to 30 feet on center. The supporting columns will typically be continuous down to the foundation structures below. At select locations heavier steel transfer girders will be required to carry load from discontinuous columns to adjacent columns.

At this stage of the design, we suggest a steel weight of 11 - 13 pounds per square foot of building area be considered for preliminary budgeting purposes at typical elevated floor slab locations. Estimated value of steel weight includes beams, columns, bracing, and connections. All steel weights are subject to revision based on final building design.

All estimating and budgeting for the project shall include provisions for additional steel framing for mechanical openings and chases (not necessarily indicated on the structural framing plans, but shown in typical details), miscellaneous steel for support of mechanical equipment/piping/ductwork, and support angles for veneer support/relief.

2.4 Roof Structure

The typical Roof Level structural framing system at classroom and administrative spaces will consist of 3" – 20 gage galvanized metal roof deck that is supported by wide flange steel beams (W16 typ.) spaced at approximately 10 feet on center that span between wide flange steel girders (W24 typ.) that are located at the exterior walls of the building and along interior classroom demising walls. The wide flange steel girders will frame to steel columns (HSS 6x6 typ.) that are located at the exterior perimeter of the new construction within the exterior walls of the building and within the classroom/corridor demising walls spaced at approximately 24 feet to 30 feet on center. The supporting columns will be continuous down to the foundation structures below. The roof beams may be sloped to support roof drainage requirements and to match the architectural roof profile of the building; the supporting girders will be level.

The typical Roof Level structural framing system at the gymnasium and cafeteria spaces will consist of 3" – 20 gage galvanized metal roof deck that is supported by deep, heavy wide flange steel girders which clear span across the rooms to provide column-free spaces. It is assumed that W36 girders will span north to south across the Gymnasium and that W30 girders will span east to west across the cafeteria. The girders will be spaced at approximately 12 feet on center and be supported by equal-depth wide flange girders at the exterior walls of the building. The wide flange steel girders will frame to large square steel columns (HSS8x8 or HSS12x12 typ.) that are located at the perimeter of the new construction within the exterior walls of the building. The columns will be spaced at approximately 24 feet on center. The supporting columns will be continuous down to the foundation structures below. The roof beams may be sloped to support roof drainage requirements and to match the architectural roof profile of the building; the supporting girders will be level.

Acoustic roof decking or other acoustic treatment may be required at the gymnasium space and select other acoustically sensitive areas within the building to support project requirements.

The structural design assumes that the roof structure throughout the building will be framed flat or pitched to drain as required by the architect with additional secondary drains provided to prevent ponding water loading conditions.

At this stage of the design, we suggest that a steel weight of 10 - 12 pounds per square foot of building area be considered for preliminary budgeting purposes at typical elevated roof deck locations unless noted otherwise (estimated steel weight accounts for loading of future Solar/PV array system). We suggest that a steel weight of 14 - 16 pounds per square foot of building area be considered for preliminary budgeting purposes at the gymnasium area of the building. This value excludes the self weight of the metal decking. This estimated value of steel weight includes beams, columns, bracing, and connections. All steel weights are subject to revision based on final building design.

2.5 Lateral Force Resisting System

The lateral force resisting system at the new building structure will consist of a combination of ordinary steel moment frame construction and steel braced frames with rectangular HSS bracing members (inverted-V configuration) at additional locations. The locations of Braced Frames and Moment Frames are not all specifically indicated on the schematic design drawings but there are a minimum of four frames anticipated in each orthogonal load direction.

The building stair shafts and elevator shaft will be constructed using reinforced CMU construction. The 8" reinforced CMU walls will serve as Intermediate Masonry shear walls as part of the building lateral force resisting system.

The perimeter of the gymnasium will be constructed with 12" reinforced CMU infill walls which are constructed integral with the steel framing (columns and girders). The walls will be connected to the surrounding steel members by welding the vertical reinforcement and bond beam reinforcement to the columns and beams. The infill walls will serve as Intermediate Masonry shear walls as part of the building lateral force resisting system.

2.6 Exterior Wall Construction

The new exterior wall construction at the structure may consist of architectural panelized veneer systems with light gauge metal stud backup wall systems. The specific assembly types have not yet been specified at this time, but it is assumed that the backup wall systems at all new construction supporting panelized veneer will be designed for maximum out-of-plane deflections of span/360 or 0.50" maximum. The architectural veneer must be designed to span from the foundation wall to the top of wall without intermediate vertical support. Vertical control joints may be required in the architectural veneer system at predetermined spacing. Refer to the architectural drawings for all information related to veneer.

Additional vertical jamb posts and horizontal structural steel support girts (top and bottom) will be provided at large wall openings and window assemblies which exceed 10'-0" in width to provide full lateral support for these systems.

2.7 Additional Design Considerations

Galvanized steel MEP unit support dunnage systems may be required at select locations to support rooftop equipment above the roofing assembly. The system shall consist of galvanized steel posts (HSS6x6) supporting wide flange steel beams with smaller HSS knee bracing (HSS4x4) at corners. The roof framing supporting rooftop equipment will be designed to support the added snow drift load of this system.

Horizontal steel girts that are HSS12X6 will be provided within the structural exterior wall assembly at all architectural pre-engineered sunscreen, awning, and canopy locations. The girts shall be connected to the columns at each end with moment connections.

Steel columns and beams that are exposed to view at select interior locations and other isolated areas identified in the architectural drawings may be specified as Architectural Exposed Structural Steel (AESS)

and may be required to adhere to more stringent fabrication, erection, and finishing criteria. Refer to the architectural drawings for identification of any AESS framing.

Structural steel framing that is present outside the building envelope and which is connected back to the main building structure shall be thermally isolated as required by the project architectural documents. All thermal isolation details will be finalized once the building envelope design is completed.

Steel columns and beams that are exposed to the exterior environment at the new structure shall be galvanized steel or otherwise protected from the elements.

3 SUMMARY

The description of the scope of new construction work for this project is based upon the best information that was available to this office at this time. The project design criteria, building scale/scope, and the structural systems described in this document will continue to evolve as the project design is developed. All cost and estimating work which uses this information shall include adequate contingency to address changes to the project scope of work in the future.

Should you have any questions or require additional information, please do not hesitate to contact this office at 401-724-1771.

Sincerely,

Brendan S. Mara, P.E (RI)
Assistant Vice President

M. David Odeh, P.E. (RI)
Senior Vice President

Engineers Scientists Planners
parecorp.com

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September 15, 2025

Dr. Joseph Da Silva, Ph.D.
School Construction Coordinator / Architectural Design Reviewer
RIDE School Building Authority
255 Westminster Street
Providence, RI 02903

RE: **Chevron Bus Parking Waiver Request for RISE PREP Upper Academy**
Woonsocket, Rhode Island
(Pare Project No. 25111.00)

Dear Dr. Da Silva:

We respectfully request a waiver from the Rhode Island School Construction Regulations, specifically paragraph 4.6.9.A.7, commonly referred to as the "chevron parking" requirement. This regulation stipulates:

"Design parking lots and driveways to limit student proximity to bus emissions. Design bus loading and unloading areas such that buses need not be lined up head to tail. Do not design bus loading and unloading areas such that bus exhaust is in proximity to any of the school's air intake vents."

Information

The proposed RISE Prep Upper Academy project is a charter public high school serving grades 9-12 and is anticipated to have 3 to 4 buses along with staff and visitor parking. Each bus arrives one at a time, drops off students, and immediately departs in the morning. RISE Prep Academies will enforce a strict no-idling policy to ensure minimal bus emissions while buses are loading and unloading at the RISE Prep Upper Academy.

Project Goals

The following site circulation goals were developed for the design of the site:

- Safe passage for students into the facility by eliminating conflicts between students and buses and students and vehicles.
- Ease traffic patterns and crossing traffic with a separated bus circulation, parent drop-off/pick-up area, and parking area.
- Reduce conflicts with off-site traffic by staggering release times and providing a dedicated bus entrance.
- Reduce impervious areas.

Chevron Parking Option

Due to the condensed nature of the site there is limited area to maintain the project goals and provide Bus Chevron Parking. The project is requesting a waiver for this requirement for the following reasons:

- The students would need to be monitored so they do not walk between the buses when they are parked in the chevron bus parking as this would be the most direct route to get on the bus. Stacked buses would load and unload students right off on the sidewalk, so the route is clearly identified.
- The chevron parking requires more square footage than the current bus circulation pattern, which would reduce the already limited number of parking spaces available at the site.
- RISE Prep Academies will enforce a strict no-idling policy to ensure minimal bus emissions while buses are loading and unloading at the RISE Prep Upper Academy.
- The proposed high school is anticipated to have a low bus count, which will produce a low amount of bus emissions when compared to other schools.

Request for Waiver

We understand that chevron parking is a requirement under the current regulations. However, our basis of design plans do not currently include chevron parking. RISE Prep Academies intends to submit a request for a variance to this requirement. Should the variance not be granted, the design team will review alternate layout, which may be able accommodate chevron parking.

We appreciate your consideration of this waiver request. The alternative design ensures compliance with safety and environmental regulations while meeting the project's logistical needs. Should you have any questions or require further documentation, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

Jenna R. Rioux, P.E.
Project Engineer

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Project Leaders

5/20/25

Ms. Rosalind Da Cruz
Founder & Executive Director
RISE Prep Academies
via email: rdacruz@riseprepri.org

Subject: Proposal to Provide Commissioning Services for the RISE Prep Academies Upper Academy Project

Dear Rosalind,

Colliers Project Leaders USA NE, LLC ("CPL") Commissioning & Energy Services team is pleased to submit this proposal to provide commissioning services for the RISE Prep Academies' Upper Academy Project.

We want to be your technical expert, your boots on the ground, helping you to make good operational and financial decisions for RISE Prep Academies. We have an extensive history providing commissioning, retro-commissioning, and energy services throughout the Northeast. Our team has been providing commissioning services since 1996 and has become a clear leader in the commissioning industry based on our proven success with clients and our role shaping and galvanizing the field. There is no doubt in my mind that the skills, experience and perspective that Colliers provides are very closely aligned with the needs of your project.

Project Scope

We understand that RISE has just secured property at 120 Spring Street and will be looking to do a demolition of the existing 1600SF building and build new or possibly do a renovation/ addition to that existing building. We suggest the following scope of services, to best support this project:

Design & Bid Phase Services

- Review of Owner's Project Requirements (OPR)
- Review of Basis of Design (by Design Team)
- Attend Integrated Design Meeting
- Review of SD Documents
- Review of DD Documents
- Review of 90% Construction documents & review meeting
- Review of 100% Construction documents (back-check)

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- Development of Commissioning Specifications
- Development of Commissioning Plan

Construction Phase Services

- Update commissioning plan/ integrate with construction schedule/ lead commissioning kick-off meeting
- Review of contractor submittals, RFIs, meeting minutes
    - Review for information required for commissioning only
- Coordinate and lead controls integration meeting
- Develop construction checklists
- Attend project meetings
- Perform site observation visits and verify equipment installation
- Verify equipment startup
- Review and verify TAB reports
    - Review report only; Field verification not included
- Develop functional performance test procedures
- Oversee and document functional systems testing
    - Assumes participation of Contractors to operate equipment
- Coordinate retesting
    - 1 day to review corrected deficiencies and retest as needed
- Develop & maintain Cx Issue Log
- Review O&M Manual
- Verify operator and occupant training
- Production of Final Cx Report

Post-Occupancy Phase Services

Our objective at the close of a project is to address any final issues and more importantly, prepare the operations and maintenance staff to maintain building performance throughout the useful life of the facility. Key tasks to be carried out during the Post-Occupancy Phase include but are not limited to:

- Coordinate and witness opposite season & deferred testing
- Review trend data
- Meet near end of warranty period to review any outstanding issues

Fees for the services as described are ***seventy-seven thousand, seven hundred, seventy-two dollars ($77,772)***, plus expenses estimated at $3,200 (not to exceed amount).

Add Alternates

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In addition to our proposed scope of services, we have also included the following add alternates for your consideration to enhance the commissioning process and better support the operations staff and the Owner.

- Building Envelope Commissioning (inc design reviews, site visits, mockup review and witness testing $29,742

Exhibit I provides the details utilized by CPL in the development of this fee proposal and our proposed staffing matrix by each major commissioning element.

The table below provides an hourly rate schedule for each team member for work that may exceed the scope.

2025 Hourly Rates	
Category	**Hourly Rate**
Director	$280
Senior Project Manager	$230
Project Manager	$190
Assistant Project Manager	$165

Note: Hourly rates do not include reimbursable expenses such as mileage, tolls, parking, and sustenance. These rates are subject to an escalation of up to 4% per year and will be adjusted annually in January.

We hope that this submission meets with your expectations. If you have questions or require additional information, you can contact me at (717) 725-8231 or sarah.maston@collierseng.com.

Sincerely,

Sarah E. Maston

Sarah E. Maston, PE, BCxP, LEED AP
Director, Commissioning & Energy Services

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Your signature in the space provided below and return of a signed copy to CPL will signify your acceptance of the terms proposed in this letter of agreement, the CPL Terms & Conditions which are attached to this letter and the ability to mutually adjust scope of services and corresponding fees if applicable at a later date. Any changes to this scope must be agreed upon in writing prior to formal modifications of the agreement as set forth in this document.

Client Authorized Signature

Name	Signature
Title	Date

Colliers Project Leaders USA NE, LLC Authorized Signature

Name	Signature
Title	Date

Exhibit I

RISE Prep Academies

New HS

Commissioning Services Fee Proposal Detail

Date: Month 5/20/25

		Total Hours					
		Director	Senior Project Manager	Project Manager	Assistant Project Manager	Total Associated Fees	Notes
I.	**Design & Bid Phase Services**						
A	Commissioning Kick-off meeting with Team	-	-	-	-	$ -	
B	Review Owner's Project Requirements	-	8.00	-	-	$ 1,840	Review OPR by others or spend day documenting with Owner
C	Review Basis of Design (prepared by Design team)	-	4.00	4.00	-	$ 1,680	Review BOD by AE team
D	Attend Integrated Design Meetings	-	8.00	-	-	$ 1,840	attend any workshop/ programming with AE team
E	Review of SD Documents	-	4.00	2.00	-	$ 1,300	Early review for compliance with OPR.
F	Review of DD Documents	-	6.00	3.00	-	$ 1,950	Midway review for compliance with OPR.
G	Review of 90% CD Documents and meeting	-	10.00	6.00	-	$ 3,440	Substantive review w/ controls for compliance with OPR
H	Review of 100% CD Documents (backcheck)	-	4.00	4.00	-	$ 1,680	Confirm comments were incorporated
I	Development of Commissioning Specifications	-	2.00	2.00	6.00	$ 1,830	For inclusion in bid docs
J	Development of Commissioning Plan	-	2.00	2.00	6.00	$ 1,830	For inclusion in bid docs
	Sub-Total Design & Bid Phase Services Fees	-	48.00	23.00	12.00	$ 17,390	
II.	**Construction Phase Services**						
A	Update Construction Phase Cx Plan and integrate with overall project schedule and Lead Cx Kickoff meeting	-	4.00	-	4.00	$ 1,643	
B	Review of Contractor Submittals, RFI's, Mtg. Minutes, Etc.	-	8.00	4.00	-	$ 2,704	for cx systems only
C	Coordinate and lead Controls Integration Meeting w/ actions	-	8.00	-	-	$ 1,914	meet w/ controls contractor to review sequences of ops
D	Develop and Distribute Construction Checklists (setup Facility Grid)	-	4.00	4.00	12.00	$ 3,806	
E	Lead Commissioning Coordination Meetings	-	8.00	-	36.00	$ 8,091	facilitate monthly Cx progress meeting w/ mins for team
E	Attend Project Coordination Meetings	-	-	-	24.00	$ 4,118	attend up to 12 OAC meetings, 1x / month
F	Witness Initial HVAC Piping Pressure Test & Flushing	-	-	-	-	$ -	
G	Witness Initial Ductwork Testing & Cleaning	-	-	-	-	$ -	
H	Field Visits to Verify Installation Checklists	-	4.00	8.00	24.00	$ 6,656	up to 6 site visits to witness construction progress
I	Review Mock Ups and/or First Piece Installations	-	-	-	8.00	$ 1,373	1 day onsite
J	Verify Equipment Start Up	-	-	-	8.00	$ 1,373	1 day onsite for equipment startup
K	Review and Verify TAB Reports	-	4.00	-	-	$ 957	review reports only
L	Develop Functional Performance Test Procedures	-	8.00	8.00	12.00	$ 5,554	
M	Oversee & Document Functional Systems Testing	-	8.00	8.00	40.00	$ 10,358	
N	Coordinate Retesting (1 day)	-	-	-	8.00	$ 1,373	1 day for retesting outstanding issues
O	Develop & Maintain Cx Issue Log	-	-	-	4.00	$ 686	
P	Review O&M Manual	-	4.00	-	-	$ 957	
Q	Review System Manual	-	-	-	-	$ -	
R	Verify Operator & Occupant Training	-	-	-	8.00	$ 1,373	review training plan by others; collect sign-ins
S	Production of Final Cx Report	-	4.00	2.00	4.00	$ 2,038	
	Sub-Total Construction Phase Services Fees	-	64.00	34.00	192.00	$ 54,974	
III.	**Post-Occupancy Phase Services**						
A	Coordinate and Witness Opposite Season & Deferred Testing	-	8.00	-	8.00	$ 3,418	1 day seasonal testing
B	Perform a Near Warranty End Review, Interview and Assistance	-	8.00	-	-	$ 1,990	1 day walk with owner/ document any open warranty issues
	Sub-Total Post-Occupancy Phase Services	-	16.00	-	8.00	$ 5,408	

Exhibit I

RISE Prep Academies

New HS

Commissioning Services Fee Proposal Detail

Date: Month 5/20/25

		Total Hours						
		Director	Senior Project Manager	Project Manager	Assistant Project Manager		Total Associated Fees	Notes
	Total Fees for Services	-	128.00	57.00	212.00	$	77,772	
	Project Expenses					*$*	*3,200*	
	Grand Total, Fees & Expenses					**$**	**80,972**	
	Add Alternates							
A	Building Envelope Commissioning (design reviews, site visits, mockup reviews, witness testing) & expenses	-	106.00	-	24.00	$	29,742	
B		-	-	-	-	$	-	
	Total Fees for Add Alternates	-	106.00	-	24.00	$	29,742	

Colliers Project Leaders USA NE, LLC ("CPL") agrees to provide professional services under the following terms and conditions:

The term Client referenced herein is the person, persons, corporation, partnership, or organization referenced in the proposal between CPL and said Client.

1.0 SCOPE OF SERVICES:

A description of the services to be provided by CPL will be presented and agreed to in written form, whenever possible. Services not set forth in the Scope of Services, are excluded from the Scope of Services, and CPL will assume no responsibility to perform such services under the base contract. In situations where a written contract is not executed or where additional services becomes necessary during the course of the project, CPL may provide such services using our Technical Staff Hourly Rate Schedule in effect at the time of services (Note: Current Rate Schedule as set forth in Section III is attached hereto and made part hereof).

The proposed fees set forth in this Agreement shall be open for acceptance for sixty (60) days from the proposal date. If the Agreement is signed after that date, the proposed fees may be adjusted prior to commencement of services, subject to agreement by the Client and CPL.

Where Lump Sum or Unit Price Contracts are signed, and the project completion is extended beyond a date 3 months after the original date identified, CPL reserves the right to increase fees accordingly and adjust hourly rates in accordance with the Regions Consumer Price Index or as stipulated in the provided Unit Price/Hourly Rate schedule. In the event that a Lump Sum or Unit Price Contract is partially completed at such time that the price is to be adjusted, CPL reserves the right to increase the balance of the fee still to be billed as of the anniversary date. Since there are substantial costs to stop and restart a project once it is underway, should a project's progress be halted at any time by the client, for any reason, CPL reserves the right to charge a restart fee and/or to renegotiate the remaining fees within the contract.

The hourly rates listed in our Technical Staff Hourly Rate Schedule are adjusted semi-annually and the Client shall be billed at the rates that are in effect at the time of service.

These Business Terms and Conditions are applicable for any additional professional services rendered for this project including, but not limited to, change orders, client service authorization forms, etc.

2.0 STANDARD OF CARE:

In performing services, we agree to exercise professional judgment, made on the basis of the information available to us, and to use the same degree of care and skill ordinarily exercised in similar circumstances and conditions by reputable consultants performing comparable services in the same locality. This standard of care shall be judged as of the time the services are rendered, and not according to later standards. Reasonable people may disagree on matters involving professional judgment and, accordingly, a difference of opinion on a question of professional judgment shall not excuse a Client from paying for services rendered. NO OTHER REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IS MADE.

3.0 INVOICES:

CPL bills its Clients on a monthly basis using a standard invoice format. This format provides for a description of services performed and a summary of professional fees, expenses, and other charges. For more detailed invoicing requests, CPL reserves the right to charge for invoice preparation time by staff members. Monthly invoices will be submitted based upon percentage of services completed and reimbursable expenses. Any comments or discrepancies, relative to invoices shall be submitted in writing within fourteen (14) days or the account will be considered correct.

Expenses incurred for services, equipment, and facilities not furnished by CPL are charged to the Client at cost plus an up-charge not to exceed 15 percent of the invoice for said services.

Client shall pay CPL for reimbursable expenses, including, but not limited to, application fees, printing and reproduction, mileage, courier and express delivery service, special/overnight mailings, facsimile transmissions, specialized equipment and laboratory charges, and costs of acquiring materials specifically for the Client. Reimbursable charges will be added to each monthly invoice and are part of Client's responsibility.

4.0 PAYMENT:

CPL bills are payable in full UPON RECEIPT and **payment is expected within thirty (30) days**. We reserve the right to assess a late charge of 1.5 percent per month for any amounts not paid within 45 days of the billing date. In the event payment is not made according to the terms and conditions herein, the matter may proceed to a collections agency or to an attorney for collection. Client shall be responsible for fees charged by the collections agency and/or attorney's fees incurred to collect the monies owed. Should the matter proceed to court, client shall also be responsible for court costs.

In addition, where payment is not received in accordance with the terms of this contract, CPL reserves the right to withdraw any applications to federal, state, or local regulatory agencies / boards filed on behalf of the client with the understanding that these applications are the property of CPL. CPL will provide you with written notification two (2) weeks prior to taking any action to withdraw an application submitted on behalf of the client. If payment of all outstanding invoices is not received within two (2) weeks of receipt of this letter, CPL will withdraw all pending applications for the project.

5.0 RETAINER:

CPL reserves the right to request a retainer from the Client prior to the commencement of services on a project. While retainers are collected prior to the start of a project, the retainer is held to the end of the project and will be applied to the final invoices. Retainers are not applied to the beginning of the project.

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PROJECT/JOBSITE CONTROL:

It is expressly agreed that the CPL is not responsible for Project design which services shall remain the responsibility of the architect and/or engineer. The parties acknowledge and agree that any suggestions made by CPL in connection with the Services must be fully reviewed by the architect and/or engineer and approved by the architect and/or engineer prior to incorporation into the final design. Review by CPL in no way relieves the architect and/or engineer of Record of its obligation to design a project that meets applicable building and energy codes and the Owner's Project requirements, and such review in no instance supersedes decisions of such architect and/or engineer. CPL shall not be responsible for the actions of the contractor, subcontractors, and for any means and methods used for the construction of the Project. CPL does not guarantee the performance of the construction contract by the Client's contractors, or the subcontractors and CPL does not assume responsibility for the Client's contractors' or subcontractors' failure to furnish and perform their work in accordance with the Contract Documents. Client shall secure and pay for all necessary permits, approvals, easements, assessments, and charges required in connection with the Project. All contracts relating to the Project shall be in the name of Client and executed by Client.

CPL shall be responsible only for its activities and that of its employees on any site. Neither the professional activities nor the presence of CPL or its employees or subcontractors on a site shall imply that CPL controls the operations of others, nor shall this be construed to be an acceptance by CPL of any responsibility for jobsite safety.

6.0 TERMINATION OR SUSPENSION OF SERVICES:

Should Client fail to make payments when due or is otherwise in material breach of this Agreement, CPL at their election may suspend services at any time after PROVIDING WRITTEN NOTICE TO THE CLIENT until payments are brought current. CPL shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension and the Client agrees to indemnify and hold CPL harmless from any claim or liability resulting from such suspension.

This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, CPL shall be paid for service performed to the termination notice date plus reasonable termination expenses.

In the event of termination, or suspension for more than three (3) months, prior to completion of all services contemplated by the Agreement, CPL may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of CPL in completing such analyses, records and reports.

7.0 SUBCONSULTANTS/SUBCONTRACTORS:

CPL prefers that its Clients directly retain others whose services are required in connection with a project (e.g., architects, engineers, contractors, etc.), except in unusual circumstances. As a service, we will advise Clients with respect to selecting other such subconsultants/subcontractors and will assist Clients in coordinating and monitoring their performance. In no event will we assume any liability or responsibility for the work performed by others , or for their failure to perform any work, regardless of whether we hire them directly as subconsultants/subcontractors, or only coordinate and monitor their work. By engaging us to perform services, you agree to defend, indemnify and hold CPL its directors, officers, employees, and other agents harmless from and against any and all claims, losses, liabilities, damages, demands, costs, or judgments arising out of or relating in any way to the performance or non-performance of work by another subconsultant/subcontractor. In addition, Client agrees to pursue recovery of and assert any claims based upon its loss, expenses and/or damages solely and directly against those subconsultants/subcontractors. In consideration of such indemnity and waiver, CPL agrees to assign its rights and/or claims against those subconsultants/subcontractors pursuant to the subconsultants/subcontractors agreements with CPL to the Client.

8.0 AGREED REMEDY:

CPL shall be liable to the Client only for direct damages to the extent caused by CPL's negligence in the performance of its services. UNDER NO CIRCUMSTANCES SHALL CPL BE LIABLE FOR INDIRECT, CONSEQUENTIAL, PUNITIVE, SPECIAL, OR EXEMPLARY DAMAGES, OR FOR DAMAGES CAUSED BY THE CLIENT'S FAILURE TO PERFORM ITS OBLIGATIONS. With regard to services involving hazardous substances, CPL has neither created nor contributed to the creation or existence of any actually or potentially hazardous, radioactive, toxic, or otherwise dangerous substance or condition at any site, and its compensation is in no way commensurate with the potential liability that may be associated with a substance or site.

To the fullest extent permitted by law, the total liability, in the aggregate, of CPL and CPL's officers, directors, employees, agents and consultants to Client and anyone claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of in any way related to CPL's services, the Project or this Agreement, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, breach of contract or breach of warranty shall not exceed the total compensation received by CPL under this Agreement, not including reimbursable expenses and any subconsultant/subcontractor fees rendered on the project.

It is intended by the parties to this Agreement that CPL's services in connection with the project shall not subject CPL's individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and /or asserted only against CPL, a New Jersey corporation, and not against any of CPL's employees, officers or directors.

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9.0 LIABILITY TO THIRD PARTIES:

The Client agrees to be solely responsible for, and to defend, indemnify, and hold CPL harmless from any and all liabilities, claims, damages and costs (including reasonable attorney's fees and defense costs) by third parties arising out of, or in any way related to, our performance or non-performance of services, except claims for personal injury, death, or personal property damage to the extent caused by the sole negligence, gross negligence or willful misconduct of employees of CPL.

10.0 INDEMNIFICATION:

CPL shall maintain, at its own expense, Workers Compensation Insurance, Comprehensive General Liability Insurance and Professional Liability Insurance at all times and will, upon request, furnish insurance certificates to the Client.

To the fullest extent permitted by law, Client shall indemnify, defend and hold harmless CPL and its agents, officers, directors and employees, subcontracts or consultants (herein for the remainder of this section collectively referred to as CPL) from and against all claims, damages, losses and expenses, whether direct, indirect or consequential or punitive, including but not limited to fees and charges of attorneys and court and arbitration costs, arising out of or resulting from the services of CPL or any claims against CPL arising from the acts, omissions or work of others, unless it is proven in a court of competent jurisdiction that CPL is guilty of negligence, gross negligence, or willful misconduct in connection with the services and such negligence, gross negligence, or willful misconduct was the sole cause of the damages, claims, and liabilities.

Client agrees to defend, indemnify and hold harmless CPL from and against all claims, damages, losses and expenses, direct or indirect, and consequential damages, including but not limited to fees and charges of attorneys and court, and arbitration costs, brought by any person or entity, or claims against CPL which arise out of, are related to, or are based upon, the actual or threatened dispersal, discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalis, toxic chemical, radioactive materials, liquids, gases, or any other material, upon it or into the surface or subsurface soil, water or watercourse, objects, or any tangible or intangible matter.

To the fullest extent permitted by law, such indemnification shall apply regardless of the fault, negligence breach of warranty or contract, or strict liability of CPL. This indemnification shall not apply to claims, damages, losses, or expenses which are determined by a court of competent jurisdiction to be the sole result of negligence or willful misconduct by CPL of obligations under this Agreement.

11.0 ASSIGNS:

The Client may not delegate, assign, sublet, or transfer his duties or interest in the Agreement without written consent of CPL.

CPL shall not, in connection with any such assignment by the Client, be required to execute any documents that in any way might, in the sole judgment of CPL, increase CPL's contractual or legal obligations or risks, or the availability or costs of its professional or general liability insurance.

The Agreement shall not create any rights or benefits to parties other than the Client and CPL, and nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or CPL. CPL's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against CPL because of this Agreement of CPL's performance or nonperformance of services hereunder.

12.0 OWNERSHIP AND RESTRICTION ON REUSE OF DOCUMENTS:

All drawings, calculations, reports, plans, specifications, computer files, field data, notes, and other documents and instruments ("Documents") prepared by CPL are and remain the property of CPL as instruments of service. The Documents may not be copied by the Client or others on extensions of this project or on any other project. The Client agrees not to use CPL's Documents for marketing purposes, for projects other than the project for which the Documents were prepared by CPL, or for future modifications to this project, without CPL's express written permission. Any reuse or distribution to third parties without such express written permission or project-specific adaptation by CPL will be at the Client's sole risk and without liability to CPL or its employees, subsidiaries, independent professional associates, sub consultants, and subcontractors. The Client shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless CPL from and against any and all expenses, fees, demands, liabilities, suits, actions, claims, damages or losses including attorneys' fees and costs, arising out of or resulting from such unauthorized distribution or reuse of Documents.

Computer files are not considered part of deliverables unless specifically requested or required by the signed contract. If computer files are required, CPL shall provide Client files subject to the following conditions:

The Client must execute our standard Electronic Media Release form prior to any distribution of files. The Client recognizes that data, plans, specifications, reports, documents or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, it is understood that electronic files provided to the Client are for informational purposes only and are not intended as an end-product. CPL makes no representation of any warranties, either expressed or implied, regarding the fitness or suitability of the electronic documents. Accordingly, the Client agrees to waive any and all claims against CPL and CPL's consultants relating in any way to the unauthorized use, reuse or alteration of the electronic documents. Any unlicensed use or reuse of the documents without our written consent will constitute a violation of our copyright. Only original plans and reports of the most recent date bearing the signature and the embossed seal of the professional will be considered documents of record.

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13.0 CPL GENERAL CONDITIONS:

CPL shall not be responsible for the delays caused by factors beyond its reasonable control, including but not limited to delay due to accidents, an act of God, fire, hurricane, flood, explosions, strike, boycott or other labor dispute, failure of the Client to furnish timely information or approve or disapprove of CPL's services or work product, delays caused by faulty performance by the Client or contractors of any level, or by acts of Government, which, in the opinion of CPL, could not have been reasonably foreseen and provided for, such delay will entitle CPL to an extension of time in performing its Services. If there is any increase in the total cost of providing Services by reason of any such delay, CPL will notify Client of particulars, and Client will pay for such increase. When such delays beyond CPL's reasonable control occur, the Client agrees that CPL shall not be responsible for damages, nor shall CPL be deemed in default of this Agreement.

The fees quoted in this proposal assume that upon authorization, this project will commence through to completion without a stop work order from the Client. Should a stop work order be received from the Client before completion of the project or any task, additional fees may be required to restart the project.

14.0 CONSTRUCTION OBSERVATION SERVICES:

If the Scope of Services for this Agreement includes construction observation services, then the following provisions shall apply:

During the project construction phase, CPL shall consult with and advise Client and act as Client's representative as provided in the Scope of Services provided in CPL's Proposal. The extent and limitations of the duties, responsibilities and authority of CPL as outlined in the Scope of Services provided in CPL's Proposal shall not be modified, except as CPL and Client may otherwise agree in writing.

CPL services during the construction phase are intended to provide Client a greater degree of confidence that the completed work of Contractor will conform in general to the approved plans and related documents. CPL shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work and CPL shall not, during visits to the project site or as a result of observation of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall CPL have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, CPL neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish or perform its work in accordance with the Contract Documents.

If the Scope of Services for this Agreement includes Design Phase Services but does not include Construction Phase Services, then the following provisions shall apply:

It is understood and agreed that CPL's services under this Agreement do not include project observation or review of the Contractor's performance or any other construction phase services, and that the Client will provide such services. The Client assumes all responsibility for any interpretation of the Contract Documents or construction observation and supervision performed by others and expressly waives any claims against CPL that may be in any way connected thereto.

In addition the Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold CPL harmless from any loss, claim or cost, including reasonable attorney's fees and cost of defense, arising or resulting from the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the design plans, reports, or any other documents produced by CPL.

If the Client requests in writing that CPL provide any specific construction phase services and if CPL agrees in writing to provide such services, CPL shall be compensated in accordance with a written Agreement between the Client and CPL.

15.0 OPINIONS OF PROBABLE COST:

In reviewing CPL's opinions of probable construction cost, the Client understands that CPL has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that any opinions of probable construction costs provided by CPL are to be made based on CPL's judgment, qualifications and experience as a design professional familiar with the construction industry. CPL makes no representation or warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

16.0 HAZARDOUS MATERIALS:

If the Scope of Services for this Agreement does not include services related to hazardous materials, then the following provision shall apply:

It is acknowledged by both parties that CPL's Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event CPL or any other party encounters asbestos or hazardous or toxic materials at the project site, or should it become known in any way that such materials may be present at the project site or any adjacent areas that may affect the performance of CPL's services, CPL may, at its sole option and without liability for consequential or any other damages, suspend performance of services on the project until the Client takes steps to identify, abate and/or remove the asbestos or hazardous or toxic materials, and to warrant that the project site is in full compliance with applicable laws.

If the Scope of Services for this Agreement includes services related to hazardous materials, then the following provision shall apply:

In consideration of the substantial risks to CPL posed by the presence or suspected presence of asbestos or hazardous or toxic materials on or about the project site, the Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless CPL, its officers, directors, employees, agents and independent consultants and any of them from all claims and losses, including reasonable attorney's fees and defense costs, arising out of, or in any way connected with, the performance or nonperformance of the obligations under this Agreement unless and until there has been an adjudication by a court or forum of competent jurisdiction that the claims at issue are a direct result of sole negligence of CPL.

Initials

17.0 GOVERNING LAW:

The laws of the State within which the project is being performed will govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be sought in that State or in a Federal Court, venued in that State.

18.0 INVALID TERMS:

In the event any of these Contract Provisions are found to be illegal or otherwise unenforceable, the unenforceable Contract Provision will be stricken. Striking such a Contract Provision shall have no effect on the enforceability of the remaining Contract Provisions and those remaining Contract Provisions shall continue in full force and effect as if the unenforceable Contract Provision were never included in the Agreement.

19.0 SURVIVAL:

All express representations, indemnifications or limitations of liability made in or given in this Agreement will survive the completion of all services of CPL under this Agreement or the termination of this Agreement for any reason.

20.0 ENTIRE AGREEMENT:

This Agreement comprises the final and complete Agreement between the Client and CPL. It supersedes all prior or contemporaneous communications, representations, or Agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly, has had the opportunity to have questions explained by independent counsel and is satisfied with the terms and conditions contained herein. Amendments to this Agreement shall not be binding unless made in writing and signed by both the Client and CPL.

To the extent Client provides its own Agreement and that Agreement conflicts with or is silent with respect to any term or condition expressed herein, these conditions shall prevail and shall be binding upon the parties.

_____

Client Signature

_____

Printed Name

_____

Company Name

_____

Date

RISE PREP UPPER ACADEMY

EDUCATIONAL PROGRAM REPORT

September 15, 2025

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01

OVERVIEW + PLANNING HIGHLIGHTS

1.1 Introduction and Overview

The RISE Prep Academies hired CIVIC to assist in the educational facility master planning process. This work was centered on the district's strategic plan and curricular goals, and was conducted in collaboration with RISE Prep school leaders, KITE Architects, and Libby Slader Design.

CIVIC's work began in the Summer of 2025 and continues to the present. This work builds on the work conducted as part of the Stage I Necessity of School Construction submission, and the district's own strategic planning and curriculum development. This report is intended to provide an update on work conducted, including a summary of the points of engagement and the prioritized concepts the Academy is considering.

The outputs of this process will result in a numerical and quantitative description of the spatial needs for the RISE Prep Upper Academy.

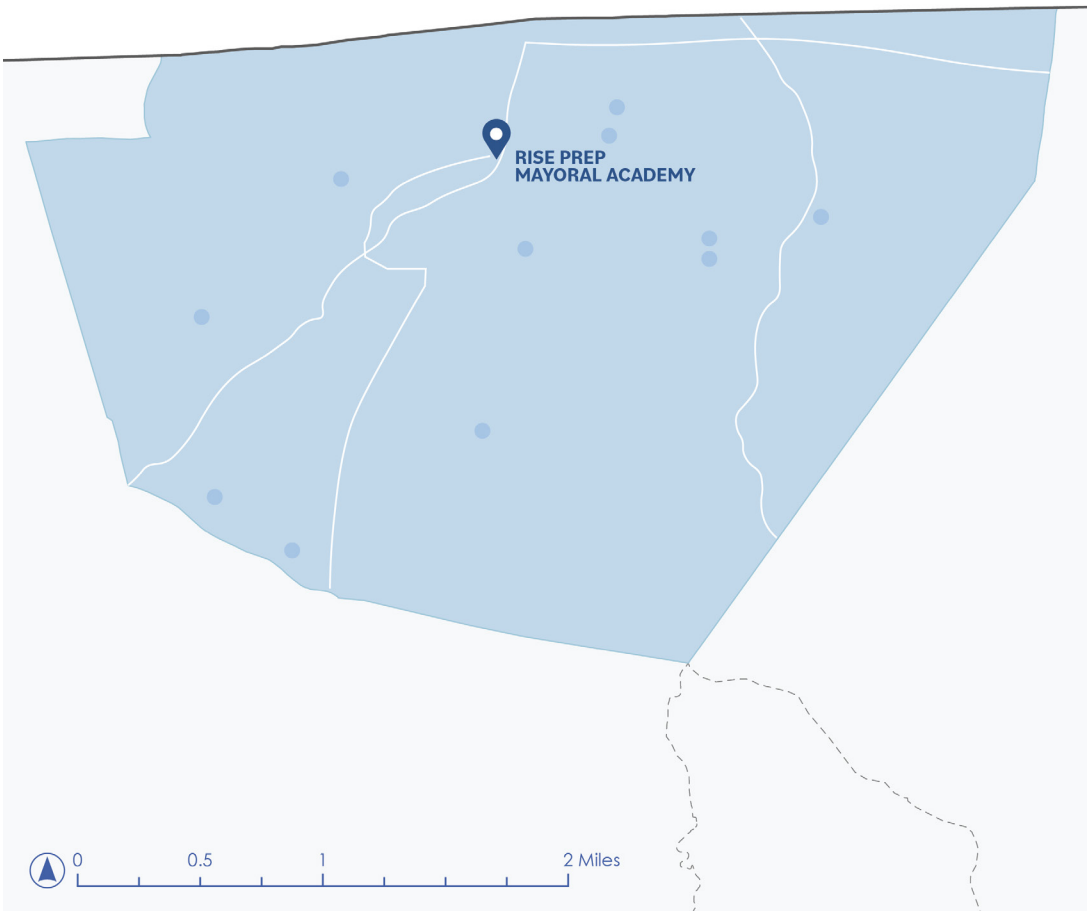


Figure 1. RISE Prep Academies

1.2 Overview

In September 2015, RISE Prep Academies opened in partnership with Rhode Island Mayoral Academies to bring an intentionally diverse and rigorous college preparatory K-8 public charter school to Woonsocket, Rhode Island that enrolls scholars from Woonsocket, North Smithfield and Burrillville.

RISE Prep has grown from 46 kindergarten scholars initially to where it is today serving 730 scholars in grades K-12. RISE Prep was proud to expand its offerings with the opening of RISE Prep Upper Academy in the 2024-25 school year.

RISE Prep Academies were established through two years of building, planning and studying the highest-performing schools in the country as part of the Building Excellent Schools Fellowship. RISE Prep Academies remains driven by the unwavering belief that all students deserve access to high-quality, public, and tuition-free education. Grit and relentless hard work on behalf of students are key to ensuring that as RISE Prep grows a new grade each year, the scholars are the proof point that demographics and socio-economic status do not determine destiny and that college preparation begins in kindergarten.

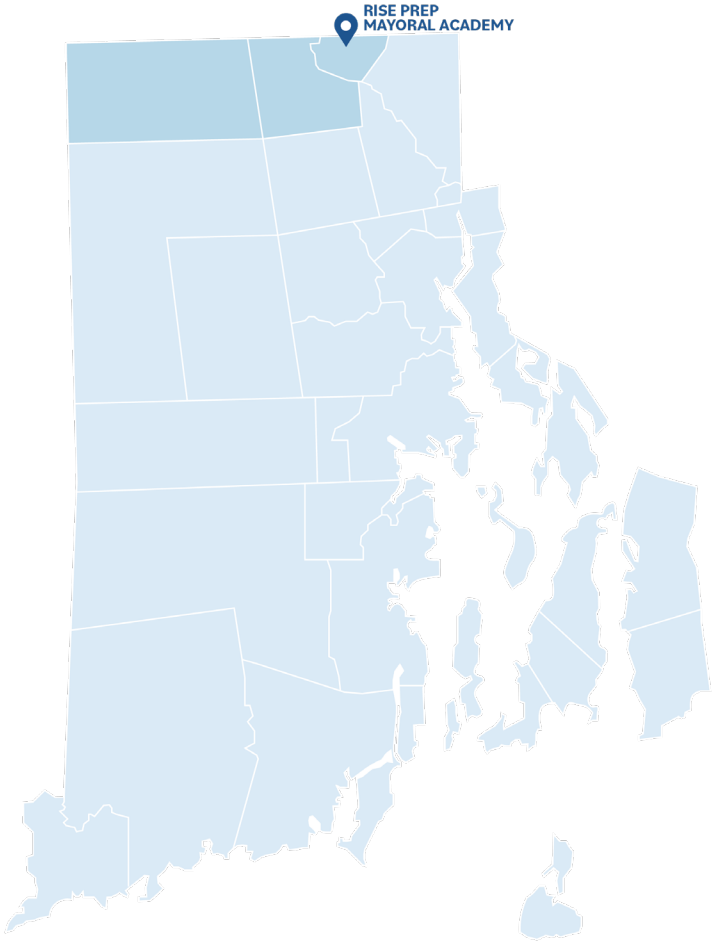


Figure 2. RISE Prep Academies - Overview Map

School Administration Organization - RISE Prep Upper Academy

Principal: Josh Falk
Assistant Principal: Drew Bernard
Dean of Operations: Sophie Gibson
School Hours: 7:45 am - 3:00 pm

1.3 Grade Configuration

The RISE Prep is an independent public charter high school located in Woonsocket, RI. RISE Prep Upper Academy will serve students in grades 9-12. The high school has reported an enrollment of 150 students for the 2025-26 school year, with 75 students in 9th grade and 75 students in 10th grade. RPA high school is designed to grow one grade each year, adding 11th grade in 2026-2027, and 12th grade in 2027-2028 to complete the full high school program. The high school will serve approximately 100 students per grade, reaching a total enrollment of 400 students in grades 9-12.

Scholars enrolled in 8th grade at RISE Lower Academy who transition to 9th grade have automatic seat preference in the high school lottery, which began with the 2024-25 school year. Any seats not filled by current RPA scholars are then made available to students residing in Woonsocket, North Smithfield, and Burrillville.

GRADE	2025 – 2026 ENROLLMENT
9th	75
10th	75
11th	-
12th	-

Figure 3. RISE Prep Upper Academy Grade Configuration

Enrollment Timeline

2024 - 2025
RISE Prep Upper Academy welcomes its inaugural 9th grade class

2025 - 2026
RISE Prep Upper Academy begins to accept 9th and 10th graders

2026 - 2027
RISE Prep Upper Academy begins to accept 9th, 10th, and 11th graders

2027 - 2028
RISE Prep Upper Academy begins to accept 9th, 10th, 11th, and 12th graders

1.4 Strategic Plan

In September 2015, RISE Prep Academies opened in partnership with Rhode Island Mayoral Academies to bring an intentionally diverse and rigorous college preparatory K-8 public charter school to Woonsocket, Rhode Island that enrolls scholars from Woonsocket, North Smithfield and Burrillville.

RISE Prep Academies educates all K-12 scholars for success in college and a life of community engage-ment through a structured learning environment, rigorous college-preparatory curriculum, and character education.

RISE Prep Academies believe...

- That all scholars can achieve at high levels
- In providing a rigorous college and career preparatory education to all scholars with a focus on deeper learning and academic success
- That character development can and must be taught in order to prepare all scholars for success in high school, college and life.

Upper Academy

RISE Prep Upper Academy will have a maximum of 400 scholars in grades 9-12 when fully enrolled. The founding 9th and 10th grades will be educated in a newly renovated educational space while the school network constructs the brand-new perma-nent facility set to open in the Fall of 2027.

- Small class size with individualized approach to learning
- Rigorous college and preparatory curriculum and experiences
- Personalized college and career counseling

Figure 4. RISE Prep - Six Critical Elements

1.5 RISE Academy Upper School Historic Considerations

The proposed location for the RISE Academy Upper School at 120-148 Spring Street is currently occupied by a non-contributing structure within the North Side Historic District that is included in the National Register of Historic Places. The existing structure is listed in the RI State Registry of historic properties.

As such we understand it will be subject to design review by the Rhode Island Historic Preservation and Heritage Commission. The design team has initiated discussions with RIHPHC. The site is not within a municipal Historic District and is not subject to local reviews or hearings.

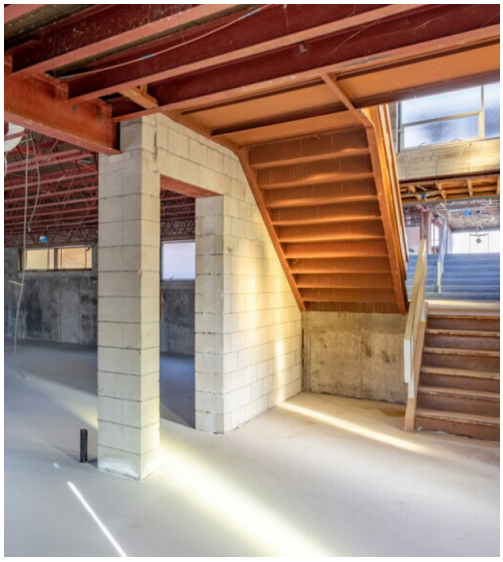


Figure 5. Existing Building Images

The existing structure was built as a parochial elementary school in 1960, formerly associated with the adjacent church and now abandoned. Primary materials of the existing structure include variegated brown brick and aluminum windows, in a flat roofed structure with a sub-grade level built into the hillside.

The design team evaluated a renovation/addition scheme and concluded this approach would present undue technical challenges, and would be more costly approach for new construction.

The design of the new building is intended to respect the scale and massing of the neighborhood. Neighboring properties include several very large single- and multi- family homes of late 19th and early 20th century, including the adjacent Joseph Cole House, which has served as the Notre Dame des Victoires Rectory.

The streetscape is characterized by terraced setbacks up the slope of the significant hill, expressed by vertical layers of retaining wall, lawn, porch, and large central massing of the large residences. The existing site includes two significant trees and a short concrete retaining wall that establishes a buffer along Spring Street.

The massing of the new building attempts to replicate this pattern with its setback from Spring Street, maintenance of the retaining wall, and use of a terraced porch and exterior colonnade to meditate between the street and building.

The wings of the building embrace the location of the two deciduous trees to create a protected courtyard for student use for extra-curricular activities or outdoor learning. The two wings are of a height and width that is similar to adjacent large historic homes and the rectory.

As a public school building within a predominantly residential neighborhood, the design draws upon organizational schema of a prominent base and classroom windows organized into bays. The primary exterior materials reference the materials of the existing building and other neighborhood structures and is proposed to be brick and engineered stone. These materials can also found in the nearby churches and other structures.

02

CURRICULUM AND COURSEWORK

2.1 Guiding Principles

As stated in RPA's original charter, RPA remains committed to upholding its core guiding principles which inform the culture, academic program, and mission at the flagship school as well as the proposed expansion schools.

RPA's vision encompasses a rigorous focus on academics, character, and community.

Academic Vision. All scholars will leave grade eight prepared for the demands of high school; all scholars will be prepared with the confidence and academic foundation in both content and skills to pursue college. Beginning in kindergarten, all scholars will have access to a rigorous academic curriculum aligned to Common Core State Standards and focusing on the skills and knowledge necessary to achieve success in school and in life.

Character Vision. All scholars will leave grade eight with the behavior, habits, and mindsets needed to persist through high school, thrive in college, and lead in their communities. RPA will provide a joyful and structured culture that emphasizes the school's RISE values – Respect, Integrity, Self-Determination, and Excellence.

Community Vision. Within and outside of formal character education classes, RPA will teach scholars how to positively contribute to their immediate communities within their individual classrooms and grade levels and eventually into the broader city, state, and global community.

Figure 6. RISE Prep Academies - Core Values

2.2 The RISE Prep Model

RPA continues to study and learn from the highest performing schools in the nation as it did when founding the flagship K-8 through the Building Excellent Schools Fellowship. The model remains grounded in three core beliefs:

- All scholars can achieve at high levels.
- College preparation starts in kindergarten.
- Character education has a significant impact on educational achievement.

Informed by these beliefs, each school model within the current and proposed K-12 RPA system, is built upon six critical elements:

1 Implement a rigorous college preparatory program focused on literacy and math

To put RPA scholars on the path to college, RPA implements a rigorous, college preparatory academic curriculum, rooted in the Common Core Standards and relentlessly driving towards the strong early foundation necessary for later college success. RPA provides triple the traditional instructional time in literacy in grades K-3, and double the instructional time in grades 4-8. RPA also provides additional instructional time in math in all subjects at all grades, and focuses on the mastery of foundational skills leading to conceptual understanding and application necessary to excel as scholars move throughout elementary school and middle school, and prepare for high school.

2 Establish a joyful culture with structure and discipline

RPA will continue to establish and sustain a joy-infused culture of high expectations, urgency, and discipline with an emphasis on demonstration of RISE values – Respect, Integrity, Self-determination,and Excellence. Clear systems, routines, structures, and discipline will free all scholars to focus on learning and support all scholars to do their best at all times.

3 Recruit and Develop Excellent Teachers

RPA will continue to recruit and develop excellent teachers who will consistently create, deliver, and sustain a rigorous curriculum and joy-infused culture aligned with RPA's mission and vision. To drive academic success, RPA will recruit committed and capable teachers and invest deeply in their development. Leadership will provide annual, cyclical, and weekly coaching and professional development (approximately 32 days per year and 2 hours per week). All teachers will maintain high expectations for academics and behavior, consistently monitoring student growth and performance.

4 Create More Time for Learning

RPA's extended school day in grades K-8 allows more time for instruction necessary for dramatically improved outcomes. RPA provides scholars with approximately two additional hours of instruction per day to remediate gaps and will challenge and support all scholars to meet and exceed grade level expectations as demonstrated on rigorous state and national assessments. The extended day (7:40am – 4:00pm) allows time to teach RISE values and celebrate academic and character growth during daily and weekly school-based rituals. More time will create the opportunity in grades 5-8 to develop and execute community engagement projects and deeper application of content and skills. To allow for a well-rounded high school experience inclusive of extracurriculars, athletics, internships, and volunteer work, the high school day will follow that of a traditional 7-hour high school day.

5 Partner with Families and Communities

RPA is privileged to serve the families of RPA's enrollment communities and will continue to prioritize and initiate productive partnerships with families to ensure all scholars are supported on their journey to college. RPA teachers conduct Home Meet and Greets with families each new academic year, and will hold annual Open House nights. The school has established a Family Leadership Council, sends daily behavior reports to all families through Schoolrunner's comprehensive reporting system, holds trimester Family/School Conferences, and will continue to look for opportunities to partner with local organizations for enrichment and extracurricular opportunities.

6 Use data to strategically propel student achievement

Collecting data frequently from rigorous assessments and analyzing that data thoughtfully on a question-, standard-, and student-specific basis is one of the most powerful levers for effectively and consistently building scholar achievement. RPA's targeted use of quality assessments will allow for effective oversight and development of curriculum over time and for the implementation of highly individualized scholar supports and interventions every day. RPA teachers and leaders will continue to analyze student performance, including a close monitoring of core content performance and growth, adjust instruction as needed, and provide individualized tutoring and acceleration to ensure all scholars achieve mastery of every critical skill taught, and are challenged to exceed grade level expectations in content areas in which they are excelling.

2.3 Curriculum and Coursework: High School

The High School Principal, along with the Superintendent and other LEA roles that will support expansion and the high school's academic and operational founding, has worked closely during the 2023-24 planning year to build the detailed vision for RPA's high school. Similar to the planning year that the Superintendent engaged in to found the flagship K-8, over the course of the planning year, the high school team has developed a rigorous academic program, select curriculum and assessments and developed a robust and well-rounded scholar experience prioritizing academics and enrichment and extracurriculars in both the daily schedule and annual calendar. The founding team, with the close support and collaboration of the Superintendent, adheres to a detailed project plan that outlines key milestones and timelines for building the academic program, school culture, operational systems, and safety and facilities for the high school. The Superintendent identified exemplary high performing high schools for the Principal to see independently and on collaborative visits to glean best practices and programs to bring back to the development of RPA's vision.

RPA remains committed to supporting and challenging scholars at all academic levels and preparing them for the rigorous coursework of college. RPA will offer multiple levels of academic courses and ensure that Honors and AP opportunities are ample and available within course offerings each year.

The following pages show the core components of RPA's proposed high school academic program which have been refined upon approval and grounded in research and school studies during the planning year.

Draft Course Offerings 2025-2026

ELA - *Students take one English course*		
9th Grade	English 9	
10th Grade	ELA 10	AP Seminar

History - *Students take one History course*	
9th Grade	Pre-AP Modern World
10th Grade	Civics and US History Part 1

Science - *Starting in 10th grade, students can take more than 1 science course*	
9th Grade	Pre- AP Biology
10th Grade	Pre- AP Chemistry

Math - *Students can take more than 1 math course*		
9th Grade	Algebra 1	
10th Grade	Geometry	Algebra 2 (possible)

Spanish - *Students take one Spanish course*	
9th Grade	Spanish 1
10th Grade	Spanish 2

Electives - all half-year (including PE/Health)	
9th Grade	PE/Health Dance 101 Art 101 Mythology Journalism Comp Sci 1 Academic Support (no credit) Unified Science Choreography Drawing/Painting
10th Grade	PE/Health Choreography Painting/Drawing Creative Writing Psychology Comp Sci 2 Science Elective TBD (Environmental, Materials Science, Forensics) Academic Support (no credit)

Potential Draft Course Offerings Over 4 Years Once Fully Grown

ELA - *Students take one English course*		
9th Grade	English 9	
10th Grade	English 10	
11th Grade	English 11	AP Language
12th Grade	English 12	AP Literature

History - *Students take one History course*		
9th Grade	Pre-AP Modern World	
10th Grade	Civics and US History Part 1	
11th Grade	US History Part 2	AP US History
12th Grade	Pre-AP Ancient Civ	AP Gov

AP Capstone (Elective) - *Students may begin taking course in 10th Grade*	
10th -12th Grade	AP Seminar
11th-12th Grade	AP Research *(if completed AP Seminar)*

Science - *Starting in 10th grade, students can take more than 1 science course*			
9th Grade	Pre- AP Biology		
10th Grade	Pre- AP Chemistry		
11th Grade	Physics (*mandatory*)	AP Bio	AP Chem
12th Grade	Env. Science	AP Bio	AP Chem

Math - *Students can take more than 1 math course*			
9th Grade	Algebra 1		
10th Grade	Geometry	Algebra 2	
11th Grade	Algebra 2	Pre-Calc	
12th Grade	Stats/AP Stats	Pre- Calc	AP Calc AB

Spanish - *Students take one Spanish course*	
9th Grade	Spanish 1
10th Grade	Spanish 2
11th Grade	Spanish 3
12th Grade	AP Spanish

Rigorous Potential Draft Course Offerings Over 4 Years Once Fully Grown

ELA - *Students take one English course*		
9th Grade	English 9	
10th Grade	AP Seminar	
11th Grade	English 11	AP Language
12th Grade	English 12	AP Literature

History - *Students take one History course*		
9th Grade	Pre-AP Modern World	
10th Grade	US History	AP US History
11th Grade	Ancient Civ	AP Euro
12th Grade	Civics/Econ	AP Gov

Science - *Starting in 10th grade, students can take more than 1 science course*			
9th Grade	Pre- AP Biology		
10th Grade	Pre- AP Chemistry		
11th Grade	Physics (*mandatory*)	AP Bio	AP Chem
12th Grade	Env. Science	AP Bio	AP Chem

Math - *Students can take more than 1 math course*			
9th Grade	Algebra 1	Geometry	
10th Grade	Geometry	Algebra 2	Pre-Calc
11th Grade	Algebra 2	Pre- Calc	AP Calc AB
12th Grade	Stats/AP Stats	Pre- Calc or AP Calc AB	AP Calc BC

Spanish - *Students take one Spanish course*		
9th Grade	Spanish 1	Spanish 2
10th Grade	Spanish 2	Spanish 3
11th Grade	Spanish 3	AP Spanish
12th Grade	AP Spanish	

<u>Rigorous/ACN Potential Draft Course Offerings Over 4 Years Once Fully Grown</u>

ELA - *Students take one English course*	
9th Grade	English 9

10th Grade	AP Seminar	
11th Grade	English 11	AP Language
12th Grade	English 12	AP Literature

History - *Students take one History course*		
9th Grade	Pre-AP Modern World	
10th Grade	US History	AP US History
11th Grade	Civics/Econ	AP Gov
12th Grade	ACN Courses	

Science - *Starting in 10th grade, students can take more than 1 science course*			
9th Grade	Pre- AP Biology		
10th Grade	Pre- AP Chemistry		
11th Grade	Physics (*mandatory*)	AP Bio	AP Chem
12th Grade	ACN Courses		

Math - *Students can take more than 1 math course*			
9th Grade	Algebra 1	Geometry	
10th Grade	Geometry	Algebra 2	Pre-Calc
11th Grade	Algebra 2	Pre- Calc	AP Calc AB
12th Grade	Stats/AP Stats	Pre- Calc or AP Calc AB	AP Calc BC

Spanish - *Students take one Spanish course*		
9th Grade	Spanish 1	Spanish 2
10th Grade	Spanish 2	Spanish 3
11th Grade	Spanish 3	AP Spanish
12th Grade	ACN Courses	

03

EDUCATIONAL PROGRAM + GOALS

3.1 Educational Program and Goals Introduction

The educational program and specifications help an educational community document and communicate the design parameters that should guide school improvements and construction to ensure alignment with the school's mission and pedagogy. The Educational Program is the product of a collaborative process between the design team and the school leaders with the shared goal of creating state of the art facilities to serve students. In particular, RISE Prep Academies's Educational Program reflects the commitment to bridge the gap for RPA's rising mid-dle schoolers by providing a rigorous and college focused high school to fulfill RPA's mission of supporting its scholars to and through a successful college education.

Through the planning and engagement process, the team distilled feedback, insights, and school priorities into a set of considerations that informed the program. The following pages capture these goals, such as enrollment, grade configuration, outdoor spaces, safety and security, and spatial adjacencies, that will guide the project moving forward.

Figure 7. RISE Prep Academy - Teachers and Staff

A DAY IN THE LIFE

of a RISE Prep Upper Academy Scholar

ARRIVAL

The day begins with a warm welcome at the door, a familiar adult greets them by name as they scan in, check uniforms, and settle in. Breakfast, lockers, and a quick hello to friends or teachers before the bell rings for **Advisory**.

ADVISORY

Attendance and announcements come first, then the group gathers for an activity. Afterward, staff meet with scholars one-on-one to check on grades, goals, and well-being before **morning classes** start.

MORNING CLASSES

Three classes fill the morning. Lively interactive lessons where scholars lead discussions, collaborate on projects, and share their voices. Each class opens with a clear goal and closes with a check for understanding.

LUNCH

A chance to recharge: eating with friends, choosing seats, stepping outside for fresh air, enjoying indoor recess spaces. Scholars stick to designated areas before returning to their **afternoon classes**.

AFTERNOON CLASSES

The afternoon continues with classes and flexible blocks. Time may be spent in service learning, skill building workshops, or one-on-one interventions, tailored to what each scholar needs.

END OF DAY

AFTER-SCHOOL

The day stretches into clubs, sports, and office hours. Scholars gather in gyms, classrooms, and common spaces until evening, with administrators ensuring everyone stays safe until the building closes and prepares for the **next school day**.

DISMISSAL

The final bell rings. Students may head outside to buses and sidewalks, while others wait inside for rides. The building stays active while everyone finds their way home or **after-school** activity.

Figure 8. 'A Day in the Life' Graphic

3.2 Enrollment

Demographics Overview and Methodology

The RISE Prep Upper Academy is a charter school with a statewide pool of sending communities (Burrillville, North Smithfield, and Woonsocket), and as such the demographic analysis is different from a traditional district. In order to develop a strong understanding of current and projected enrollments, the team has conducted a study based on the following baseline understandings:

- Enrollments at the RISE Prep, similar to other charter schools, are not linked to the population of the sending districts because enrolling in charter schools is a choice.
- Due to the first item above, RISE Prep - and other charter schools - do not traditionally contract with NESDEC or other demographers to produce enrollment projections.
- Instead, current enrollments, applications, and perhaps most importantly, waitlists are the most important and accurate predictors of projected enrollments.
- Because RISE Prep has a substantial waitlist, the other important factor in understanding enrollments is the approval cap for seats established in RISE Preps Upper Academy's approved charter application and renewal.

All of these factors will be examined in outlining past, current and projected enrollments for the RISE Prep.

Historic Enrollment

The RISE Prep is an independent public charter high school located in Woonsocket, RI. RISE Prep Upper Academy will serve students in grades 9-12 with enrollments from Woonsocket and Burrillville and will provide enrollment preference at the high school level for any scholars attending RPA in grades K-8. North Smithfield scholars entering into 9th grade from the RPA K-8 flagship school will be eligible for RPA high school preference, but RPA will not backfill from North Smithfield outside of this preference. Weighted lottery preference will be given to 7 siblings of enrolled scholars in all three RPA schools. Scholars enrolled in RPA in 8th grade transitioning to 9th grade will have automatic seat preference in the lottery, beginning with the lottery for the 2024-2025 school year. All seats not filled by current RPA scholars will be open to students in Woonsocket and Burrillville.

Demographics and Community Data

During the 2025 - 2026 academic year, the RISE Prep Upper School enrolled approximately 130 students. With a statewide catchment area, the school population includes students from across the state, the largest proportion, 122 students, coming from Woonsocket School District. Additional enrollment includes students from Burillville, Lincoln, and North Smithfield (see Figure 9).

District Enrollment 2025–2026					
Resident Community	**9th**	**10th**	**11th**	**12th**	**Total**
Burrillville	2	1	–	–	3
Lincoln	1	–	–	–	1
North Smithfield	3	1	–	–	4
Woonsocket	62	60	–	–	122
TOTAL	68	62	–	–	130

Figure 9. District Enrollment

District Demographics

Demographic data from the U.S. Census Bureau's 2020 Decennial Census provides context about the populations living within RISE Prep Upper School's catchment area. Population size, age, household arrangements, and racial and ethnic composition help illustrate the broader community where students reside.

Burrillville

The 2020 U.S. Census reports a total population of 16,158 in Burillville. Of this population, 18.7% are under 18. The community is predominately Hispanic or Latino and White. Household data shows 6,029 family households with an average family size of 3.01.

Lincoln

The 2020 U.S. Census reports a total population of 22,529 in Lincoln. Of this population, 22.6% are under 18. The community is predominately Hispanic or Latino and White. Household data shows 8,658 family households with an average family size of 3.12.

North Smithfield

The 2020 U.S. Census reports a total population of 12,588 in North Smithfield. Of this population, 19% are under 18. The community is predominately Hispanic or Latino and White. Household data shows 5,044 family households with an average family size of 3.07.

Woonsocket

The 2020 U.S. Census reports a total population of 43,240 in Woonsocket. Of this population, 23.2% are under 18. The community is predominately Hispanic or Latino and White. Household data shows 17, 465 family households with an average family size of 3.07.

Projected Enrollments

Given the consistent demand for high-quality, tuition-free education, as evidence by RPA's growing waitlist, the RISE Prep Upper Academy projects stable enrollment of approximately 400 students in grades 9-12 at full scale. As documented in the Stage I submission, RPA has faces space limitations that restrict its ability to expand enrollment and adequately serve its student population. This Necessity of School Construction application seeks to address those constraints by investigating space efficiencies and identifying options to provide adequate capacity for the program.

Since its founding, RPA has grown from serving 46 kindergarten scholars to 575 scholars in grades K-8. The Upper Academy builds on this success by providing a rigorous, college-focused high school option that ensures continuity for RPA scholars. Enrollment is drawn primarily from Woonsocket and Burrillville, with preference given to students already enrolled in RPA's program. North Smithfield students attending flagship K-8 also receive preference at transition, and scholars enrolled in 8th grade automatically transition into 9th grade. All remaining seats are filled through the weighted lottery.

3.3 Design Capacity

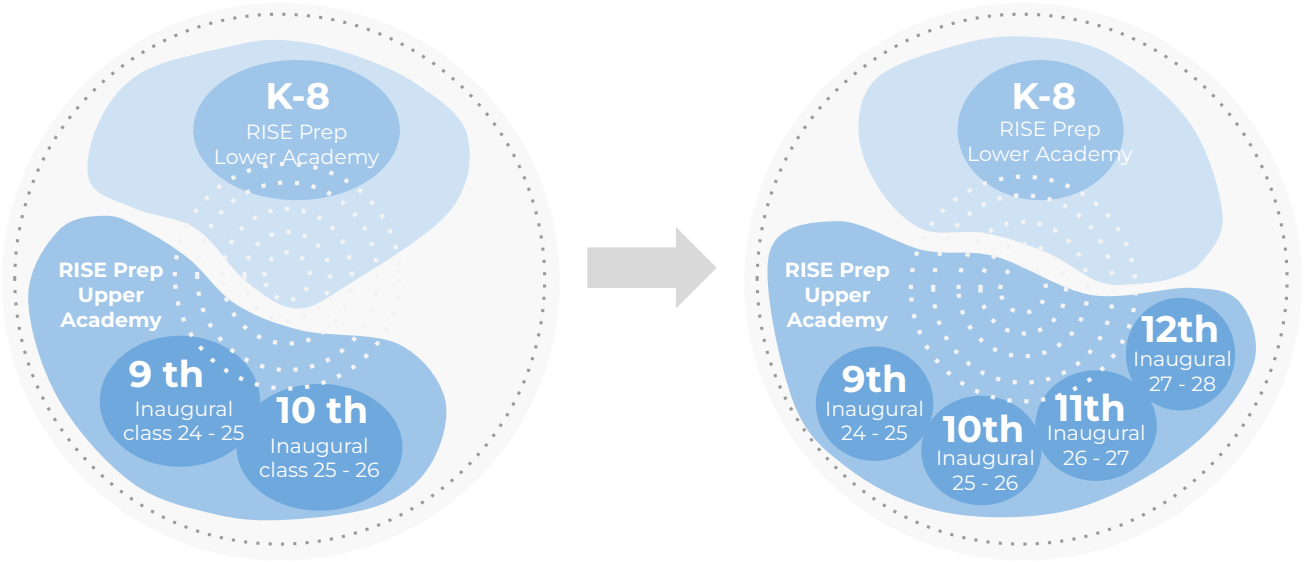
The goal of the 'Program Capacity' is to establish an equitable framework that ensures that the capacity of the school reflects the programmatic aspirations of the school.

As a new facility, the RISE Prep Upper Academy building does not have an assigned LEA or Functional Capacity. The proposed high school program serves grades 9 - 12, with capacity of 400 students. This design capacity has been confirmed through administrator interviews, programming, and a schedule/utilization analysis.

3.4 Proposed Grade Configuration

RISE Prep Academies currently serves grades K-8 at the Lower Academy. The Upper Academy launched in 2024-2025 with its inaugural class of 9th graders and has welcomed its inaugural class of 10th graders in 2025-2026.

RISE Prep Upper Academy proposes to continue this growth by adding one grade each year to reach a full high school program, grades 9-12 by 2027-2028. The current and proposed grade configurations are illustrated in Figure 10.



Current Grade Configuration

Proposed Grade Configuration

Figure 10. RISE Prep Academy - Grade Configuration Diagram

3.5 Spatial Adjacency Diagrams

The planning team worked with school leaders to draft spatial adjacency diagrams that reflect their educational goals and priorities. In order to ensure careful alignment with curriculum and pedagogy, the planning team gathered feedback from school leaders. The data collected was integrated into the educational specification and bubble (spatial adjacency) diagrams.

Learning Communities

The RISE Prep Upper Academy design supports the LEA's educational program, by providing a mix of core classrooms, small group rooms and shared spaces. The diagram below (Figure 11) illustrates the organization of general classrooms surrounding a common space, which serves as a collaborative space for students. Smaller group rooms branch off from the break out space, offering dedicated areas for quiet spaces,small group discussions, or intervention.

This arrangement supports the Upper Academy's program, including the need for flexibility to shift classroom assignments and support electives and after school activities.

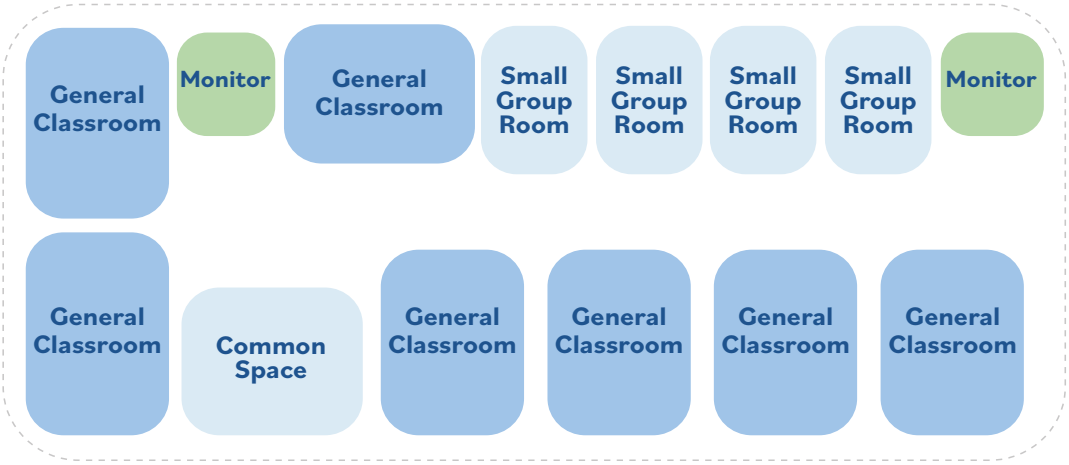


Figure 11. RISE Prep Upper Academy - Small Learning Community Bubble Diagram

Final Spatial Adjacency Diagram

The Spatial Adjacency Diagram provides an overview of the proposed RISE Prep Academy. Shared assembly and community spaces, such as the cafeteria, gymnasium, art and music rooms, are positioned for easy accessibility while maintaining the ability to secure them from the academic wings for after-hours or community use.

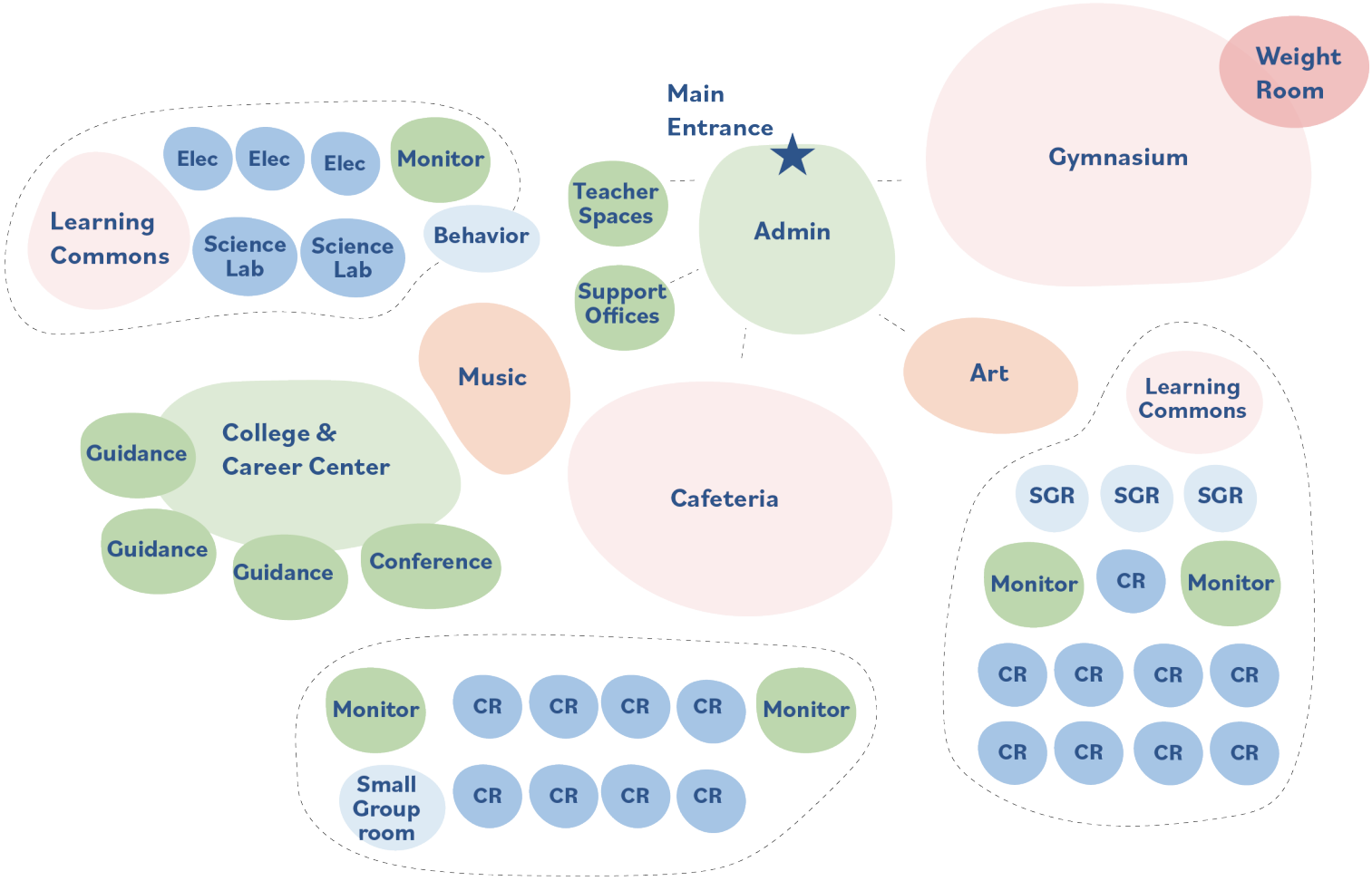


Figure 12. RISE Prep Upper Academy - Final Spatial Adjacency Bubble Diagram

3.6 Site Design - Access, Learning, and Recreation

RISE Prep recognizes the importance of carefully planning to balance site logistics - like traffic and access - and educational function - learning and recreation. The proposed plan must ensure safe access to the site, while separating bus and parent pick up and drop off. Given the site's tight constraints, including existing trees that are being saved, the building is designed to allow space for access, while creating a courtyard that provides opportunities for outdoor learning and recreation.

Additional details regarding site circulation and outdoor improvements will be determined as the design progresses.

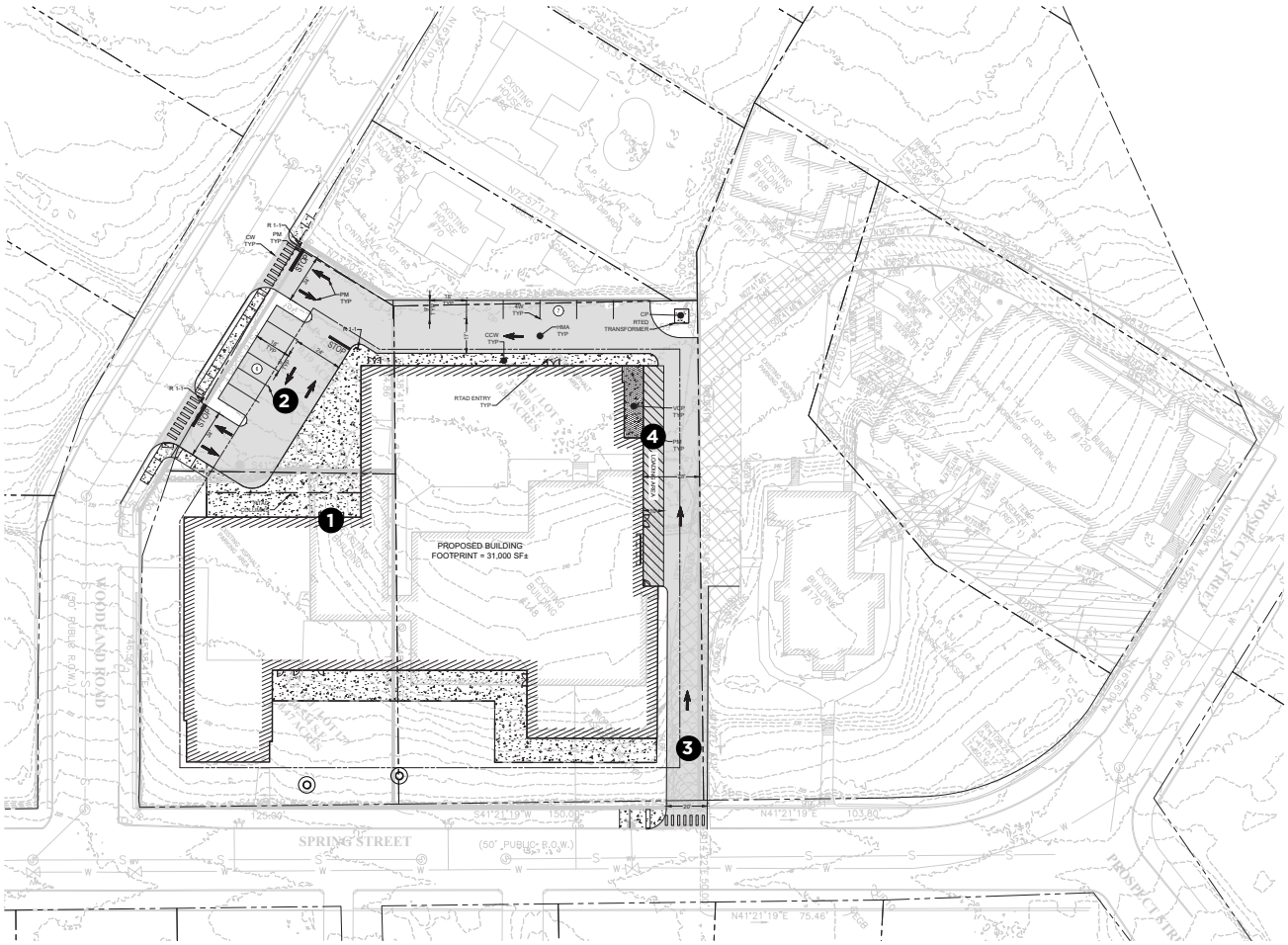


Figure 13. RISE Prep Upper Academy Site Plan

1. **Secure Main Entrance**
2. **School Bus Drop-off and Pick-up**
3. **Parent Vehicle Drop-off and Pick-up**
4. **Loading Zone**

3.7 Safety and Security

Safety and security was a critical element that was discussed with the design team and educational leadership. Moving forward in the design, the process should include safety and security coordination with administrators, facilities staff, school principals, as well as first responders, including police, fire and school resource officers. The RISE Prep Upper Academy is designed to provide passive and active security strategies, including operational elements such as monitors in the hallways. The design was carefully coordinated to ensure clear lines of visibility, including in hallways, assembly spaces, and other transitional spaces.

Per the NECHPS protocol, the safety should be consistent with CPTED (Crime Prevention through Environmental Design) principles, with an emphasis on secure access points and circulation patterns that support daily operations and emergency response. The design team should endeavor to continue integrate these concepts in the next phases of the design process.

Visitor Access and Standards

The design should accommodate RISE Prep's visitor policies while maintaining strict security standards.

- Families and Current Scholars: Welcomed on site after the first month of school, with entry directed through designated visitor access points
- Prospective Families: Invited to participate in formal tour dates, with circulation designed to allow classroom observations and meetings with enrollment staff
- Public Officials: Representatives of sending communities or government agencies may access the school at any time, coordinated through the main office
- Members of the Public: Access requires a scheduled appointment with the Principal and/or Director of Enrollment

Emergency Procedures

Evacuation routes, assembly areas, and secure lockdown zones are coordinated with the school's site and building layout to ensure alignment between operational procedures and physical infrastructure.

3.8 Proposed Educational Program and Room Specifications

Proposed Educational Specification Space Summary

The proposed Educational Specifications outline the framework for how the RISE Prep Upper Academy's facility will support its mission, pedagogy, and student needs. The space summary chart provides a clear comparison between existing conditions, the proposed program, and the RIDE guidelines.

The space summary also includes the breakdown of area totals across instructional, support, and community spaces, culminating in a total building gross floor area of 70,000 square feet. CIVIC conducted a scheduling and utilization analysis that confirms that based on the educational program, RISE Prep can adequately schedule and deliver its curriculum for the planned enrollment of 400 students.

Room Specifications

Room specifications in an educational program serve to define the physical learning environments needed to support specific instructional activities and learning outcomes. The room specifications included herein were developed by Libby Slader Design, in collaboration with Kite and CIVIC. The planning team worked with RISE Prep school leaders to identify critical considerations for each room, including furniture, fixtures, and layouts. The following room specifications provide an overview of each of the following spaces: General Classrooms, Science Classrooms, Special Educations Classrooms, Elective Classrooms, Learning Commons, Small Group Instruction, Art Classroom, Music Classroom, Science Classroom, Gymnasium, Cafeteria, Administration, Guidance Spaces, and Medical Spaces.

PROPOSED SPACE SUMMARY

RISE PREP	NEW				RIDE GUIDELINES
TOPIC	ROOM SQFT	# OF CLASSROOMS	AREA TOTAL	NOTES	ROOM NFA AVG.
ADMINISTRATION					2020
Entry Vestibule	243	1	243		-
Lobby	373	1	373		
Reception	125	1	125		-
Records Room	44	1	44		200
Principal's Office	136	1	136		
Office Manager	106	1	106		
Office Corridor	61	1	61		-
Conference Room	170	1	170		450
Dean's Office	319	1	319		150
General Office	140	2	279		300
VP Office	242	1	242		120
Teachers Workroom Lounge	541	1	541		300
Lactations Rooms	43	1	43		-
Network Office	160	2	320		
Storage	112	1	112		-
WC Monitors	40	6	239		-
Subtotal	2,854	23	3,353		1,520
GUIDANCE OFFICE					1,000
College + Career Center	848	1	848		300
Conference Room	246	1	246		
Guidance Offices	147	3	442		-
Guidance Waiting	-	-	-		100
Guidance Storeroom	25	1	25		100
Records Room	98	1	98		100
Subtotal	1,364	7	1,659		300
MEDICAL					**710**
Nurses Office/ Health / Waiting Room	-	-	-		250
Medical Suite Toilet	60	1	60		60
Interview Room	100	1	100	Included in Exam Room SF	100
Exam Room / Resting	250	1	250		250
Subtotal	410	3	410		660
CORE ACADEMIC SPACES					
Classroom - General	792	17	13,472	Classrooms range from 708-880 SF	950
Teacher Planning	-	-	-	Included in Classroom SF	100
Small Group / Resource Room	160	2	320		500
Science Classroom / Lab	993	3	2,978		1,200
Prep Room	252	1	252		200
Central Chemical Storage Room	40	2	80		200
Conference Room	805	1	805		-
General Small Group	166	2	332		500
Elective Classrooms (Tech, Shop, Maker, Etc.)	727	2	1,454		2000
Subtotal	3,935	30	19,693		5,650
SPECIAL EDUCATION					
SPED Classroom	848	1	848		950
SPED Resource Room	495	1	495		500
SPED Classroom / Group Room	461	1	461		950
Behavioral Room	317	3	950		500
Subtotal	2,121	6	2,754		2,900
ELECTIVES: ART AND MUSIC					
Music Classroom	833	1	833		-
Band	-	-	-	Cafeteria used for band perfromance	1,500
Ensemble	-	-	-		200

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PROPOSED SPACE SUMMARY

RISE PREP	NEW				RIDE GUIDELINES
TOPIC	ROOM SQFT	# OF CLASSROOMS	AREA TOTAL	NOTES	ROOM NFA AVG.
Music Practice					75
Music Storage					500
Art Classrooms	1,002	1	1,002		1,200
Art Workroom / Storage / Kiln	-	-	-	Included in classroom size	150
Subtotal	1,835	2	1,835		3,625
AUDITORIUM / DRAMA					
Auditorium	-	-	-	Combined with Cafeteria Program	3,200
Stage	-	-	-		1,600
Auditorium Storage	-	-	-		370
Dressing Rooms / Makeup	-	-	-		300
Controls / Lighting / Projection	-	-	-		200
Subtotal	0	0	0		5,670
CAFETERIA					
Cafeteria	3,881	1	3,881	15 SF x 1/3 enrollment	2400
Mezzanine Seating	1,401	1	1401		-
Outdoor Seating	-	-	-	Allocation TBD	
Food Prep / Kitchen	236	1	236	Assumed no food cooked on site	1,780
Warming / Serving Area	173	1	173		600
Staff Lockers / WC	-	-	-	Included in Cafeteria SF	400
Subtotal	5,691	4	5,691		5,180
COMMON AREAS / STUDY					
Learning Lounge / Commons G	655	1	655		3,650
Learning Lounge / Commons 1	511	1	511		
Learning Lounge / Commons 2	655	1	655		-
Subtotal	1,821	3	1,821		3,650
GYMNASIUM					
Gymnasium	7,562	1	7,562		10,000
Gym Mezzanine	735	1	735		-
Gym Storeroom	-	-	-		300
Weight Room	-	-	-		-
Locker Rooms	277	2	554		2,688
Laundry Room	168	1	168		-
PE Storage	388	1	388		500
Athletic Director Office	119	1	119		150
Vestibule	44	1	44		250
Gender Inclusive Lockers	284	1	284		-
Gender Inclusive WC / Changing / Shower	70	3	209		-
Subtotal	9,647	12	10,063		13,888
CUSTODIAL / MAINTENANCE					
Custodian / Maintenance	-	-	-		150
Custodian's Workshop	-	-	-		250
Custodian's Storage	-	-	-		375
Recycling / Trash	351	1	351		400
Receiving / General Supply	159	1	159		300
General Storage	-	-	-		400
Network / Telecom Room	-	-	-		200
Subtotal	510	2	510		2,075

Total Building Net Floor Area (NFA)	**47,788**
Total Building Gross Floor Area (GFA)	**70,000**
Proposed Student Capacity / Enrollment	400
GSF / Student	175

RISE PREP Upper Academy

CLASSROOM (9)

Room #: 221 | 222
Level 2

Square Footage: 792avg.
Key Programming:
- Classes
- Teacher Planning Space

Specialty Requirements:
- Flexible Furniture Layouts
- Overhead Projector
- Storage

Primary Adjacencies:
- Commons

Secondary Adjacencies:
- Small Group Rooms
- Art classroom
- Restrooms

Description

The proposed classrooms meet the RISE Prep Upper Academy's educational program needs. The general classroom size ranges from 708- 880 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. The classroom was made slightly smaller to allow the creation of the Learning Lounge/Commons, Small Group Rooms, and other support spaces.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile

Scholar chair

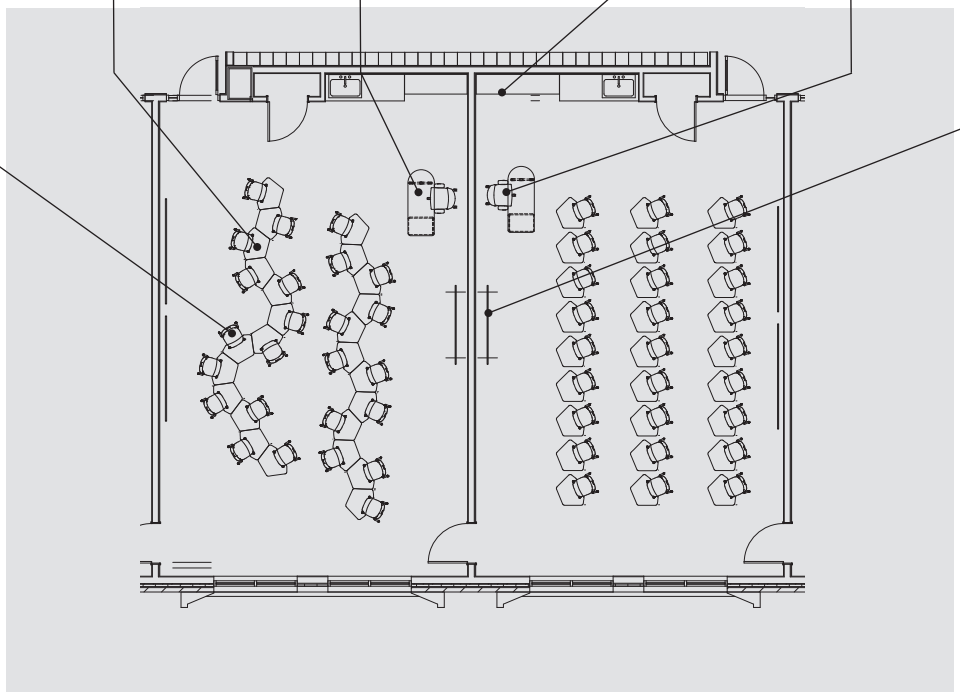
Scholar table

Teacher table

Typ. Storage cabinet

Teacher chair

Mobile dry-erase board



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RISE PREP Upper Academy

CLASSROOM - GENERAL (8)

Room #: 120
Level 1

Square Footage: 792 avg.
Key Programming: Classes

Specialty Requirements:
- Teacher Planning Space
- Flexible Furniture Layouts
- Storage

Primary Adjacencies:
- Other Classrooms
- Administrative Suite

Secondary Adjacencies:
- Restrooms

Description

The proposed classrooms meet the RISE Prep Upper Academy's educational program needs. The general classroom size ranges from 708- 880 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. The classroom was made slightly smaller to allow the creation of the Learning Lounge/Commons, Small Group Rooms, and other support spaces.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile

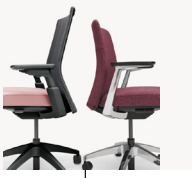
Scholar chair

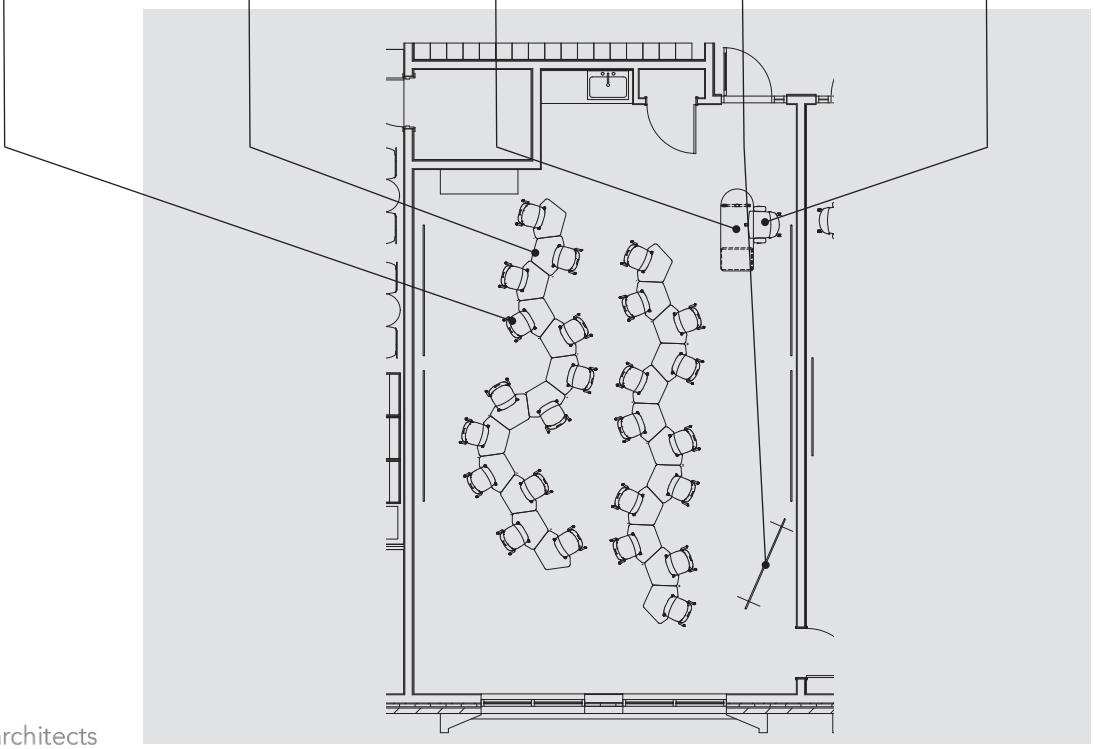
Scholar desk

Teacher desk

Moble dry-erase board

Teacher chair





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RISE PREP Upper Academy

SPECIAL ED CLASSROOM (3)

Room #: 233 | 232 | 231
Level 2

Square Footage: 848 | 495 | 461
Key Programming: Special Education Classroom

Specialty Requirements:
- Teacher Planning Space
- Flexible Furniture Layouts
- Storage

Primary Adjacencies:
- Classrooms
- Small group rooms

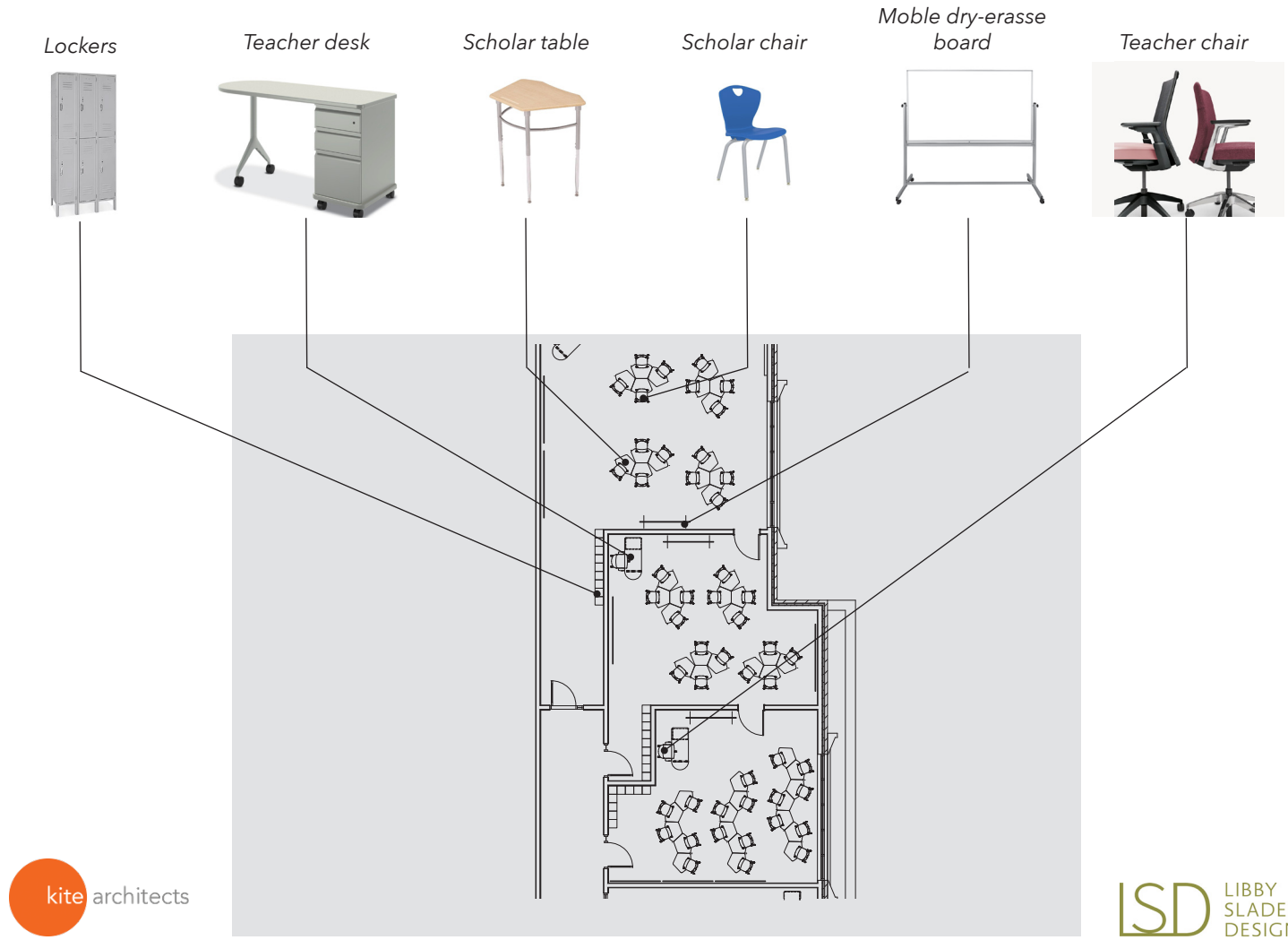
Secondary Adjacencies:
- Conference Room
- Restrooms

Description

The proposed special education space meets the RISE Prep Upper Academy's program needs at this grade level. The SPED classroom is sized at 848 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. The additional square footage has been carefully planned to accommodate the diverse functions required to meet this student population's unique needs, including small group spaces. There are three (3) Behavior rooms that are sized at an average of 317 square feet, which are below the the School Construction Regulation Space Standard size target of 500 square feet. These Special Education spaces are designed in alignment with the Educational Program's specific initiatives.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile



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RISE PREP Upper Academy

SCIENCE CLASSROOM/LAB (3)

Room #: 020
Garden Level

Square Footage: 993 avg.
Key Programming: Science classes

Specialty Requirements:
- 100% Separate Plumbing
- Sinks in Classrooms
- Eyewash Station/Emergency Shower

Primary Adjacencies:
- Science Prep
- Chemical Storage Room
- Other Science Classroom

Secondary Adjacencies:
- Restrooms
- Commons

Description

The proposed science classrooms meet the RISE Prep Mayoral Academy's educational program needs. The Science Classroom (3) sizes are 993 square feet respectively, which is below the School Construction Regulation Space Standard size target of 1,200 square feet. The size difference between the proposed and the SCR Space Standard does not impact the school's ability to deliver the science curriculum.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile

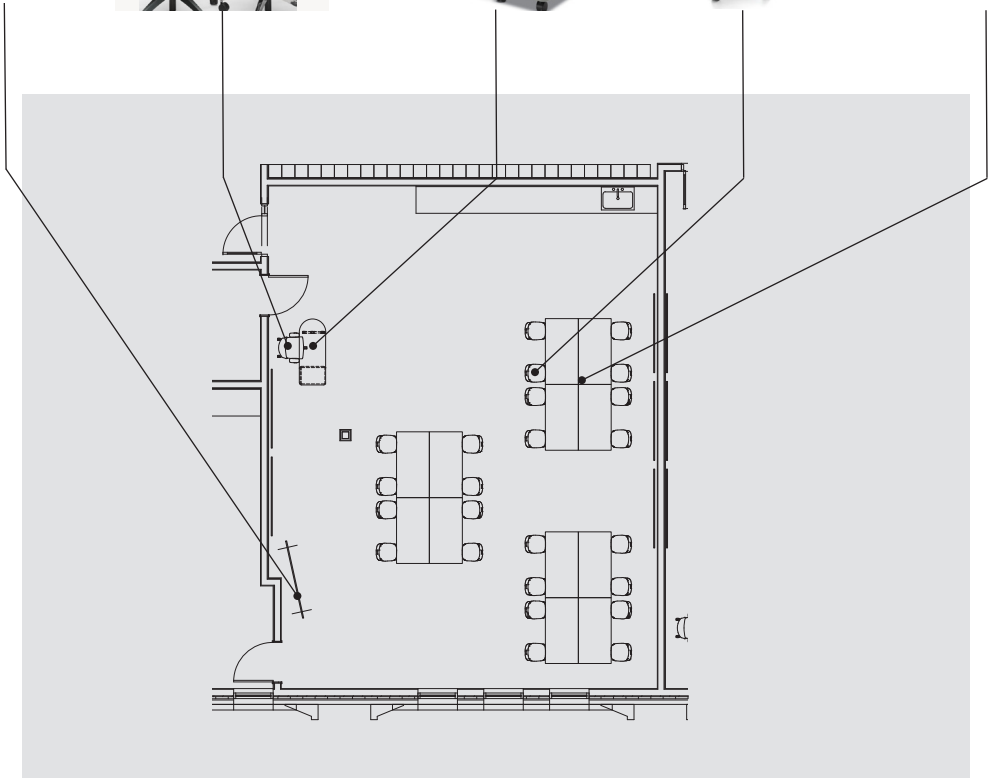
Moble dry-erase board

Teacher chair

Teacher desk

Scholar chair

Science tables



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ART CLASSROOM

Room #: 206
Level 2

Square Footage: 1000
Key Programming: Classes

Specialty Requirements:
- Utility Sink
- Art Supply Storage
- Student Project Storage

Primary Adjacencies:
- Classrooms
- Commons

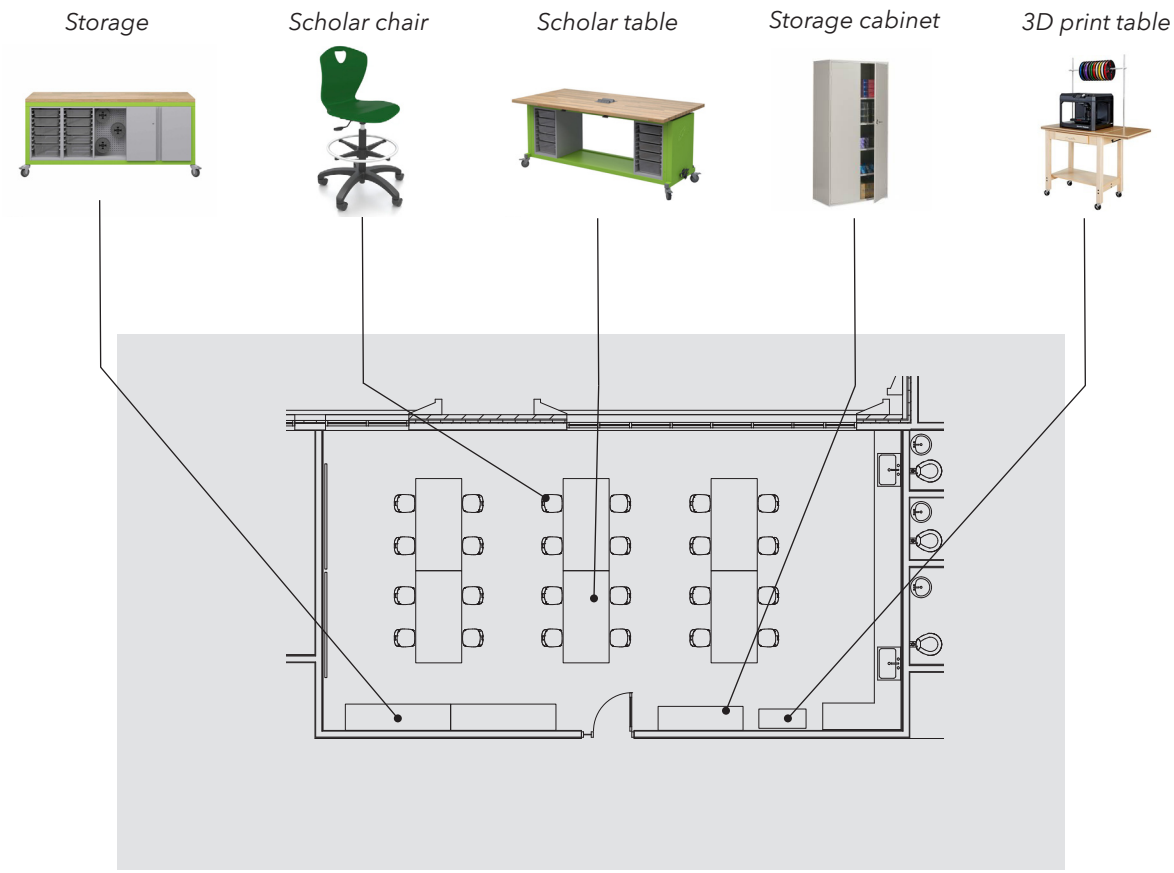
Secondary Adjacencies:
- Small group Rooms
- Restrooms

Description

The proposed classroom meets RISE Prep Upper Academy's educational program needs. The Art Classroom size is 1,000 square feet, which is below the School Construction Regulation Space Standard size target of 1,350 square feet. This arrangement, including the workroom and storage, meets the school's educational needs and is responsive to the building scheduling based on the programs offered.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile



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MUSIC CLASSROOM

Room #: 021
Garden Level

Square Footage: 883
Key Programming: Classes

Specialty Requirements:
- Acoustic Seperation
- Flexable Furniture
- Music Storage

Primary Adjacencies:
- Music Storage
- Cafeteria + Storage

Secondary Adjacencies:
- Restrooms
- Storage Room

Description

The proposed classroom meets RISE Prep Upper Academy's educational program needs. The Music Classroom size is 833 square feet, which is below the School Construction Regulation Space Standard size target of 2,125 square feet. The program has been carefully planned to ensure adequate instructional space. In addition, larger gatherings and band performances will be accommodated in the cafeteria and the classroom adjacency was planned to support this.

Finishes

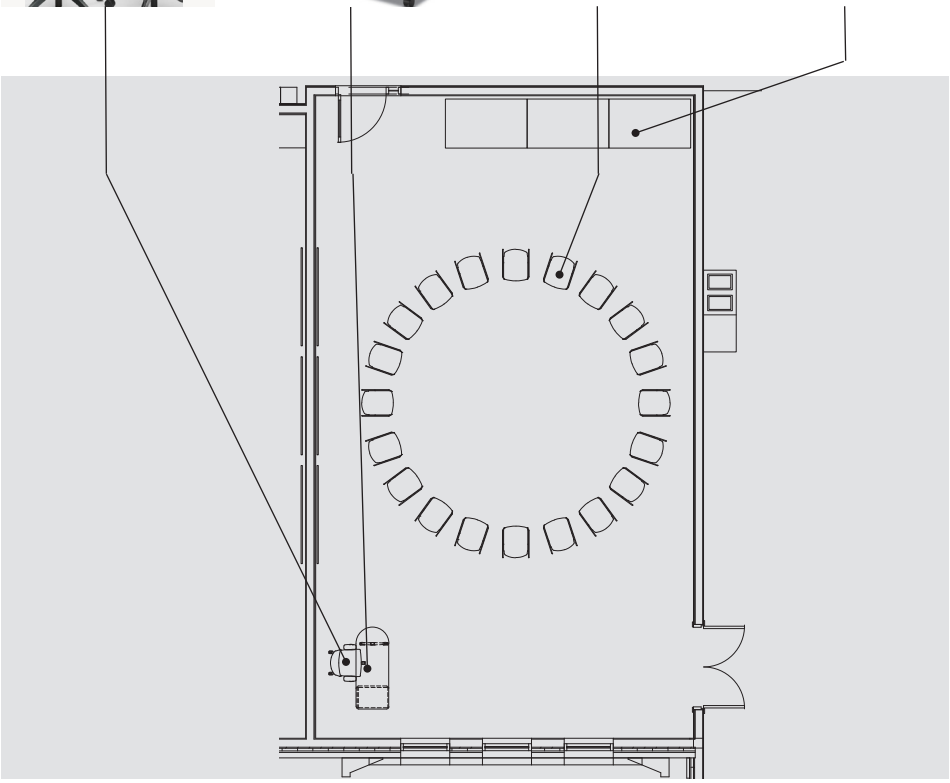
- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
  acoustic wall panels
- Ceiling: acoustic ceiling tile

Teacher chair

Teacher table

Chair

Equipment storage



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ELECTIVE CLASSROOM (2)

Room #: 002
Garden Level

Square Footage: 727 avg.
Key Programming: Electives

Specialty Requirements:
- Flexible Furniture Layouts
- Overhead Projector
- Storage

Primary Adjacencies:
- College + Career Center
- Commons

Secondary Adjacencies:
- Science Classrooms
- Restrooms

Description

The proposed elective classrooms meet the RISE Prep Upper Academy's educational program needs. There are two (2) general classrooms sized at an average of 727 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. Each classroom is carefully designed to meet the educational and pedagogical needs of RISE Prep Upper Academy's Program of Study.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile

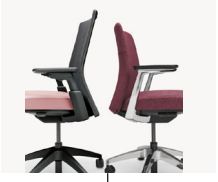
Teacher desk

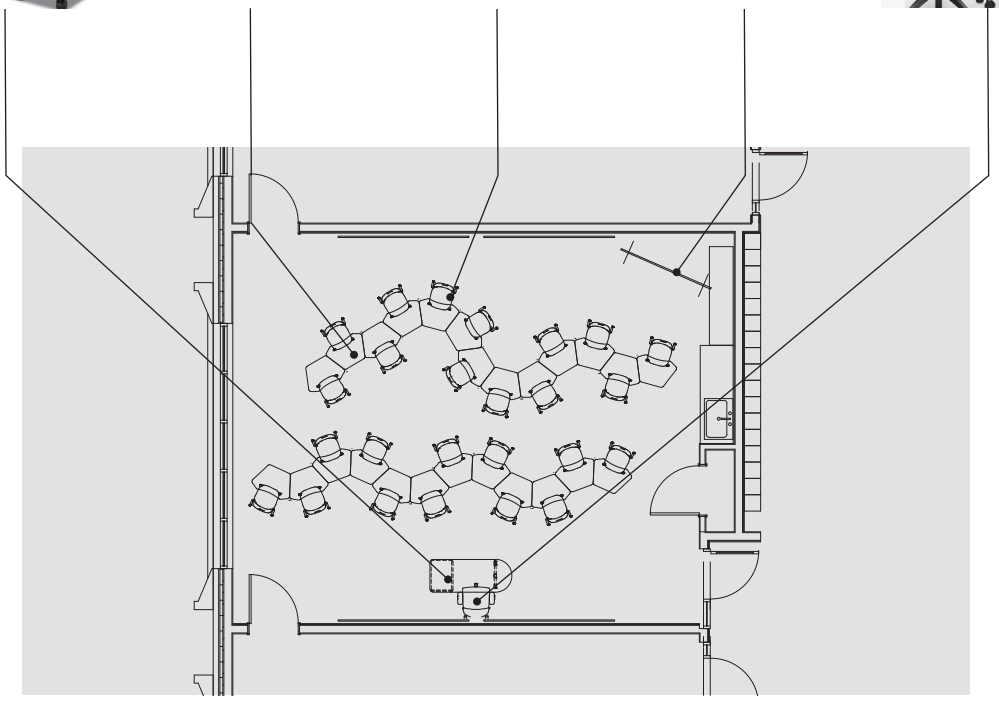
Scholar desk

Scholar chair

Moble dry-erase board

Teacher chair





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RISE PREP Upper Academy

COLLEGE & CAREER CENTER (PARTIAL)

Room #: 008
Garden Level

Square Footage: 850
Key Programming:

Specialty Requirements:
- Colaborative Furniture
- Changing Ports

Primary Adjacencies:
- Elective Classroom

Secondary Adjacencies:
- Commons
- Restrooms

Description

This area includes comfortable furniture for one-on-one meetings with counselors and a workstation desk set that supports both group and individual study.

Finishes

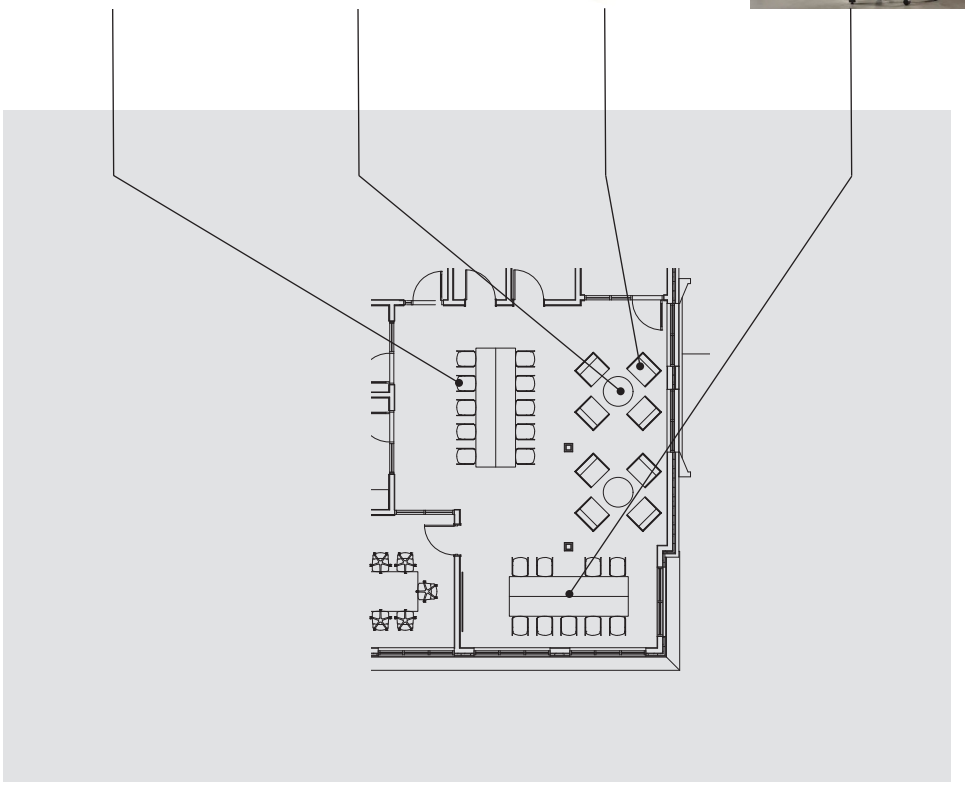
- Flooring: carpet tile
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tiles

Chair

Collaboration table

Lounge chair

Benching system



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RISE PREP Upper Academy

ANCILLARY PE SPACE - WEIGHT ROOM

Room #: 142
Level 1
Square Footage: 750
Key Programming:

Specialty Requirements:
- Free Weight Area: dumbbells, barbells, and weight plates (one primary area)
- Power Racks and Squat Racks with adjustable bars and hooks for squats, bench presses etc (2 rack setups)
- Benches: mix of flat and adjustable benches. (8 benches)
- Cardio Machines: 2 Treadmills, 2 stationary bikes, and 1 rowing machines, 1 elliptical
- Resistance Machines: Leg press machine
- Functional Training Tools Area: equipment such as kettlebells, medicine balls, etc.
- Cable System: 1 cable system

Primary Adjacencies:
- Locker Rooms
- Gym Office
- Laundry Room
- Gymnasium

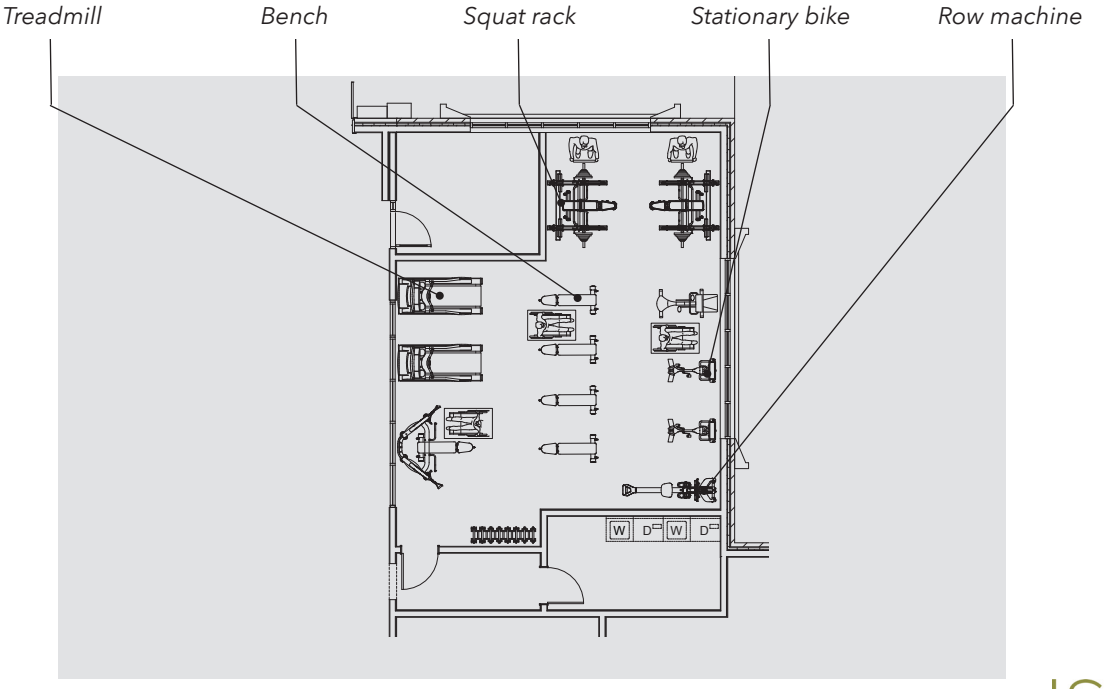
Secondary Adjacencies:
- Exterior

Description

A dedicated space equipped with strength training and fitness equipment, such as free weights, weight machines, benches, squat racks, and cardio machines.

Finishes

- Flooring: athletic resilient rubber
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: suspended wood slat ceiling



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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

GENERAL SMALL GROUP (4)

Room #: 214
Level 2

Square Footage: 160 ea
Key Programming: Study group
Specialty Requirements:
- Colaborative furniture
- Storage

Primary Adjacencies:
- Classrooms
- Art Classrooms

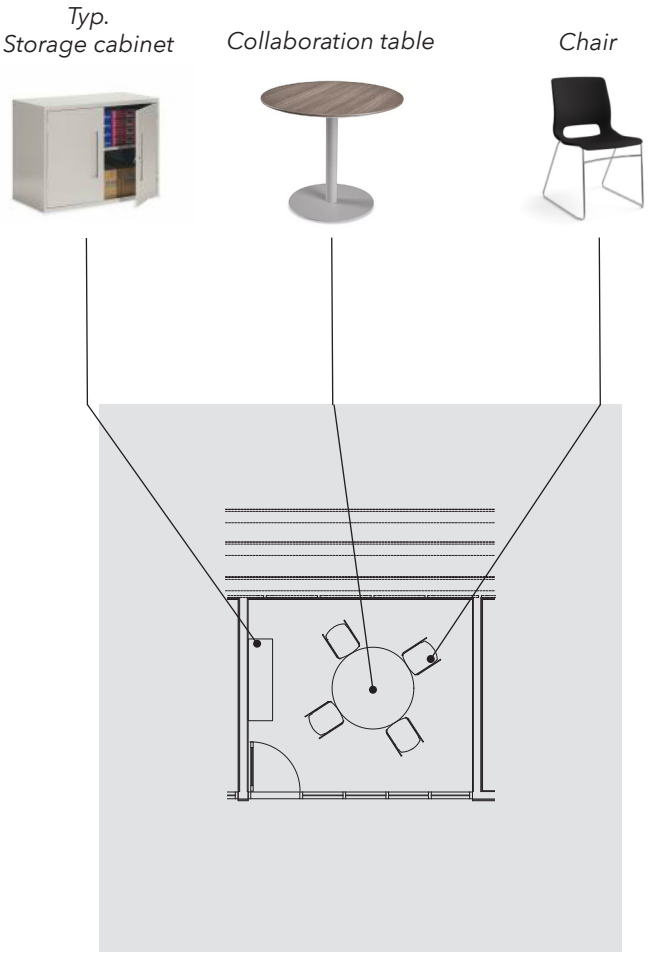
Secondary Adjacencies:
- Restrooms
- Commons

Description

A private room equipped with a desk and chairs suitable for group study or small discussions.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile



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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

LEARNING LOUNGE/COMMONS

Room #: 011
Garden Level

Square Footage: 655
Key Programming:
- Study + Socializing

Specialty Requirements:
- Seating w/ outlets
- Individual Seats
- Tables

Primary Adjacencies:
- Circulation Spaces
- Classrooms

Secondary Adjacencies:
- College and Career Center
- Restrooms

Description

The proposed Learning Commons (Learning Lounges) meet the RISE Prep Upper Academy's educational program needs. The proposed size is a cumulative 1,821 square feet, which is below the School Construction Regulation Space Standard size target of 3,650 square feet for Library / Media Centers. The design intentionally distributes the program into three (3) Learning Commons, sized at 655, 511, and 655 square feet, located on each floor to directly support each learning community.

Finishes

- Flooring: non-PVC planks
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: suspended wood slat ceiling

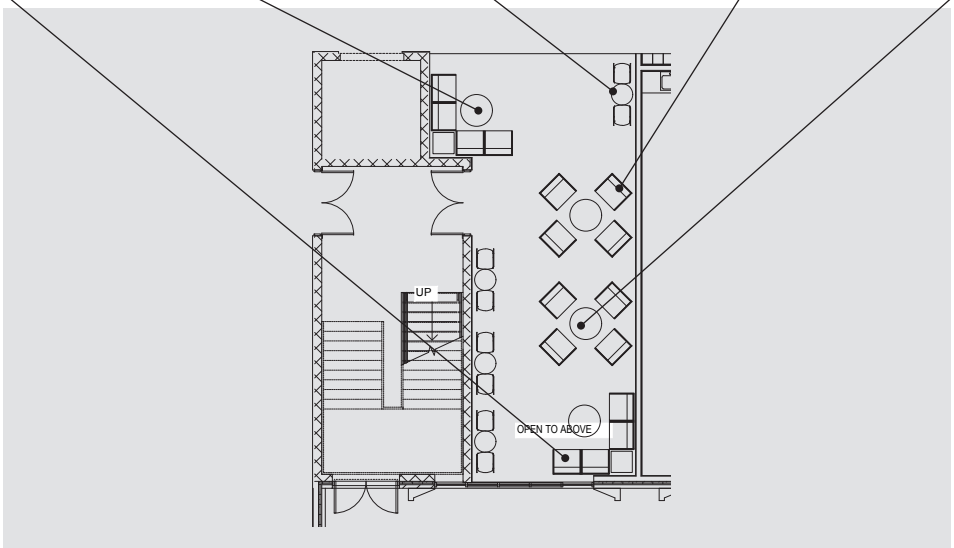
Lounge chair

Collaboration table

Laptop table

Chair

Collaboration table



NOT TO SCALE

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RISE PREP Upper Academy

LEARNING LOUNGE/COMMONS

Room #: 145
Level 1

Square Footage: 665
Key Programming:
- Study + Socializing

Specialty Requirements:
- Seating w/ outlets
- Individual Seats
- Tables

Primary Adjacencies:
- Circulation Spaces
- Classrooms

Secondary Adjacencies:
- Art Classroom
- Restrooms

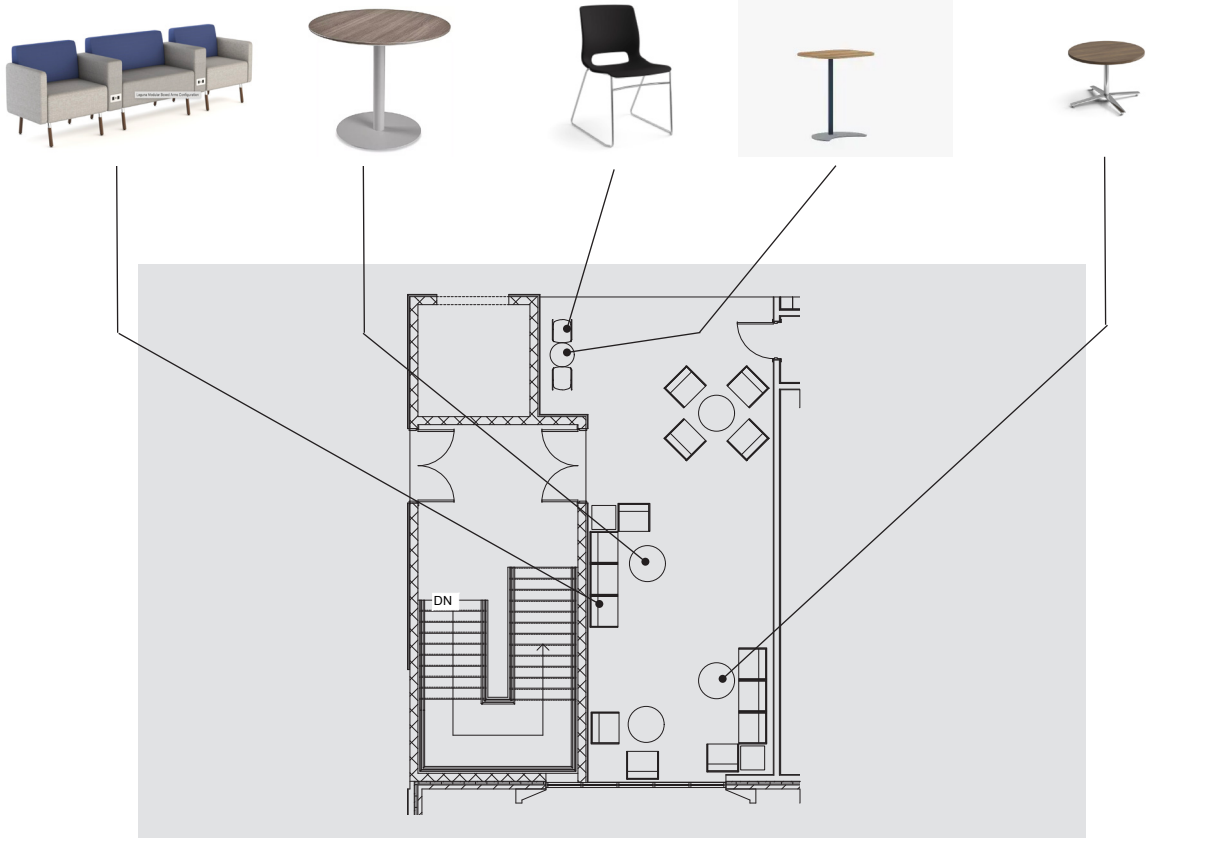
Description

The proposed Learning Commons (Learning Lounges) meet the RISE Prep Upper Academy's educational program needs. The proposed size is a cumulative 1,821 square feet, which is below the School Construction Regulation Space Standard size target of 3,650 square feet for Library / Media Centers. The design intentionally distributes the program into three (3) Learning Commons, sized at 655, 511, and 655 square feet, located on each floor to directly support each learning community.

Finishes

- Flooring: non-PVC planks
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: suspended wood slat ceiling

Lounge chair *Collaboration table* *Chair* *Laptop table* *Collaboration table*



NOT TO SCALE

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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

LEARNING LOUNGE/COMMONS

Room #: 207
Level 2

Square Footage: 665

Key Programming:
- Study + Socializing

Specialty Requirements:
- Seating w/ outlets
- Individual Seats
- Tables

Primary Adjacencies:
- Circulation Spaces
- Classrooms

Secondary Adjacencies:
- Art Classroom
- Restrooms

Description

The proposed Learning Commons (Learning Lounges) meet the RISE Prep Upper Academy's educational program needs. The proposed size is a cumulative 1,821 square feet, which is below the School Construction Regulation Space Standard size target of 3,650 square feet for Library / Media Centers. The design intentionally distributes the program into three (3) Learning Commons, sized at 655, 511, and 655 square feet, located on each floor to directly support each learning community.

Finishes

- Flooring: non-PVC planks
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: suspended wood slat ceiling

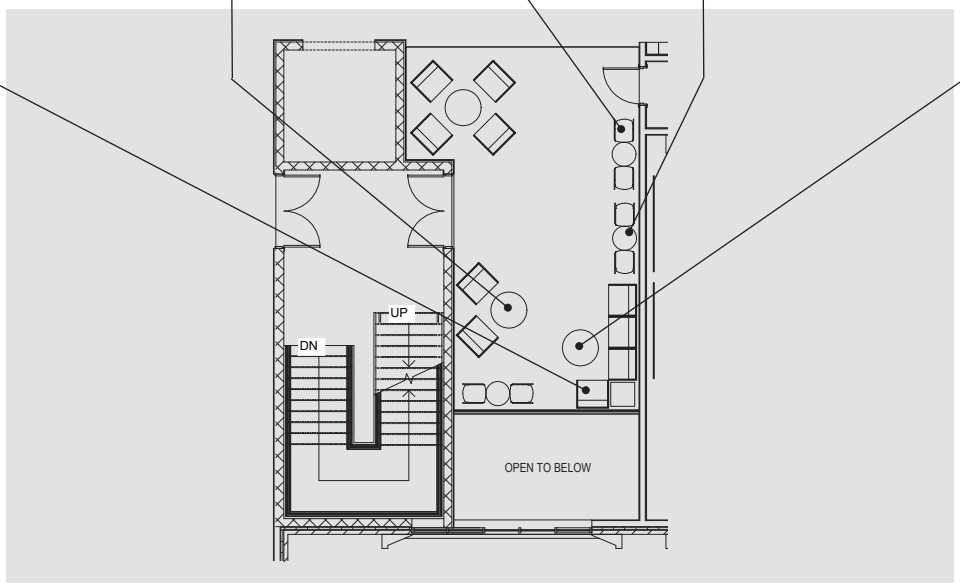
Lounge chair

Collaboration table

Chair

Laptop table

Collaboration table



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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

GYMNASIUM

Room #: 113
Level 1

Square Footage: 7562
Key Programming: Sports

Specialty Requirements:
- 84'x50' Basketball Court
- Collapsible Seating
- Protective Wall Surfaces

Primary Adjacencies:
- Gym Storeroom
- Locker Rooms
- Gym Office
- Weight Room
- Medical Suite

Secondary Adjacencies:
- Entrance
- Restrooms

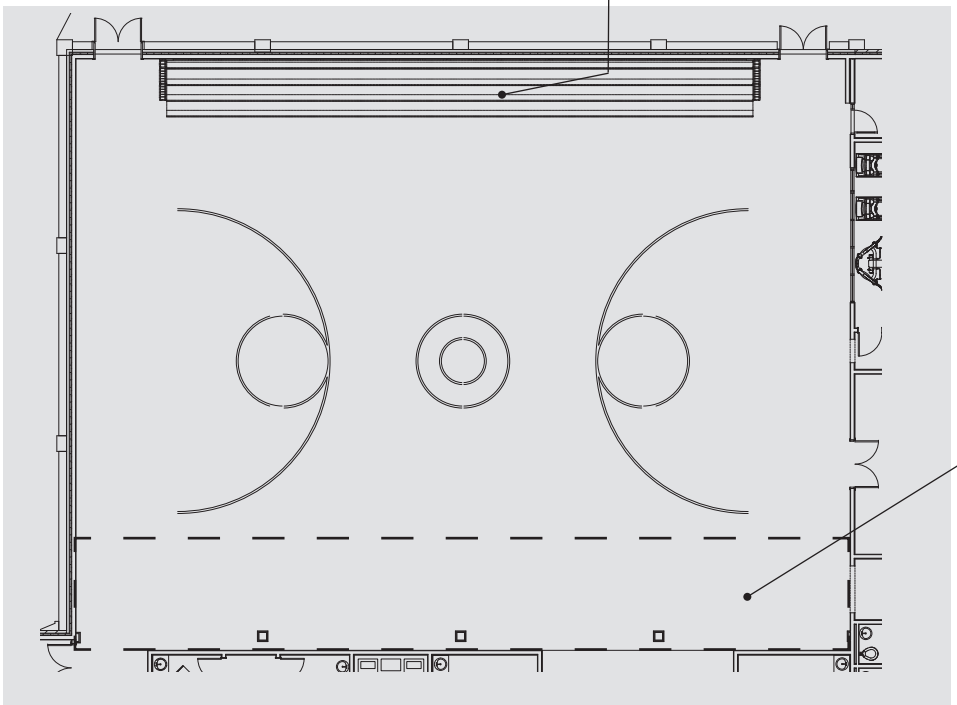
Description

The proposed PE space meets the RISE Prep Upper Academy's educational program needs, including serving the unique needs of the Fitness and Health courses. The Gym is 7,562 square feet- which is below the School Construction Regulation Space Standard of 10,000 square feet- while the PE Ancillary spaces are 2,601 square feet- which is below the School Construction Regulation Space Standard size target of 7,000 square feet.

Finishes

- Flooring: athletic resilient rubber
- Finish Base: rubber
- Walls: painted gypsum board
  - impact resistant acoustic panels at upper portion of wall
- Ceiling: exposed structure, painted

Mobile bleachers



Mezzanine with seating above at level 2

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RISE PREP Upper Academy

GYMNASIUM MEZZANINE

Room #: 215
Level 2

Square Footage: 735
Key Programming:

Primary Adjacencies:
- Restrooms
- Gymnasium

Secondary Adjacencies:
- Circulation Space

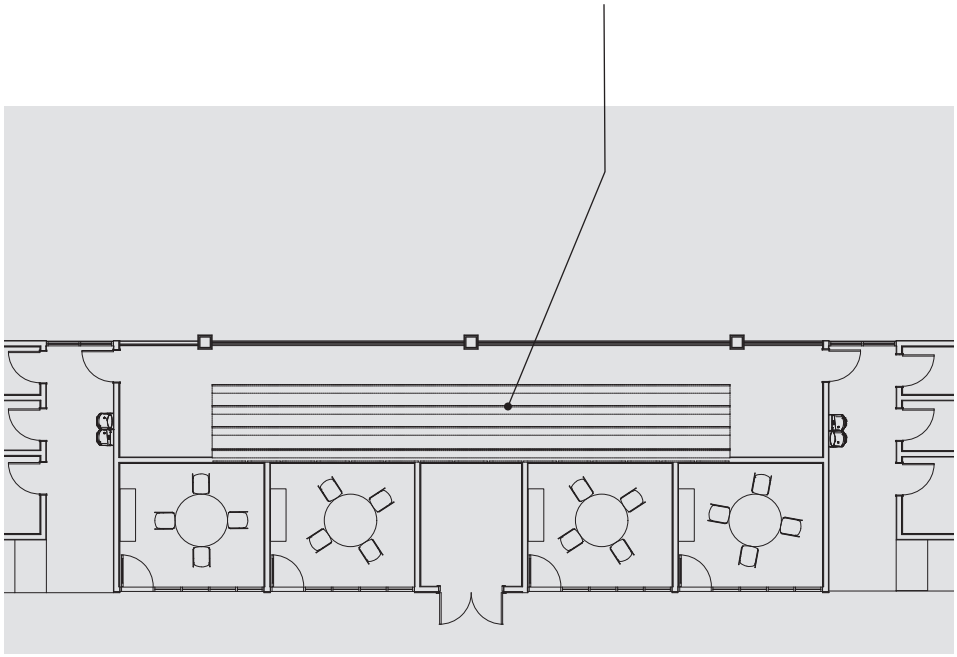
Description

An elevated area overlooking the main gym floor, for additional spectator seating.

Finishes

- Flooring: non-PVC planks
- Finish Base: rubber
- Walls: painted gypsum board
  - impact resistant acoustic panels at Gymnasium [113].
- Ceiling: suspended wood slat ceiling

Moble bleachers



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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

CAFETERIA

Room #: 033
Garden Level

Square Footage: 3881 Ground Level
1401 Mezzanine
Key Programming: Events | Meals

Specialty Requirements:
- 200+ Student Capacity
- Flexible furniture

Primary Adjacencies:
- Food Prep/Servery
- Music Room
- Exterior

Secondary Adjacencies:
- Restrooms
- Trash Room
- Circulation Spaces

Description

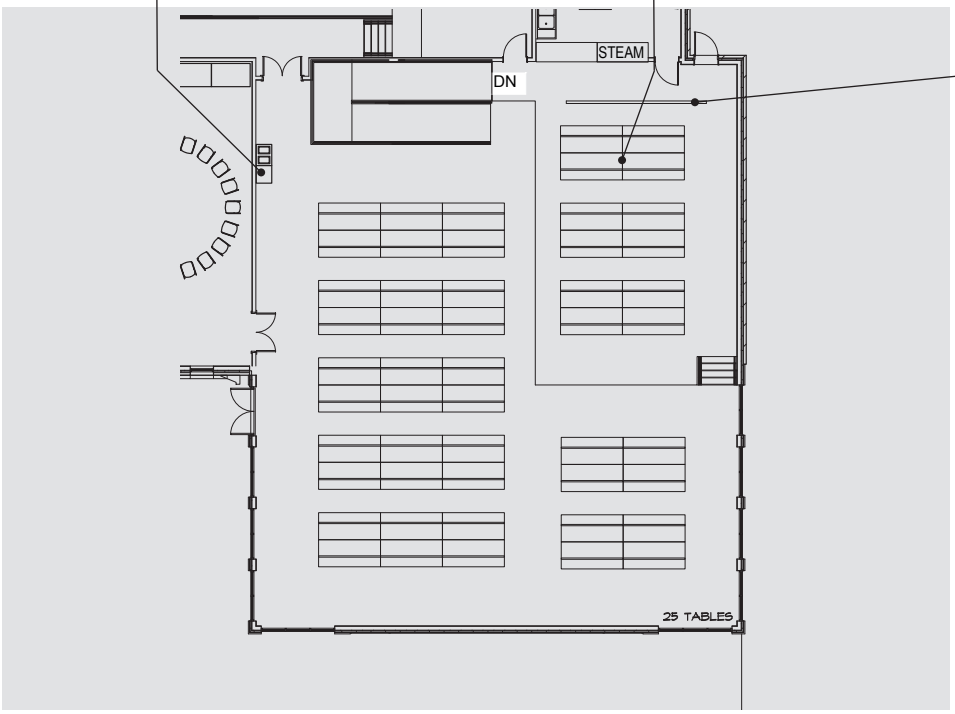
The Cafeteria is 3,881 square feet, which is larger than the School Construction Regulation Space Standard size range of 2,000 square feet. The kitchen / serving area is 409 square feet which is less than the School Construction Regulation Space Standard size of 1,900. The kitchen will be a warming kitchen with limited food preparation, and as such the kitchen size and functionality are calibrated to the school's health food program.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board w/ fabric clad acoustic panels.
- Ceiling: suspended wood slat ceiling

Trash | Recycle receptacle

Convertable table



Moble crowd control barrier

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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

MEDICAL SUITE (EXAM ROOM + WC)

Room #: 119 | 125
Level 1

Square Footage: 248
Key Programming:

Specialty Requirements:
- Visual/Acoustic Privacy
- Wellness Area

Primary Adjacencies:
- Medical Suite WC
- Circulation Areas

Secondary Adjacencies:
- Administrative Suite
- Gymnasium
- Entrance

Description

Includes two recovery couches separated by medical curtains, a nurse's desk, storage closets, and a waiting area for students.

Finishes

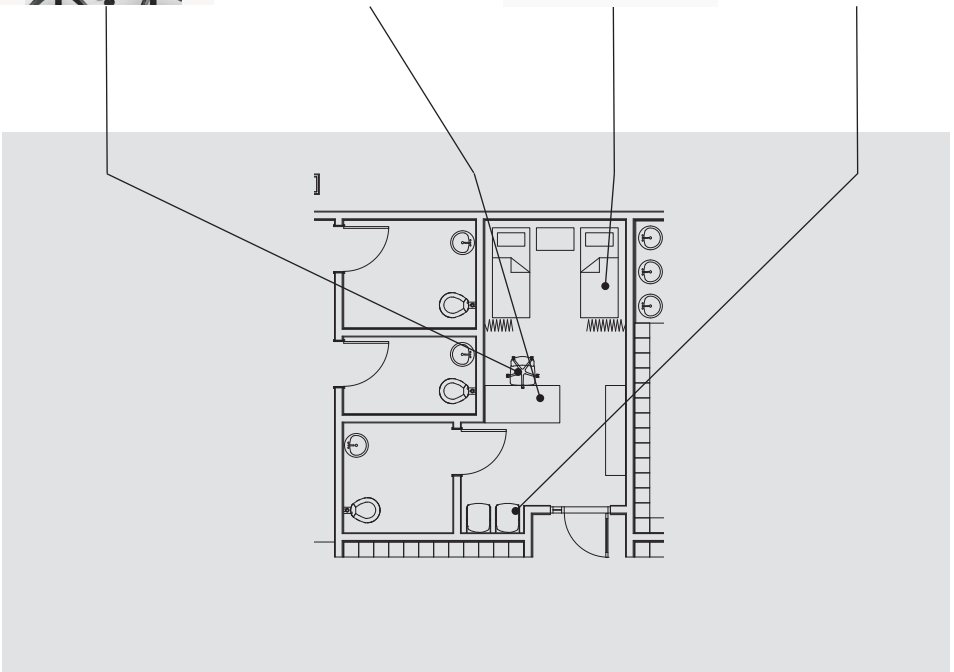
- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile

Desk chair

Office desk

Recovery couch

Guest chair



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RISE PREP Upper Academy

GUIDANCE OFFICE (3)

Room #: 004 | 005 | 006
Garden Level

Square Footage: 192 | 112 | 138
Key Programming:

Specialty Requirements:
- Work areas
- File storage
- Meeting space

Primary Adjacencies:
- Guidance Waiting
- Guidance Storeroom
- Career Center

Secondary Adjacencies:
- Elective classrooms
- Teacher's workroom
- Restrooms

Description

The Guidance suite is 1,659 square feet, which is slightly larger than the School Construction Regulation Space Standard size range of 1,050 to 1,500 square feet. The Guidance suite was designed consistent with the Educational Program, and with the Academy's focus on providing students with academic, career, and social/emotional support through direct and indirect services.

Finishes

- Flooring: carpet tile
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tiles

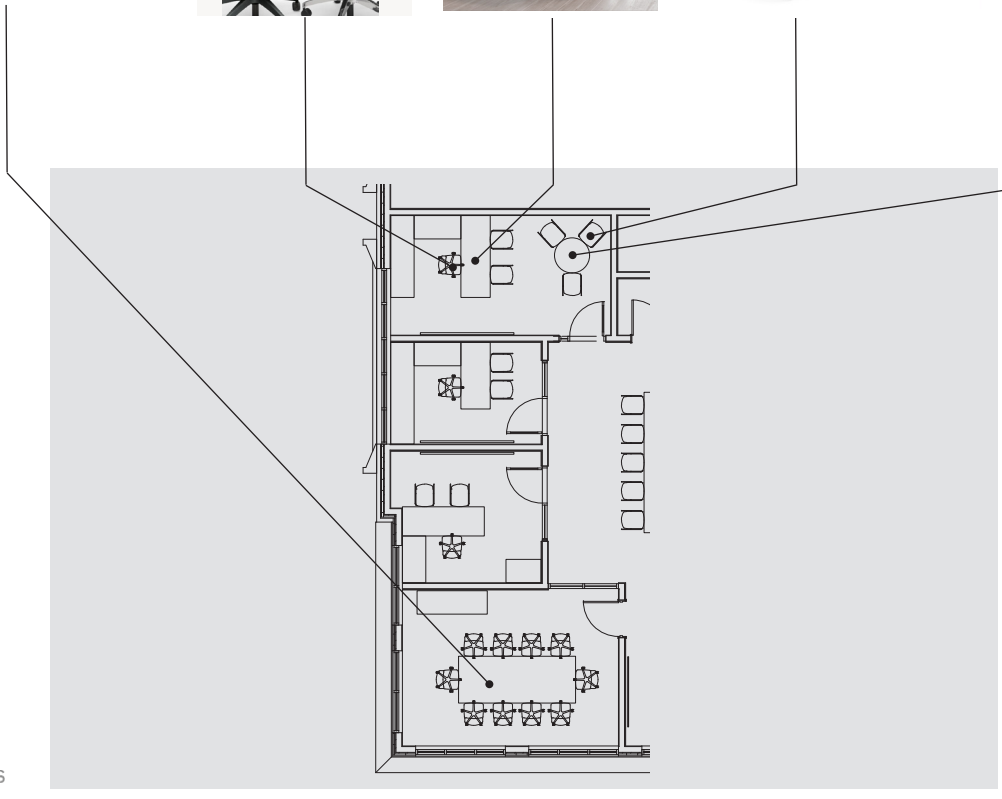
Conference table

Desk chair

Office desk

Guest chair

Collaboration table



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RISE PREP Upper Academy

ADMINISTRATIVE SUITE

Room #: 105 | 106 | 107 | 109 | 110 | 111 | 112
Level 1

Square Footage: 800
Key Programming: Reception/ Offices

Specialty Requirements:
- Work areas
- File storage
- meeting space

Primary uses:
- Principal's Office
- Office Manager
- Reception
- Conference Room
- Records

Primary Adjacencies:
- Entrance
- Circulation
- General Classrooms

Secondary Adjacencies:
- Medical suite
- Gym
- Restrooms

Description

The Cafeteria is 3,881 square feet, which is larger than the School Construction Regulation Space Standard size range of 2,000 square feet. The kitchen / serving area is 409 square feet which is less than the School Construction Regulation Space Standard size of 1,900. The kitchen will be a warming kitchen with limited food preparation, and as such the kitchen size and functionality are calibrated to the school's health food program.

- Flooring: carpet tile
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tiles

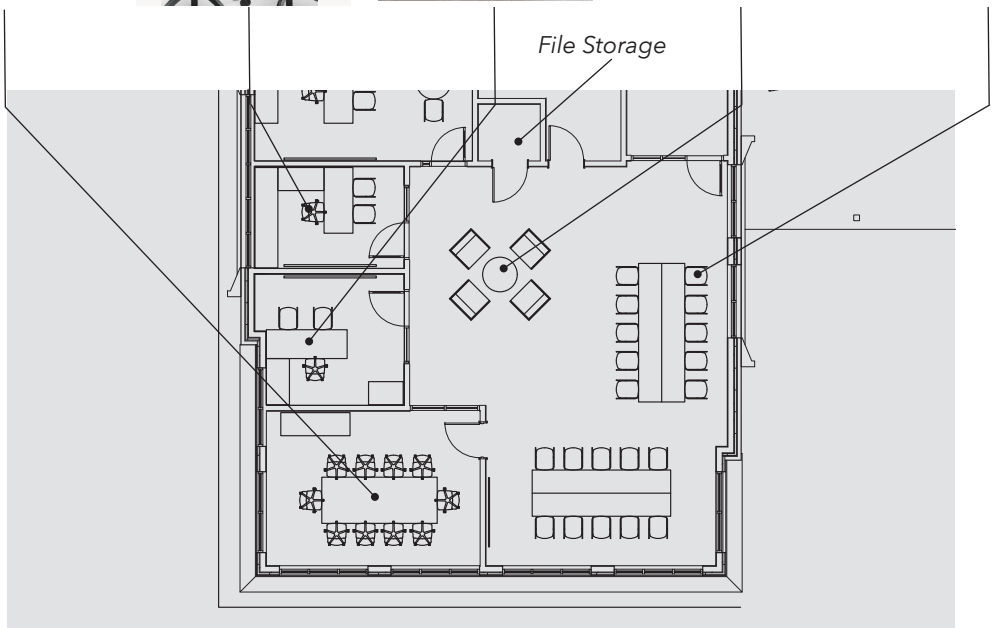
Conference table

Desk chair

Office desk

Collaborative table

Guest chair



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RISE PREP Upper Academy

TEACHER'S WORKROOM/LOUNGE/WC

Room #: 015
Garden Level

Square Footage: 541
Key Programming:

Specialty Requirements:
- Colaborative desk
- Storage

Primary Adjacencies:
- Circulation Space
- Behavioral Office
- Restroom
- Wellness Room

Secondary Adjacencies:
- College + Career Center
- Cafeteria

Description

Equipped with a central collaboration desk, storage cabinets, and built-in millwork that forms a functional kitchenette.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tiles

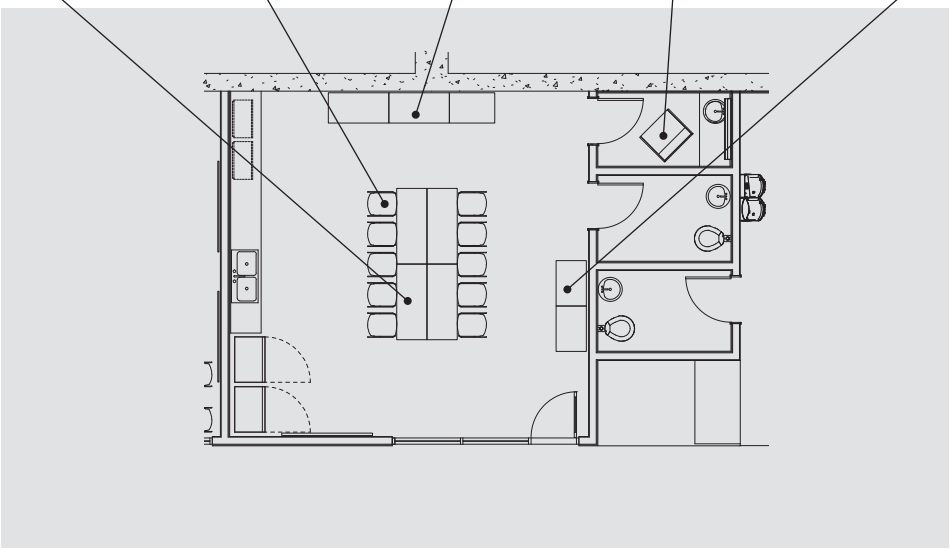
Work table

Chair

Storage cabinet

Wellness chair

Storage cabinet



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RISE PREP Upper Academy

BEHAVIORAL ROOM (3) - TYPICAL

Room #: 014
Garden Level

Square Footage: 400 avg.
Key Programming:

Primary Adjacencies:
- Dean's Office
- Teacher Work Room
- Classrooms

Secondary Adjacencies:
- Ciruclation Spaces
- Restrooms

Description

There are three (3) Behavior rooms that are sized at an average of 317 square feet, which is below the School Construction Regulation Space Standard size target of 500 square feet. These Special Education spaces are designed in alignment with the Educational Program's specific initiatives.

Finishes

- Flooring: non-PVC plank
- Finish Base: rubber
- Walls: painted gypsum board
- Ceiling: acoustic ceiling tile

Office desk

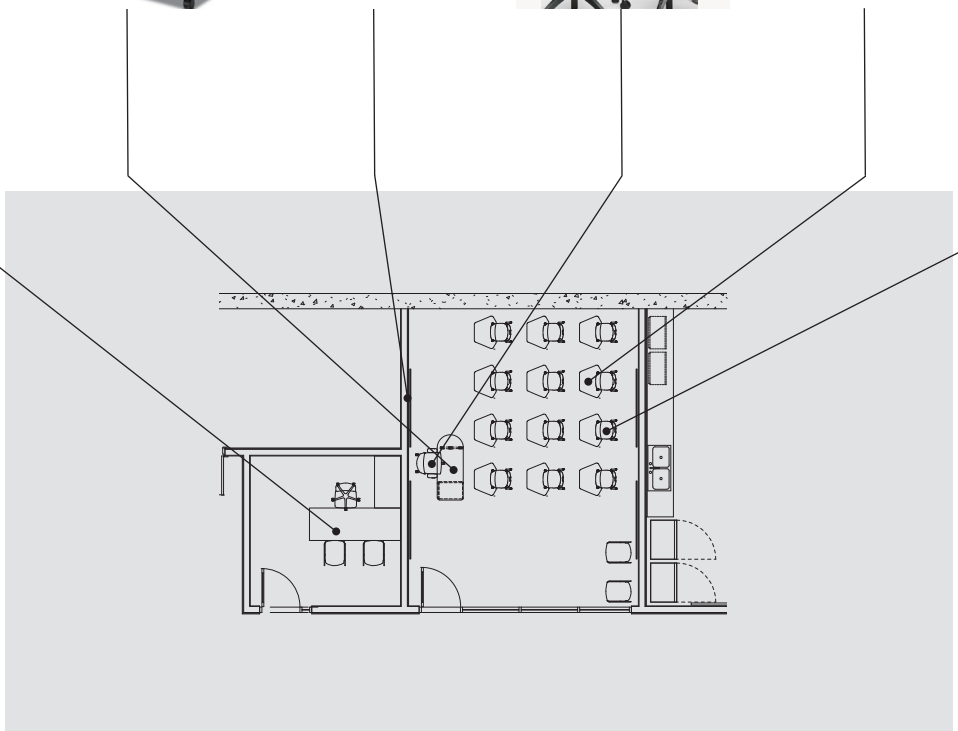
Teacher desk

Moble dry-erase board

Teacher chair

Scholar desk

Scholar chair



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LSD LIBBY SLADER DESIGN

RISE PREP Upper Academy

CELL PHONE LOCKERS

Storage capacity: 396 lockers
Key Programming:

Specialty Requirements:
- lockable

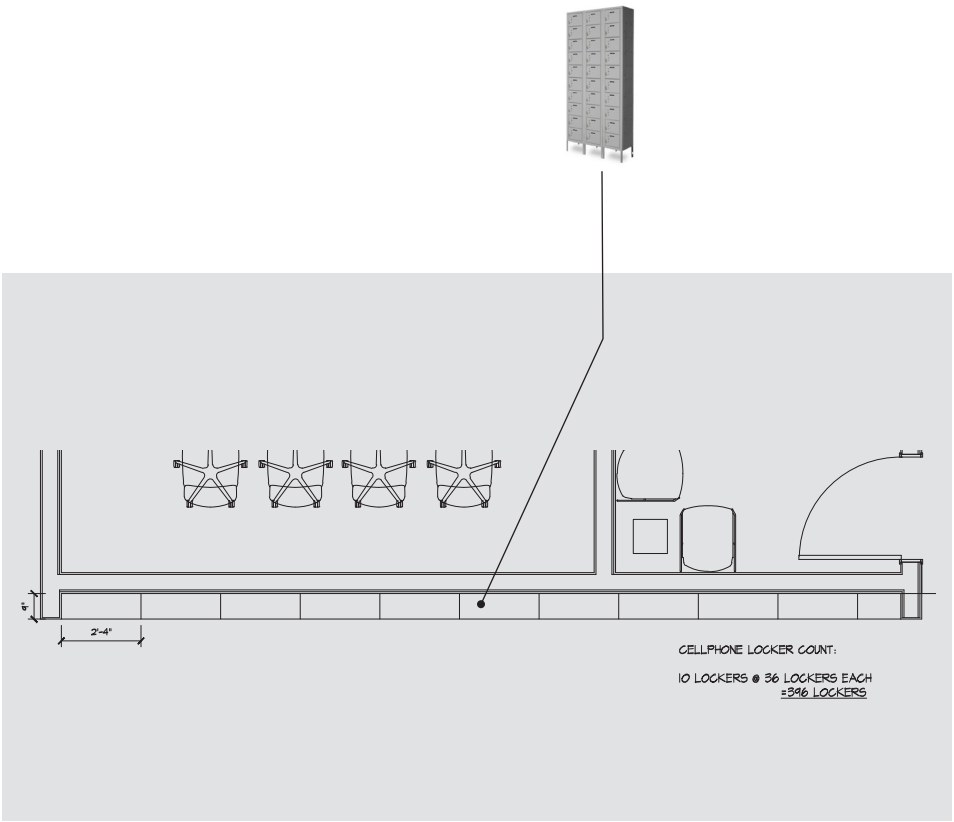
Primary Adjacencies:
- Administrative Office
- Entrance

Secondary Adjacencies:
- Classrooms

Description

Located by the main entrance and in the monitored hallway in front of the administrative office, the Cell Phone Storage Area provides a secure place for students to store their devices during school hours.

Cell Phone Locker



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kite architects

LSD LIBBY SLADER DESIGN

PARE CORPORATION

MEMORANDUM

DATE: September 15, 2025

TO: Christine M. West, AIA Principal – KITE Architects

FROM: Jenna R. Rioux, P.E.

RE: **Civil Site Engineering Calculations - Stormwater**
RISE PREP Upper Academy
Woonsocket, Rhode Island
Pare Project No.: 25111.00

Project Summary
The proposed project includes construction of a 31,000± square foot (footprint) building located at 120 Spring Street in Woonsocket, Rhode Island. The site is comprised of three parcels identified in the City of Woonsocket Assessor's Database as Map 13J, Lots 5, 177, and 178. The total area of the three parcels is approximately 1.51 acres. The project area is bound by Woodland Road to the southwest, Spring Street to the southeast, and residential homes to the northeast and the northwest. All work shall be in accordance with the *State of Rhode Island Stormwater Design and Installation Standards Manual* (RISDISM) prepared by the Rhode Island Department of Environmental Protection (RIDEM).

Stormwater Management
The Total Site Area (TSA) for the project parcel is 1.51± acres. The site includes no jurisdictional wetland areas and no floodplain areas. Therefore, the total area occupied by these resource areas is 0.00 acres (JW1). There are 0.00 acres of existing impervious area within resource areas (JW2), and there is no conservation land (CL) within the TSA. Therefore, the total development site size as defined by RIDEM equals 1.51± acres (Site Size = TSA-JW1-(-JW2)-CL).

The existing impervious area for the site is approximately 0.83± acres which is 55% of the total development site size. Since this is more than 40% existing impervious area, the project qualifies as a "Redevelopment" and stormwater for at least 50% of the existing impervious areas within the limit of disturbance (LOD) plus the net impervious area will need to be treated and meet the applicable Stormwater Standards in the RISDISM.

The proposed impervious area for the total site is expected to be 1.33± acres. The LOD for the proposed project encroaches onto neighboring lots and into the public right-of-way and is approximately 1.82± acres. The proposed impervious area within the LOD that will need to be fully treated is anticipated to be approximately 0.91± acres. Proposed impervious areas will include the roof area of the new high school building, driveways, parking areas, and walkways. The impervious area is planned to be treated and detained using various Low Impact Development (LID) practices and stormwater best management practices (BMPs) such as a bioretention areas and an underground infiltration system.

JRR/ACB

EARTHWISE ENERGY TECHNOLOGIES

WILKINSON ASSOCIATES Consulting Engineers

September 9, 2025

EET/WAI PROJECT: 9034

Attn: Mr. Travis Kirk
Senior Architect
Kite Architects
One Central Street
Providence, Rhode Island 02907

Re: Project Name: Rise Prep Upper Academy
120 Spring Street
Woonsocket, Rhode Island 02895
RIDE Stage II – EUI Calculations

Mr. Kirk:

Earthwise Energy Technologies has developed a basic building energy model via the use of the Hourly Analysis Program, version 5.11. The building energy model was based upon schematic design documents produced by Kite Architects, Inc., and industry-standard guidelines such as ASHRAE standard 90.1 and the Rhode Island State Energy Conservation Code. The purpose of the model is to demonstrate the energy performance of the proposed Rise Prep Upper Academy building.

According to the Northeast CHPS Criteria for New Construction and Renovations, Version 4.0, "Energy Use Intensity", or EUI, "expresses a building's energy use a function of its size or other characteristics. It's calculated by dividing the total energy consumed by the building in one year (measured in k/BTU) by the total gross floor area of the building."

The following data was used as designed conditions:

- Cooling Temperature Setpoint: 75°F
- Heating Temperature Setpoint: 70°F
- Cooling Outdoor Air Temperatures: 89°F DB / 73°F WB
- Heating Outdoor Air Temperatures: 0°F DB / -0.7°F

The following data was used to estimate the thermal efficiency of the building envelop:

	Code Minimum	Proposed
Building Area	-	64,246 SF
Exterior Wall R-value:	13 + 7.5 ci	35.21
Roof R-value	25 ci	50.05
Window Percentage	30%	47.7%
Window U-value:	0.45	0.28
Window SC:	0.35	0.32

The energy model computed an estimated annual energy use of approximately 469,300 kWh of energy via electrified equipment. No additional energy will be considered since it is not proposed to use any alternative fuel for heating energy.

261 Narragansett Park Drive, Rumford, Rhode Island 02916 Tel: 401-737-6382
Building Automation | Professional Engineering | Testing & Balancing
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Annual Energy Use / Energy Use Intensity:

- Annual Energy Use: 469,300 kWh
- Annual Energy Use: 721,018 kBTU
- Gross Building Area: 64,246 ft²
- Energy Use Intensity Factor: **24.9 kBTU/ft²**

Please notify our office promptly of any errors or omissions contained in the above outline.

We would be more than happy to further discuss any of the items listed above. Should you have any questions with respect to the information as outlined herein, please do not hesitate to call.

Yours truly,

R.S. Wilkinson P.E.
Director of Engineering
Earthwise Energy Technologies
O 401-737-6382 | M 401-480-2937 | D 401-422-1191

PHASE 1 GEOTECHNICAL DESIGN BASIS REPORT

Pare Project No.: 25111.00

RISE Prep Upper Academy High School
Woonsocket, RI

Prepared for:

KITE Architects
One Central Street
Providence, RI 02907

Prepared by:

Pare Corporation
10 Lincoln Road, Suite 210
Foxboro, MA 02135

August 2025

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August 29, 2025

Ms. Christine M. West, AIA Princip
KITE Architects
One Central Street
Providence, RI 02907

Email: cw@kitearchitechs.com

RE: **Geotechnical Engineering Services**
RISE Prep Upper Academy High School
120 Spring Street
Woonsocket, RI
(Pare Project 25111.00)

Dear Ms. West:

The following Geotechnical Design Basis Report (GDBR) presents the findings of the recent geotechnical exploration and engineering analysis for the above referenced project. The report presents the results of our Phase 1 field-testing program and provides preliminary recommendations concerning the soil, bedrock, and groundwater conditions as they relate to the proposed RISE Prep Upper Academy High School Project construction in Woonsocket, Rhode Island.

Final foundation elevations, structure sizes, and structure loadings were not available at the time of preparing this report. This GDBR has been prepared in general accordance with our proposal and is subject to the attached Geotechnical Limitations.

The scope of this evaluation did not include an evaluation of the site for the presence of contamination or other environmental concerns, as those tasks are outside of Pare's proposed scope of services.

We are pleased to be of service to you in this important phase of the project. If there are any questions regarding the information contained in this report or if we can be of further service to you, please contact Brian Nehring directly at 508-543-1755 or by email at bnehring@parecorp.com.

Respectfully Submitted,

PARE CORPORATION

Brooke Sidebottom, P.E.
Project Engineer

Brian Nehring, P.E.
Managing Engineer
RI Reg. No. 14367

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EXECUTIVE SUMMARY

This GDBR was commissioned by KITE Architects, care of RISE Prep Academies, to provide geotechnical recommendations to support the proposed project design and construction. Provided below is a summary of our geotechnical implications and recommendations based upon our project understanding and recent Phase 1 geotechnical investigation conducted at the project site. Our implications and recommendations summary must be read in complete context with our GDBR and used as such. Based on the limited subsurface investigation program and observations made, the following are the general summary of the geotechnical implications and recommendations identified.

Based on the subsurface investigation program and observations made during the explorations, the following are the geotechnical concerns identified that could potentially impact the development of the site as proposed:

- The TOPSOIL, SUBSOIL, and FILL observed across the site is not a suitable bearing stratum for footings nor below paved areas in its current condition. The FILL is recommended to be removed and replaced with suitable bearing material as stated herein. The FILL encountered across the site ranged in thickness from approximately 1 to 11 feet below the existing ground surface. It should be noted that the thicknesses and extents of the strata are likely to vary across the site.

- The existing infrastructure inclusive of buildings, foundations, site infrastructure, ect.. should be removed in their entirety from within the proposed building footprint. Borings could not be completed within the footprint of the existing structures. Therefore prior to final design Pare recommends additional explorations are performed within the footprint of the demolished structure to understand the subsurface conditions. It is unknown at the time of this report how the subgrade was prepared underneath and around the existing structure. Additional deeper excavations of disturbed subgrades from demolition activities should be anticipated. Reuse and quality of materials underneath the existing building foundations are not known and may be saturated due to the perched groundwater on shallow bedrock and/or not suitable for reuse during construction.

- Large boulders and cobbles were encountered during drilling within the FILL and ICE CONTACT SAND AND GRAVEL stratums. It is likely that most excavations of overburden soils can be completed with excavators. However, hammering/blasting of larger boulders to facilitate removal should be anticipated during grading and excavation for the building foundations and for utility placement.

- The ICE CONTACT SAND AND GRAVEL observed across the site is a suitable bearing stratum for the proposed shallow foundations. It is recommended that either a 12-inch cushion of “Sand Gravel Fill” or a 6-inch cushion of “crushed stone” material should be placed between the ICE CONTACT SAND AND GRAVEL stratum and the structural elements. ***A maximum net allowable soil bearing pressure of 4,000 pounds per square foot is recommended in the design of foundations bearing entirely on the proof compacted ICE CONTACT SAND AND GRAVEL.***

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- The SCHIST BEDROCK observed across the site appears to be a suitable bearing stratum for the foundations. Areas of sound SCHIST BEDROCK across the site were encountered at depths ranging from approximately 3 to 22 feet below the existing ground surface. Areas of more competent SCHIST BEDROCK at high elevations are anticipated to be encountered and require hammering or alternative techniques to remove for the placement of foundations beneath frost depth or for the placement of utilities. It is recommended that a 12-inch cushion of "Sand Gravel Fill" material or a 6-inch cushion of "crushed stone" material should be placed between the SCHIST BEDROCK and structural elements to limit hard points developing below the footings or slabs. ***A maximum net allowable soil bearing pressure of 10,000 pounds per square foot is recommended in the design of foundations bearing entirely on the sound SCHIST BEDROCK. However, based on the variability of the site conditions and in order to limit differential and total settlements to ½ across the different subgrade Stratum Pare recommends a net allowable bearing capacity of 4,000 psf is used for design.***

- Shallow Foundations: A maximum total settlement of one inch and a maximum differential settlement of one-half inch between foundation elements was also assumed for the new building foundations. In the event that lower displacement tolerances are required, Pare should be contacted to revise the bearing pressure, subgrade preparation, and/or foundation recommendations. Footings should be proportioned to apply no more than the net allowable bearing pressure. For footings less than 3-feet wide or greater than 10-feet wide, the net allowable bearing pressure should be reassessed and in no case should a continuous footing be less than 24-inches wide or should a column footing be less than 24-inches wide.

- Based upon the observed relative densities, groundwater elevation and material composition, it appears that the in-situ soils are NOT susceptible to liquefaction at this time.

- Due to the presence of shallow bedrock and iron oxide staining and mottling observed in the higher elevation soil samples, there is potential for perched or shallow groundwater to develop across the site during wet seasonal cycles. Therefore, foundation/perimeter drains may be required to mitigate water at the foundation level and underdrains may be required under the floor slabs. ***Pare recommends test pits be performed in a later stage of the project to confirm estimated seasonal high groundwater and the impacts on the proposed design. Dewatering and control of water during excavations and installations may be required to control the inflow from storm events or perched groundwater where encountered.***

- It is noted that not all on-site materials will be suitable for reuse, nor will all required material gradations be present on-site. Imported materials or blending of imported materials with existing materials are anticipated for this project. If the onsite ICE CONTACT SAND AND GRAVEL is attempted to be reused, the material will need to be screened and/or blended in order to meet specified gradations. Organic material, construction debris, high contents of fine grained soils, cobbles, boulders, and other deleterious materials are not permitted to be reused on site as structural fill beneath the foundations and pavement sections, and other structural elements.

GEOTECHNICAL DESIGN BASIS REPORT

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APPENDICES
Appendix A: Boring Logs
Appendix B: Geotechnical Limitations

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1.0 BACKGROUND/SITE LOCATION

This Geotechnical Report presents the results of the Phase I geotechnical subsurface investigations and evaluations performed by Pare Corporation (Pare) at the site of the proposed RISE Prep Upper Academy High School in Woonsocket, Rhode Island. The project site is depicted in Figure 1: Locus Plan, Figure 2: Aerial Plan and Figure 3: Subsurface Exploration Location Plan. This report has been prepared in general accordance with our proposal and is subject to the Geotechnical Limitations presented in Appendix B.

1.1 Purpose and Scope

The purpose of this study is to identify the existing subsurface conditions within the area of the proposed RISE Prep Upper Academy High School; evaluate potential implications the observed conditions may have upon the proposed structure and provide geotechnical parameters and recommendations for use during the design of the proposed project. The scope of work was performed in general accordance with Pare's proposal.

The scope of this evaluation did not include an evaluation of the site for the presence of contamination or other environmental concerns, as those tasks are outside the scope of this geotechnical report.

1.2 Surface Conditions

Pare understands that the proposed project consists of the construction of a new Charter High School for RISE Prep Academies in Woonsocket, Rhode Island. The site is located at 120 Spring Street and includes 3 parcels totaling approximately 1.51 acres of previously developed land that was formerly used as an elementary school. The site is bordered by Spring Street to the east, Woodland Road to the south and west, and residential neighborhoods to the north. The former Lady of Victories elementary school on site has been vacant since 2009 and Pare understands it will be demolished prior to the construction of the new Charter High School. The proposed building footprint is currently occupied by the existing elementary school, parking lot pavements, and landscape areas consisting of grass and medium to large trees. The existing grades generally slope downward from west to east. Short retaining walls line the outside perimeter of the parcels along Woodland Road and Spring Street. Another retaining wall lies within the proposed new structure footprint and is currently located along the western edge of the southern parking lot.

1.3 USGS Surficial/Bedrock Geology

Based on available surficial geological maps, the site appears to be underlain by Ice-Contact Sand and Gravel[1]. The Ice-Contact Sand and Gravel consists of "yellowish-brown, reddish brown, brownish-gray, or gray, *fine to coarse sand and gravel containing minor beds of silt and clay, and local lenses or masses of till or flowtill.* Poorly to well sorted; poorly to well stratified…Clasts range from granules to boulders, angular to well rounded, and are chiefly of hard igneous and metamorphic rocks. Smaller clasts generally of local bedrock; some large cobbles and boulders may be erratics. Underlies kame terraces and forms complexes of crevasse fillings, eskers, mounds, and hummocks in valleys. Inferred to have been deposited against irregular remnants of stagnant

[1] Quaternary geologic map of the Boston 4 degrees x 6 degrees quadrangle, United States and Canada by J.H. Hartshorn, et al, 1991.

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ice; ice-contact headward slopes of kame terraces inferred to mark successive ice-marginal positions. Surface locally pitted with ice-block depressions, and in places strewn with boulders. Mapped areas may include small deposits of alluvium, outwash sand and gravel, lake silt and clay, eolian sand, peat, or swamp deposits."

A review of the USGS bedrock geology maps indicates that the bedrock underlying the site consists of metaclasitc rock[2], undivided, which may be part of the Pennsylvanian or Late Proterozoic Series, and is described as "red to gray to green polymict conglomerage, sandstone, and shale. Variably metamorphosed. Includes rock mapped formerly as Bellingham Conglomerate."

1.4 Previous Site Development

Available historical aerial imagery[3], topographical maps, and aerial plans[4] of the site were reviewed as part of the site research. The following is a summary of the previous site developments:

- Maps from 1938 and 1941 indicate residential buildings may have been present on the project site prior to the development of the existing elementary school and associated parking lots. The site seems to have contained several medium-to-large trees.
- A map from 1961 indicates that the northern portion of the elementary school building had been constructed or was under construction. The aerial image seems to not indicate that parking lots had been constructed at this time.
- A map from 1967 indicates the elementary school construction had been completed.

[2] Bedrock geologic map of Rhode Island, Rhode Island Geological Survey by O.D. Hermes, et al, 1994.

[3] https://www.historicaerials.com/viewer

[4] Google Earth Aerial Images

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2.0 SUBSURFACE EXPLORATIONS

The Phase I preliminary subsurface exploration program consisted of five (5) soil borings performed along the perimeter of the proposed school building footprint to determine the subsurface conditions at the site and to provide geotechnical information to assist in the design. Logs of the soil borings were completed and are included in Appendix A. The boring locations are depicted on Figure 3: Subsurface Exploration Plan. The boring locations were marked at the site by Pare personnel based on the proposed boring location plan provided by WSP and sent to Pare by KITE Architects. Elevations used in the report and boring logs reference NAVD88 and were located using a handheld GPS. Due to the medium-to-large trees within the project stie, the GPS signal was impacted and a site topographic map provided by DiPrete Engineering was used in areas where the GPS signal could not measure.

The soil borings were completed from August 13, 2025, through August 15, 2025. The borings were performed by Geosearch, Inc. of Sterling, Massachusetts. The borings were observed by Pare personnel. The soil borings were performed using a truck-mounted drill rig with a safety hammer, 6-inch casing, and following a wash and drive method, or hollow stem auger method without casing, as noted on the boring logs.

Pare personnel provided field observation and coordination for the subsurface exploration program. Field personnel observed the exploration conditions, collected split spoon samples, collected bedrock core samples, visually identified, and sampled the soil and bedrock strata encountered, and took approximate groundwater measurements. The boring logs are attached, and their locations are indicated on Figure 3: Subsurface Exploration Plan.

During the explorations, subsurface soils were visually classified utilizing the Burmister Classification System. This system describes soil composition based upon the percentage of soil particle size present by weight in the sample with the major soil particle size listed first followed by other soil components described as “trace” indicating 0-10% by weight, “little” indicating 10-20% by weight, “some” indicating 20-35% by weight or “and” indicating 35-50% by weight.

2.1 Sampling Methodology

2.1.1 Borings

The sampling methodology for borings in soil generally consisted of obtaining disturbed samples of the deposits continuously for the first 10 feet, and at 5 foot intervals thereafter. The samples were obtained by advancing a 2-inch diameter, thick walled split-spoon sampler during the performance of the Standard Penetration Test (SPT) in general accordance with ASTM D-1586. The SPT is used to obtain an indication of the characteristics, relative density, and consistency of the underlying soils. The test consists of driving a 1 3/8- inch inside-diameter split-spoon sampler for 24 inches with a 140-pound hammer dropping from a height of 30 inches. The SPT value used in analysis is the number of blows (N) required to drive the sampler from 6 to 18 inches of penetration.

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2.1.2 Rock Coring

Rock coring was performed within three (3) of the borings, B25-1, B25-4, and B25-5. The rock coring was completed with an NX-sized double barrel core barrel. The rock coring was completed in general conformance with ASTM D-2113. Pare personnel were on-site to observe coring, collect the samples, calculate core recovery, determine Rock Quality Designation (RQD), and describe the recovered rock. The amount of core recovery is the ratio of recovered rock over the length of the core run. RQD is the ratio of the length of recovered rock pieces greater than 4 inches (unbroken) and length of the core recovery.

2.2 Instrumentation

Groundwater Monitoring Wells:

Groundwater monitoring wells were installed in borings B25-1 and B25-2 and generally consisted of 2-inch PVC screen pipe and riser. The well installed in boring B25-1 was placed at a total depth of 17 feet below ground surface with approximately 12 feet of screen and 5 feet of riser. The well installed in boring B25-2 was placed at a total depth of 7 feet below ground surface with approximately 5 feet of screen and 2 feet of riser. The wells were capped with a flush-mount concrete cap in both locations. Please refer to section 3.3 of this report for additional details of the recorded well readings.

2.3 Field Measurement and Methodology

The locations of the soil borings were recorded using hand-held GPS equipment with sub-foot accuracy. Due to the medium-to-large trees within the project stie, the GPS signal was impacted, therefore, a provided site topographic map was used in areas GPS signal could not measure.

2.4 Locations

The subsurface exploration program completed at the site included five (5) soil borings (B25-1 through B25-5) advanced to depths between 8.0 and 30.0 feet. Their locations can be found on Figure 3: Subsurface Exploration Plan.

The locations and depths of the exploration are summarized in Table 3-1: Subsurface Exploration Summary.

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3.0 SUBSURFACE CONDITIONS

3.1 Subsurface Exploration Summary

3.1.1 Subsurface Conditions

The general stratigraphy for the proposed charter school consists of TOPSOIL or ASPHALT, overlying SUBSOIL, overlying FILL, overlying ICE CONTACT SAND AND GRAVEL, overlying WEATHERED BEDROCK, overlying SCHIST BEDROCK.

TABLE 3-1: SUBSURFACE EXPLORATION SUMMARY

Boring	Approx. Ground Surface Elevation (Feet)	Approximate Depth to Top/Thickness of Stratum (Feet)						Depth of Exploration (Feet)	Groundwater Depth (Feet)
		(Stratum 1) TOPSOIL or ASHPALT	(Stratum 2) SUBSOIL	(Stratum 3) FILL	(Stratum 4) ICE CONTACT SAND & GRAVEL	(Stratum 5) WEATHERED BEDROCK	(Stratum 6) SCHIST BEDROCK		
B25-1	230.2	0.0/2.0” TOPSOIL	2.0”/2.8 (El. 230.0)	3.0/8.0 (EL. 227.2)	11.0/3.0 (EL. 219.2)	14.0/8.0 (El. 216.2)	22.0/EOE (EL. 208.2)	30.0 (El. 200.2)	NE
B25-2	233.8	0.0/3.0” ASPHALT	NE	3.0”/3.75* (EL. 233.5)	4.0/2.0* (El. 229.8)	6.0/3.0 (El. 227.8)	EOE (El. 224.8)	9.0 (El. 224.8)	NE
B25-3	245.2	0.0/2.0” TOPSOIL	2.0”/1.8 (El. 245.0)	2.0/4.0* (EL. 243.2)	6.0/2.0* (El. 239.2)	8.0/3.0 (EL 237.2)	EOE (El. 234.2)	11.0 (El. 234.2)	NE
B25-4	244.6	0.0/2.5” ASPHALT	NE	2.5”/0.8 (EL. 244.4)	1.0/10.0 (El. 243.6)	11.0/0.5 (El. 2233.6)	11.5/EOE (El. 233.1)	21.5 (El. 223.1)	10.0 (El. 234.6)
B25-5	232.4	0.0/1.0” ASPHALT	NE	1.0”/2.9 (EL. 232.3)	NE	NE	3.0/EOE (EL.229.4)	8.0 (EL. 224.4)	NE

*Cobbles or Boulders encountered within Stratum material indicated by rough drilling conditions.

3.1.1.1 Surface Exploration Summary

3.2 Soil Strata

The various soil strata encountered in the borings are described as follows. It should be noted that the depths to, and thickness of the various soil strata will vary between and away from the exploration locations. Similarly, the nature of the various deposits will also vary between and away from the exploration locations.

Stratum 1 – TOPSOIL/ASPHALT

TOPSOIL was encountered in borings B25-1 and B25-3 with a thickness of approximately 2.0 inches. The TOPSOIL can generally be described as fine to coarse SAND with “trace” amounts of gravel, “trace” to “little” amounts of silt, and “trace” amounts of organics. Areas of thicker topsoil may be encountered across the site.

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ASPHALT was encountered in borings B25-2, B25-4, and B25-5 with thicknesses ranging from approximately 1.0 to 3.0 inches.

Stratum 2 – SUBSOIL

The SUBSOIL stratum was encountered underlying the TOPSOIL in borings B25-1 and B25-3. The SUBSOIL can generally be described as brown to gray, fine to coarse SAND with "trace" to "little" amounts of gravel, "trace" to "little" amounts of silt, and "trace" organics.

SPTs performed in Stratum 2 generally indicate a variable relative density ranging from very loose to medium dense.

Stratum 3 – FILL

The FILL stratum was encountered in all boring locations. The FILL underlies the SUBSOIL in borings B25-1 and B25-3 and underlies the ASPHALT in borings B25-2, B25-4, and B25-5. The FILL can generally be described as brown to light brown to gray to red to orange fine to coarse SAND with "trace" to "and" amounts of gravel, "trace" to "some" amounts of silt, "trace" organics, and "trace" to "and" amounts of asphalt and brick debris. Iron oxide staining was also observed within the FILL stratum in borings B25-3 and B25-4 and large boulders and cobbles were encountered within the FILL stratum in borings B25-2 and B25-3.

SPTs performed in Stratum 3 generally indicate a variable relative density ranging from very loose to very dense.

Stratum 4 – ICE CONTACT SAND & GRAVEL

The ICE CONTACT SAND AND GRAVEL stratum was encountered underlying the FILL in borings B25-1 through B25-4. The ICE CONTACT SAND AND GRAVEL can generally be described as brown and gray, fine to coarse SAND with "trace" to "some" amounts of gravel and "trace" amounts of silt. Large boulders and cobbles were encountered within the ICE CONTACT SAND AND GRAVEL stratum in borings B25-2, B25-3, and B25-4.

SPTs performed in Stratum 4 generally indicate a variable relative density ranging from medium dense to very dense.

Stratum 5- WEATHERED BEDROCK

The WEATHERED BEDROCK at the site was underlying the ICE CONTACT SAND AND GRAVEL in borings B25-1 through B25-4. The WEATHERED BEROCK is generally described as a very soft, blueish gray to gray to brown, completely weathered SCHIST bedrock, with "little" amounts of sand and "little" amounts of gravel in some locations.

Stratum 6 – SCHIST BEDROCK

The SCHIST BEDROCK at the site underlying the WEATHERED BEDROCK appeared to be encountered at auger refusal depth in all borings. The SCHIST BEDROCK is generally described as dark gray, fresh, fair to good, Garnet Mica SCHIST, with moderate fractures. The depth, elevation, core recovery, and RQD for each rock core taken is summarized in Table 3-2.

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TABLE 3-2: ROCK CORES					
Boring #	**Sample #**	**Depth of Core (feet)**	**Elevation of Core (feet)**	**Core Recovery**	**RQD**
B25-1	C-1	22 - 27	208.2 – 203.2	90%	85%
B25-1	C-2	27 - 30	203.2 – 200.2	94%	58%
B25-4	C-1	11.5 -16.5	233.1 – 228.1	88%	60%
B25-4	C-2	16.5 – 21.5	228.1 – 223.1	98%	82%
B25-5	C-1	3 - 8	229.4 – 224.4	95%	50%

3.3 Groundwater

Based on the subsurface investigation program, groundwater was observed in boring B25-4 at a depth of approximately 10 feet below the existing ground surface with an elevation of approximately 234.6 feet. Groundwater was not encountered in other borings during drilling, however, signs of higher groundwater elevations were present with samples containing iron oxide staining and mottling.

Two PVC groundwater monitoring wells were installed on August 14 and August 15, 2025. The wells were placed to a depth of 7.0 feet below ground surface (bgs) in boring B25-2 and to a depth of 17 feet bgs in boring B25-1. Well readings were taken on August 15 and August 21 in both locations and all readings resulted as “dry”.

It should be noted that groundwater levels are known to fluctuate due to local and regional factors including, but not limited to, precipitation events, seasonal changes, and periods of wet or dry weather. Please see the boring logs within Appendix A of this report for details on groundwater depths.

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4.0 IMPLICATIONS OF SUBSURFACE CONDITIONS

4.1 General

Based on the subsurface investigation program and observations made during the explorations, the following are the geotechnical issues identified that could potentially impact the development of the site as proposed:

- ASPHALT, TOPSOIL, SUBSOIL, and FILL observed across the surface of the site are not suitable bearing stratums for footings or suitable for reuse as backfill materials in the building or paved areas and is recommended to be removed and replaced with suitable material as stated herein. See below photograph of the observed FILL materials at boring B25-1, depicting high contents of Asphalt and Brick debris, trace organics, and silt.

- The ICE CONTACT SAND AND GRAVEL observed across the site appears to be a suitable bearing stratum for the foundations. It is recommended that a 1-foot cushion of "Sand Gravel Fill" material should be placed between the ICE CONTACT SAND AND GRAVEL and structural elements to limit hard points developing below the footings or slabs.

- WEATHERED BEDROCK was encountered during the subsurface investigation. These materials should be removed to expose competent, sound rock for the placement of foundations, if necessary. Due to the encountered thickness of the weathered bedrock in some areas of the site, complete removal may be impractical. It is recommended that a 1-foot cushion of "Sand Gravel Fill" material should be placed between the WEATHERED BEDROCK and structural elements to limit hard points developing below the footings or slabs.

- The SCHIST BEDROCK observed across the site appears to be a suitable bearing stratum for the foundations. Areas of more competent SCHIST BEDROCK at high elevations may be encountered and require hammering or alternative techniques to remove for the placement of foundations beneath frost depth or for the placement of utilities. It is recommended that a 1-foot cushion of "Sand Gravel Fill" material should be placed between the SCHIST BEDROCK and structural elements to limit hard points developing below the footings or slabs.

- For each of the strata described above it should be noted that the depths to, thicknesses and extents are likely to vary across the site.

- Due to the high percentage of fine sand and silt sized particles in the soils present below the surface of the sites, crushed stone used under foundations, slabs, or around utilities should be wrapped with

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geotextile filter fabric when backfilled with existing site soils to the prevent the migration of the fine particles into the voids within the crushed stone. The filter fabric specification should be designed for site specific soils.

- Due to the potential for perched or shallow groundwater across the site, foundation drains are recommended to mitigate water at the foundation level. *Pare recommends test pits be performed in a later stage of the project to confirm estimated seasonal high groundwater and the impacts on the proposed design.*

- It is likely that most excavation of overburden soils can be completed with excavators. Hammering/blasting of larger boulders to facilitate removal should be anticipated. Cobbles and boulders were encountered during drilling within the FILL and ICE CONTACT SAND AND GRAVEL stratums. See photograph below of what appears to be natural boulders excavated from the property on the northern site boundary.

- Reuse of on-site ICE CONTACT SAND AND GRAVEL as fill may be possible pending confirmatory grain size analyses. It is, however, likely that the material will need to be screened and/or blended in order to meet specified gradations. Organic material, construction debris, fine grained soils, cobbles, boulders, and other deleterious materials should be removed from on-site materials prior to reuse. Additional sieve tests will be needed during construction to confirm the reusability of these strata as fill material. It should be noted that not all on-site materials will be suitable for reuse, nor will all required material gradations be present on-site. *Imported materials or blending of on-site material with imported material is anticipated for this project.*

- The existing infrastructure inclusive of buildings, foundations, site infrastructure, etc. should be removed in their entirety from within the proposed building footprint. Borings could not be completed within the footprint of the existing structures. Therefore prior to final design Pare recommends additional explorations are performed within the footprint of the demolished structure to understand the subsurface conditions. It is unknown at the time of this report how the subgrade was prepared underneath and around the existing structure. Additional deeper excavations of disturbed subgrades from demolition activities should be anticipated. Reuse and quality of materials underneath the existing building foundations are not known and may be saturated due to the perched groundwater on shallow bedrock and/or not suitable for reuse during construction.

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4.2 Seismic Design Category and Liquefaction Evaluations

4.2.1 Site Criteria

In general accordance with the 2018 International Building Code and the Title 510 State Building Code for Rhode Island, based on the boring information the soil profile of the project site is characterized as Site Class Profile C, "Very dense soil and soft rock" (i.e. Nbar>50)[5].

Based on the Title 510 State Building Code for Rhode Island, Table 1608.1, the maximum considered earthquake spectral response acceleration at short periods, S_s, and at 1-second periods, S_1, are 0.177 g and 0.063 g respectively. Correcting the accelerations for the observed site profile based upon average Standard Penetrations Test N values, the following parameters are recommended by the general procedure:

- Adjusted maximum considered earthquake spectral response acceleration parameters:
  - S_{MS} = 0.213
  - S_{M1} = 0.107
- For calculating the design spectral response accelerations, utilize:
  - S_{DS} = 0.142
  - S_{D1} = 0.072
- Site Modified Peak Ground Acceleration
  - PGA_M = 0.107

Based on the above coefficients and the 2018 International Building Code, the Seismic Design Category for the site is B with a risk category III.

4.2.2 Liquefaction Evaluation

Liquefaction is the tendency for a soil type, particularly fine sands, to lose a significant amount of strength and behave similar to a liquid in the event of an earthquake, or sufficient vibrations. Liquefaction analyses generally relate SPT N values, corrected for overburden, fines content, and measured groundwater levels to the liquefaction potential of the materials in question. In general, in order for liquefaction to occur three conditions have to be met simultaneously. These are: 1.) loose sandy soils susceptible to liquefaction, 2.) saturated soil conditions, and 3.) vibration.

The liquefaction analyses completed during the preparation of this report takes into account the soil and groundwater conditions encountered during the subsurface exploration program. It should be noted that fluctuations in groundwater levels can have a significant effect in the liquefaction potential of soils. If the groundwater is observed to change during the construction process or future explorations, Pare should be contacted as it may be necessary to re-analyze the soil for liquefaction potential.

Based upon the observed relative densities, groundwater elevation and material composition, it appears that the in-situ soils are NOT susceptible to liquefaction at this time.

[5] "Nbar" denotes the average Standard Penetration Test N-value for the first 100 feet of soil.

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5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Site Preparation

Given our current understanding of the project, Pare recommends that all Existing structures, ASHPHALT, TOPSOIL, SUBSOIL, and FILL beneath the proposed structures be removed. Pare recommends that the subgrades be excavated to the ICE CONTACT SAND AND GRAVEL, WEATHERED BEDROCK (with the exception of rock that is "completely weathered") or the sound SCHIST BEDROCK material on site and backfilled to proposed subgrade elevations with acceptable structural fill.

The following summarizes the site preparation approach to provide suitable bearing for spread footings/foundations.

- Unsuitable in-situ soils: ASPHALT, TOPSOIL, SUBSOIL, and FILL shall be removed to the ICE CONTACT SAND AND GRAVEL, WEATHERED BEDROCK (with the exception of rock that is "completely weathered"), and sound SCHIST BEDROCK below the proposed building foundation footprint. Other soils not identified in the subsurface investigation but found to contain organic matter, roots, construction debris, and/or other deleterious materials shall be over-excavated within the influence zone of the proposed shallow foundation to the top of the ICE CONTACT SAND AND GRAVEL, BEDROCK, or other soil layer determined to be an acceptable bearing stratum as determined by a geotechnical engineer.

- All fill placed in the excavation shall be placed in horizontal lifts with a maximum loose lift thickness of 12- inches and shall be compacted to no less that 95% of the maximum dry density as determined by the modified Proctor test.

- Boulders exposed on the surface of the subgrade should be removed and the resulting voids filled with compacted "Granular Fill".

- Subgrades in ICE CONTACT SAND AND GRAVEL or WEATHERED BEDROCK should be over-excavated by 12 inches and backfilled with a compacted 12-inch "cushion" of "Sand Gravel Fill", or over-excavated by 6 inches and backfilled using crushed stone.

- All fill shall be compacted under the observation of the geotechnical engineer to the minimum compaction requirements as presented in Table 5-3. Each lift of placed material shall be field density tested in accordance with project specifications.

- Unsuitable, disturbed, or weaving soils should be removed. Soils are likely to become disturbed during demolition activities and care should be used by the demolition and earthwork contractor to limit the depth of disturbance underneath the existing structures.

- Excavations should be backfilled with approved material, compacted in lifts, to the bearing elevation of the proposed subgrade or slabs-on-grade.

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- Prior to placing structural elements bearing directly on rock, loose and/or completely weathered rock should be removed such that the structural element is bearing on sound rock, and the rock surface should be cleaned of other sands, gravels, organic matter, construction debris, and other deleterious materials.

The site preparation program should be designed to provide a uniform bearing stratum meeting the capacity presented in Section 5.2.1, in addition to considering the effects of differential settlement across the proposed structure.

This approach will address the potential for excessive differential settlement. All organic material encountered should be stripped from within the influence zone of the proposed buildings, and pavement areas and stockpiled for potential on-site reuse. If on-site reuse in not feasible, the organic material should be properly disposed of off-site. The reuse of organic material as fill material within the influence zone of the proposed buildings and pavements areas should not be permitted.

5.2 Foundations

It is Pare's understanding that the proposed structure is in the conceptual design phase and loadings are not known at this time. Pare recommends that we are contacted to review the final design and our recommendations once final location and loading are known. For the purposes of this report, it is anticipated that the building footprint will be supported by a foundation system composed of column (i.e., square) and wall (i.e., continuous) footings bearing on a prepared granular subgrade which are recommended for effectively transferring the building loads to the ground.

Prior to the placement of fill to support the shallow foundation, any unsuitable material should be removed from the influence zone[6] of the proposed building footprint, this material should be replaced with compacted materials as discussed herein in Sections 5.1 – Site Preparation and 5.7 – Construction Materials. ICE CONTACT SAND AND GRAVEL materials are suitable for bearing after removal of exposed boulders and subsequent filling of voids with compacted "Granular Fill" and should be proof compacted in accordance with Section 5.10 – Compaction prior to the placement of foundation elements.

SCHIST BEDROCK appears to be suitable as a foundation bearing strata (after removal of completely weathered material and leveling of the rock surface). The strong, slightly weathered and slightly fractured bedrock surface should be observed and verified by the geotechnical engineer after preparation for the foundations. If the foundation is supported by rock, 12-inches of "Sand Gravel Fill" should be placed between the bottom for the footing and the bedrock.

It should be noted that the recommendations presented herein are based upon the currently anticipated building footprint and an approximate finished floor elevation similar to the existing building on site. Changes within the finished floor elevations, or locations of the structure should be reviewed by the geotechnical engineer for potential impacts to these recommendations. Note that placing basements or other open structures within "tub-like" excavations into the rock could result in the development of significant buoyant forces on the structure. Underdrain systems and

[6] "Influence Zone" is defined as the area below foundations and slabs bound by a plane extending from 2 feet outside of their outer edges, down 1 vertical, and out 1 horizontal. The influence zone also extends upward and outward from 2 feet outside of the footing outer edges up 1 vertical and out 1.5 horizontal as shown on Figure 5-1.

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positive drainage site grading techniques will be required to mitigate these forces. Impact of failure of these systems and redundant features should be considered during design.

5.2.1 Shallow Foundations

A shallow foundation system composed of column (i.e., square) and wall (i.e., continuous) footings bearing on a minimum 12-inch thick layer of compacted "Sand Gravel Fill" or 6-inches of crushed stone (in wet areas) placed on compacted structural "Granular Fill", proof-compacted ICE CONTACT SAND AND GRAVEL and WEATHERED BEDROCK, or SCHIST BEDROCK are recommended for effectively transferring the building loads to the ground. ***A maximum net allowable soil bearing pressure[7] of 4,000 pounds per square foot is recommended in the design of foundations bearing entirely on the proof compacted ICE CONTACT SAND AND GRAVEL and WEATHERED BEDROCK stratums. A maximum net allowable soil bearing pressure of 10,000 pounds per square foot is recommended in the design of foundations bearing entirely on the sound SCHIST BEDROCK.***

However, based on the variability of the site conditions and in order to limit differential and total settlements to ½ across the different subgrade Stratum Pare recommends a net allowable bearing capacity of 4,000 psf is used for design.

A maximum total settlement of 1 inch and a maximum differential settlement of one-half inch between foundation elements was also assumed. ***Foundations that bear partially upon soil and partially upon bedrock should be limited to ½ inch total and differential settlement.*** Should shallow bedrock be encountered at the finished floor elevation, over excavation of bedrock will be required to allow for 6 inches of geotextile wrapped "Crushed Stone" or 12 inches of compacted "Sand and Gravel Fill" to be placed.

Footings should be proportioned to apply no more than the net allowable bearing pressure. For footings less than 2-feet wide or greater than 8-feet wide, the net allowable bearing pressure should be reassessed and in no case should a continuous footing be less than 24-inches wide or should a column footing be less than 24-inches wide.

5.2.2 Slabs on Grade

A modulus of vertical subgrade reaction (K_v) of 150 pounds per cubic inch is recommended for design of a slab on grade placed over 12 inches of compacted "Sand Gravel Fill", 6 inches of crushed stone, or proof compacted ICE CONTACT SAND AND GRAVEL (after removal of exposed boulders and filling of voids). The structural engineer will need to design the slab for anticipated live and dead loads in accordance with applicable building codes. Should any of the building, mechanical, electrical, or other equipment require independent foundations, additional foundations and/or modifications to the slab may be required depending upon the actual load requirements. Stand-alone slab foundation preparation should follow recommendations set forth in Section 5.2. Structural mats should be designed to the same bearing capacities stated in the Shallow Foundations section of this report.

[7] Net allowable bearing pressure is the pressure in excess of the existing overburden pressure that can be safely carried at the footing depth, D (based on presumptive bearing capacities).

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5.2.3 Pavement Foundations

The ICE CONTACT SAND AND GRAVEL appear suitable as pavement subgrade as required by RIDOT specifications. Compaction and preparation of the subgrade will be required to RIDOT specifications prior to placement and compaction of the pavement subbase and base courses. Pare recommends subdrains are designed and included in areas where bedrock is shallow and water may pond in "tub" like depressions within the frost depth and cause pavement heaving/distress.

5.3 Frost Depth Recommendations

In conformance with Rhode Island State Building Code, exterior footings founded over soils should be placed at a minimum depth of 4.5 feet below the finished grade in order to provide for frost protection. Preparation for slabs and paved areas should consider the frost heave susceptibility of subgrade soils. If structural fill is used or the crushed stone is not drained, then the foundation should be placed at a minimum of 5 feet below proposed grade for frost protection.

5.4 Lateral Earth Pressures and Retaining Wall Design

For the design of retaining walls with level backfill, recommended lateral earth pressure coefficients are indicated in Table 5-1.[8] A moist unit weight of 125 pounds per cubic foot (pcf) and a minimum internal friction angle (ϕ) of 35° for imported free draining "Granular Fill" is recommended. The lateral earth pressure coefficient should be increased where the ground surface slopes up behind the wall. The retaining walls should be designed to withstand surcharge loading which may be present over the life of the structure. These would include traffic loads, as well as loads from storage, fill or construction equipment which may be placed adjacent to the wall. The influence zone behind the wall can be defined by a 1.5 horizontal to 1 vertical line extending upward from the bottom outside edge of the wall footing.

The magnitude of lateral earth pressure against retaining walls is dependent upon the type of backfill, method of fill placement, drainage provisions, and the amount of displacement the wall is permitted to undergo after the placement of the backfill. Pare recommends that the retaining walls be backfilled with a free draining compacted "Granular Fill", as defined herein.

The lateral earth pressure distribution against the retaining wall should be computed using the appropriate value of K, the coefficient of lateral earth pressure. Recommended values of K are presented in the table below. Friction factors are also presented for use in checking resistance to unbalanced forces on the walls.

TABLE 5-1: RECOMMENDED EARTH PRESSURE AND FRICTION COEFFICIENTS

Material	At-Rest Coefficient (K_o)	Active Coefficient (K_a)	Passive Coefficient (K_p)
Ice Contact Sand & Gravel (Φ = 34°)	0.44	0.28	3.54
Weathered Bedrock (Φ = 40°)	0.36	0.22	4.59
Imported "Granular Fill" (Φ = 35°)	0.43	0.27	3.69

[8] Friction angle values estimated based off of chapter 3, figure 7 from "NAVFAC DM-7.1", 1982. Earth pressure coefficient calculated from chapter 7 from "Principles of Foundation Engineering" by Braja M. Das, 2010.

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FRICTION COEFFICIENTS	
Concrete Poured on Imported Sand Gravel Fill	tan δ = 0.45
Precast Concrete on Imported Sand Gravel Fill	tan δ = 0.30

In order to attain either the active or passive condition, displacement of the wall is necessary. To attain the active condition in a sand material, the horizontal movement required ranges from 0.001H to 0.004H depending on the density of the material. The horizontal movement required to attain the passive condition in a sand material ranges from 0.02H to 0.06H, where H is the wall height.

Traffic loads and other anticipated loadings that could occur behind the walls should be considered. In addition, the effect of adjacent footings on lateral walls should be accounted for during design. A minimum of 250 psf should be used to account for compaction equipment within 5 feet of the wall.

5.5 Drainage

Based on observations taken during the subsurface investigation, groundwater was encountered at the site at a depth of 10.0 feet below the existing ground surface, or elevation of 234.6 feet, which is expected to be near the anticipated depth of excavations. Please note that as part of the select boring activities, water was introduced to the noted boreholes and may not have dissipated at the time that the measurement was taken. Temporary dewatering to control groundwater inflow to excavations will likely be required. Permanent perimeter and underdrains should be designed when the finished floor elevation (FFE) is within 5 feet of the observed groundwater.

Note that shallow foundations should be prepared in the dry. Roof drainage and surface water runoff should be directed away from the structure. As water levels are anticipated to fluctuate with the seasons and precipitation events, positive drainage is also recommended in order to carry water away from the building foundation.

5.6 Underground Utilities

Underground pipes and utilities should be placed on bedding in accordance with the manufacturer's specifications and recommendations. "Granular Fill" should be placed in lifts on the sides and above the utilities. The lift thickness should be sized appropriately for the equipment being used. For hand operated compaction equipment loose lift thickness should be limited to 6-inches; for vibratory plate compactors, 8-inch loose lifts; and for vibratory drum roller or sheep’s foot trench roller, 12-inch loose lifts.

5.7 Construction Materials

Fill materials should be friable soil, free from trash, ice, snow, frozen soils, tree stumps, roots, and other organic matter and deleterious materials. Pare recommends the following soil gradations for imported fill, conforming to the Rhode Island Department of Transportation *Standard Specifications for Road and Bridge Construction 2025* (State Standards).

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- Gravel Borrow utilized as "Sand Gravel Fill" below structures and under pavement should conform to M.01.02 of the State Standards and conforming to the material gradation in M.01.09 Table I column Ib of the State Standards.
- All other Gravel Borrow material utilized as "Granular Fill" below structures and for material utilized in regrading areas, trench backfill, backfill against below-grade walls as "Granular Fill" should conform to M.01.02 of the State Standards and conforming to the material gradation in M.01.09 Table I column Ia of the State Standards.
- Crushed Stone Bedding Material should be imported material conforming to "Crushed Stone or Crushed Gravel" in M.01.09 table I type II of the State Standards.

5.8 Reuse of On-Site Soils

Based on the visual classifications, any topsoil or subsoil encountered may be suitable for reuse as loam in landscape area. All pavement material should be disposed of off-site in accordance with local, state, and federal laws.

Due to the high percentage of fine sand, boulders and cobbles it is recommended to modify the excavated ICE CONTACT SAND AND GRAVEL before placing and recompacting. It is recommended that the existing ICE CONTACT SAND AND GRAVEL is amended to meet the specifications. To amend the ICE CONTACT SAND AND GRAVEL material, it may be required to blend the material with an imported material, to remove unsuitable materials (organics, silt, clay, and waste as needed) as well as remove boulders and cobbles greater than 3 inches, or a combination of blending and removal. Fill material should not contain oil and/or hazardous material. After amending the material, confirmatory grain size analysis will be needed to confirm that the blending/screening methodology achieves the desired results and can be reproduced on-site.

It is possible to reuse the material without modification and will likely perform adequately, however there is the possibility that the material will not compact adequately and settlement could develop. The client should be apprised of this risk if unmodified fill is used at the site.

5.9 Soils Prone to Disturbance from Rain and Frost

Silty or fine sandy soils are prone to disturbance when saturated from rainfall events, will be easily disturbed by construction equipment traversing the site, are difficult to compact, and prone to frost heaves during freeze thaw cycles. If the construction is performed during the late fall, winter, or spring months, wet conditions and freeze thaw cycles should be expected to prevail. Soils becoming saturated or allowed to freeze will require re-compaction and retesting prior to placing additional fill material or structural components. Delays caused by wet/freezing soil conditions may be a factor that affects the construction schedule. Should the subgrade become disturbed, the disturbed material should be over-excavated and replaced with compacted "Granular Fill" as recommended in Section 6.

Soils with a silt content of greater than about 8% have the potential to heave when subjected to freezing conditions. The risk of heaving increases with increasing silt content, although soils with a silt content of less than about 15% silt is considered within the construction industry to be an acceptable risk. High silt content soils are not recommended for use in frost zones below structures, pavements, or within the influence zone of foundation walls due to their susceptibility to frost

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heave. Prior to reusing these materials, confirmatory sieve analyses for each type of on-site material proposed for reuse should be completed by the Contractor and submitted to the Engineer for approval.

5.10 Compaction

The approved subgrade to accept backfill and foundations should be compacted by proof compaction with at least six (6) passes of a 10-ton vibratory roller performed in perpendicular directions.

Lift thicknesses of placed material should be limited to 12 inches thick (loose lift thickness). Compaction of this material should be performed with adequately sized equipment to yield the recommended amount of relative compaction.

The fill materials should be compacted as outlined in Table 5-2.

TABLE 5-2: RECOMMENDED MINIMUM COMPACTION REQUIREMENTS

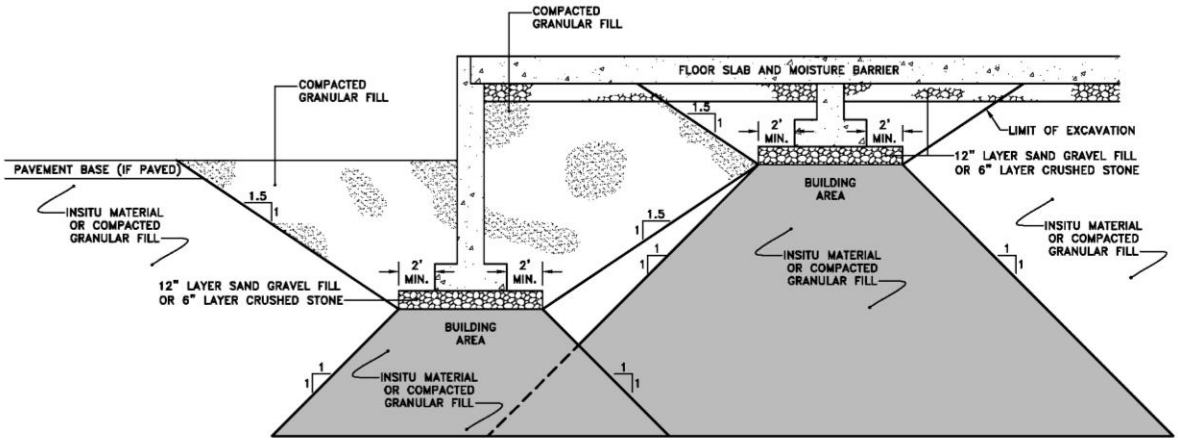
Location	Percent of Maximum Dry Density [1]
Backfill below foundations[2]	95
Backfill for foundation and retaining walls	95
Backfill within pavement base and sub base layers	95
Backfill below pavement sub base layers	95
Around and above utilities within structure areas	95
Around and above utilities in paved areas	95
Backfill behind retaining walls	95[3]
Backfill within landscaped areas	85

[1] Maximum dry density as determined by the Modified Proctor test (ASTM D 1557)

[2] Described as an area extending downward and outward from 2 feet outside of the outside edge of the foundation at a 1H:1V slope.

[3] During compaction of fill placed behind retaining walls, care should be taken so as to maintain uniform elevation along both sides within the embedded areas, and to not overstress the wall by applying excessive compactive energy at the top of the wall.

Figure 5-1: Typical Profile Below Footings



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6.0 CONSTRUCTION CONSIDERATIONS

This section presents construction considerations and recommendations including excavation, backfilling, utility installation, dewatering, lateral earth support, and construction monitoring.

6.1 Excavation

6.1.1 Site Preparation

Structure Area: After rough grades have been established, but before placement of compacted "Granular Fill", exposed surfaces should be visually inspected and probed. Frozen, wet, or loose soils and other undesirable materials should be removed.

Following the removal of the existing structures on the site. The area of the proposed building will need to be stripped of all disturbed surface material, trees and grubbed of all stumps, vegetation, topsoil, and root mat. Debris from grubbing and stripping activities should be removed and properly disposed of in accordance with current regulations. Should the material contain solid wastes, such material should be segregated and disposed of in a manner consistent with local, state, and federal regulations.

Should the subgrade become disturbed during excavation and/or construction, all disturbed material should be over-excavated to firm or native soil and replaced with a minimum of one foot of compacted "Granular Fill" or "Crushed Stone" wrapped in geotextile filter fabric.

Parking Area and Paved Surfaces: All TOPSOIL and SUBSOIL including the root mat should be stripped prior to filling. The subgrade should be proof rolled with a minimum of 4-6 passes of a vibratory roller with a static weight of 10,000 pounds and a dynamic weight of 20,000 pounds. Caution should be used when compacting the subgrade, if wet, to avoid weaving and disturbance from vibrations.

6.1.2 Rock Removal

Boulders and cobbles were encountered during the subsurface investigation. Hammering to downsize large boulders may be required to facilitate removal.

The BEDROCK is expected to be a hard, SCHIST rock. Blasting and hammering of the rock may be required to break the rock into excavatable sizes. Local blasting requirements will need to be verified and coordination with the State Fire Marshal will be necessary. Low vibration methods of rock removal (e.g. hydraulic fracturing) should also be considered adjacent to areas of low vibration tolerance.

6.2 Backfilling

6.2.1 Gravel Borrow

Pare recommends that footings, foundation walls, and areas requiring fill below the floor slab be backfilled to within 12 inches of proposed grade with compacted "Granular Fill" if "Sand Gravel Fill" is utilized or within 6 inches of proposed grade if crushed stone is utilized. Compacted

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"Granular Fill" should be free draining friable soil free from trash, ice, snow, tree stumps, roots, other organic matter, deleterious materials, and conform to the specified requirements.

In general, compaction should be accomplished by placing fill in 8 to 12 inch loose horizontal lifts and mechanically compact each lift to the specified dry density. Thinner lifts may be required in certain instances depending on the type of mechanical compaction equipment utilized. Recommended minimum compaction requirements are described in Section 5.10.

6.2.2 Sand Gravel Fill / Crushed Stone

"Sand Gravel Fill" should be placed for the final 12 inches below footings, slabs and as pavement base course layers. This material should be placed in 8 to 12 inch loose horizontal lifts and mechanically compacted to the specified dry density. In areas where wet conditions are encountered, "Crushed Stone" (wrapped in Geotextile Fabric) could be used under footings instead of the "Sand Gravel Fill". The "Crushed Stone" should be proof compacted with 1 pass in each direction with a vibratory compactor.

6.2.3 Excavation Backfill

When backfilling against excavated slopes or trench walls the Contractor should take care to bench the lift into the excavated slope wall. Compaction equipment should be operated in such a manner to achieve adequate bonding and compaction of the placed lift and existing excavation wall.

6.3 Utility Installation

Excavations for installation of underground utilities should be made to comply with all OSHA, federal, state, and local regulations. At a minimum, excavations should be wide enough to accommodate the utility to be installed with clearance on each side of the utility to provide space for operating compaction equipment for backfilling of the utility in lifts without damaging the utility. The base of the excavation and bedding layer should be formed to properly support all components of the utility, including pipe bells, and manholes to prevent damage during installation. During backfilling operations, care should be taken to provide properly compacted fill along the length of the utility being installed. All fill material in excess of 3 inches (including cobbles and boulders within the native deposits) should be removed from the fill within 12 inches of the utility to prevent damage to the utility during compaction. It should be noted that dependent upon the final location/alignment of the site utilities blasting or hammering of bedrock and large boulders should be anticipated to facilitate installation.

6.4 Dewatering

During construction, temporary dewatering is anticipated to be required to control ponded water resulting from rain and surface runoff. Based on measurements taken during the subsurface investigation, groundwater will likely be encountered within the proposed excavation depths. The Contractor should provide for proper drainage of surface water away from any excavations. All excavations should be conducted in the dry. The contractor should also consider the implications of groundwater drawdown in the excavations, and provide mitigation measures as required.

It should be noted that groundwater levels may fluctuate over time due to variations in rainfall and other factors different from those prevailing at the time the explorations were performed.

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6.5 Lateral Support

Several excavations are expected within the footprint of the proposed structures for installation of permanent retaining structures, footings, utilities and below-grade walls. Temporary support systems are anticipated to be required at some locations to retain the surrounding soil and maintain a near-vertical excavation face where it will be necessary to protect the pavement or underground utilities.

The design of cantilever and braced support systems is beyond the scope of this report. If necessary, during construction, excavation support will be the Contractor's responsibility.

In areas where an open cut is possible without a temporary support system, the final side slopes should conform to local, state, and federal safety requirements.

6.6 Construction Monitoring

The site preparation, excavation and backfill, compaction, and foundation installations should be observed by our geotechnical field engineer(s) under the direction of one of our registered professional engineers experienced in geotechnical engineering. While onsite, our engineer(s) could provide field density testing, verification of bearing layers, and assistance in general interpretation of the geotechnical requirements during construction. This would provide an accurate record of construction, alert the designer to changed conditions, and make useful data available for upcoming construction.

Foundation excavations should be observed to confirm that all loose, soft, and undesirable material (i.e. organic matter, roots, and other deleterious materials) is removed and that the foundations will bear on a satisfactory material. Excavation subgrade observations should include proof compaction, hand auger borings or hand probing.

As mentioned, compaction criteria for the various imported materials should be developed and included in the specifications. Field density testing should be performed using a nuclear density gauge to confirm that adequate compaction is being achieved. During construction, representative samples of all materials to be used as backfill should also be tested for conformance with the specified material properties.

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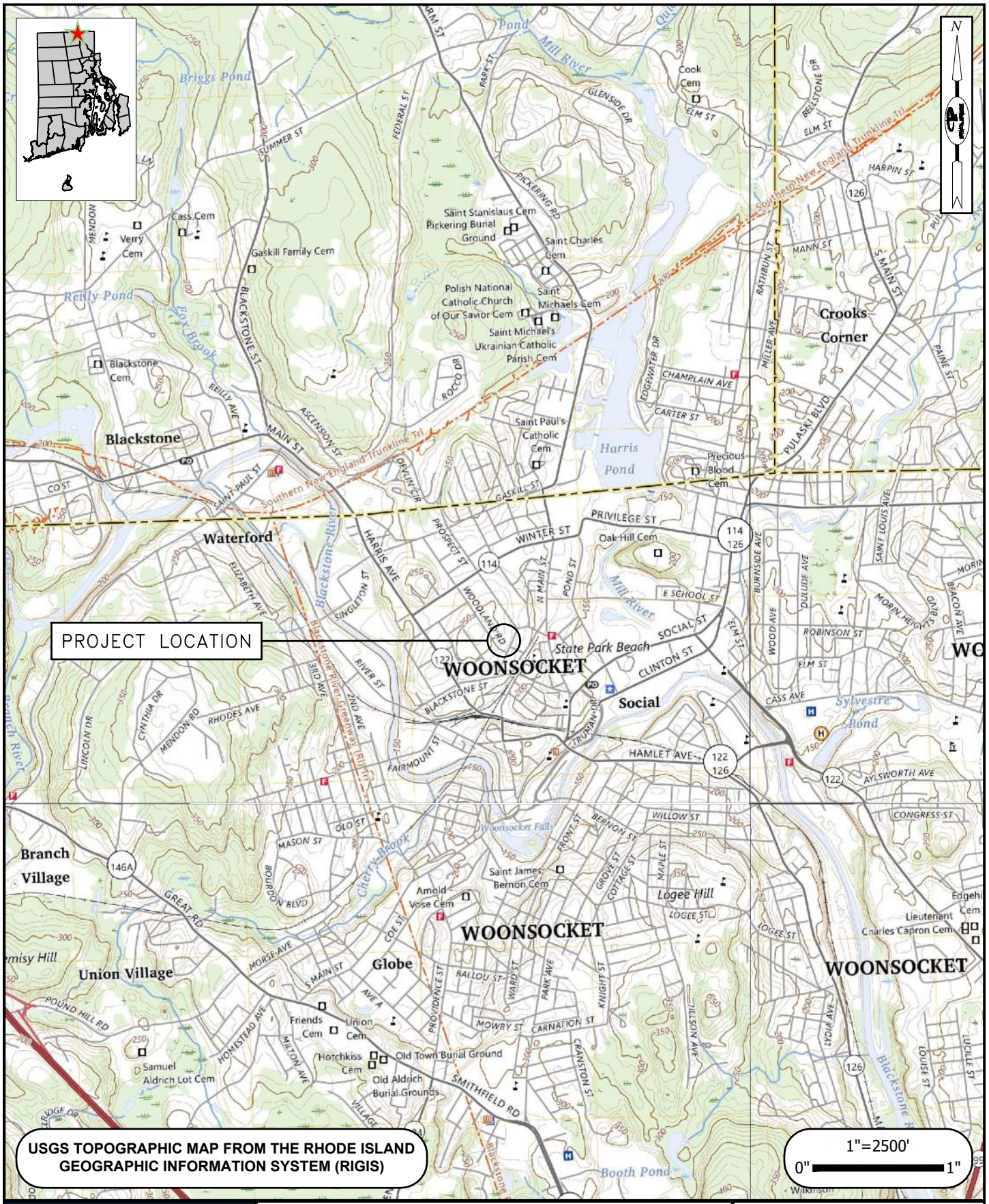
RISE Prep Upper Academy High School

Woonsocket, RI

FIGURES



PARE CORPORATION

RISE PREP UPPER ACADEMY HIGH SCHOOL

120 SPRING STREET

WOONSOCKET, RHODE ISLAND

LOCUS PLAN

AUGUST 2025 FIGURE 1

PARE CORPORATION

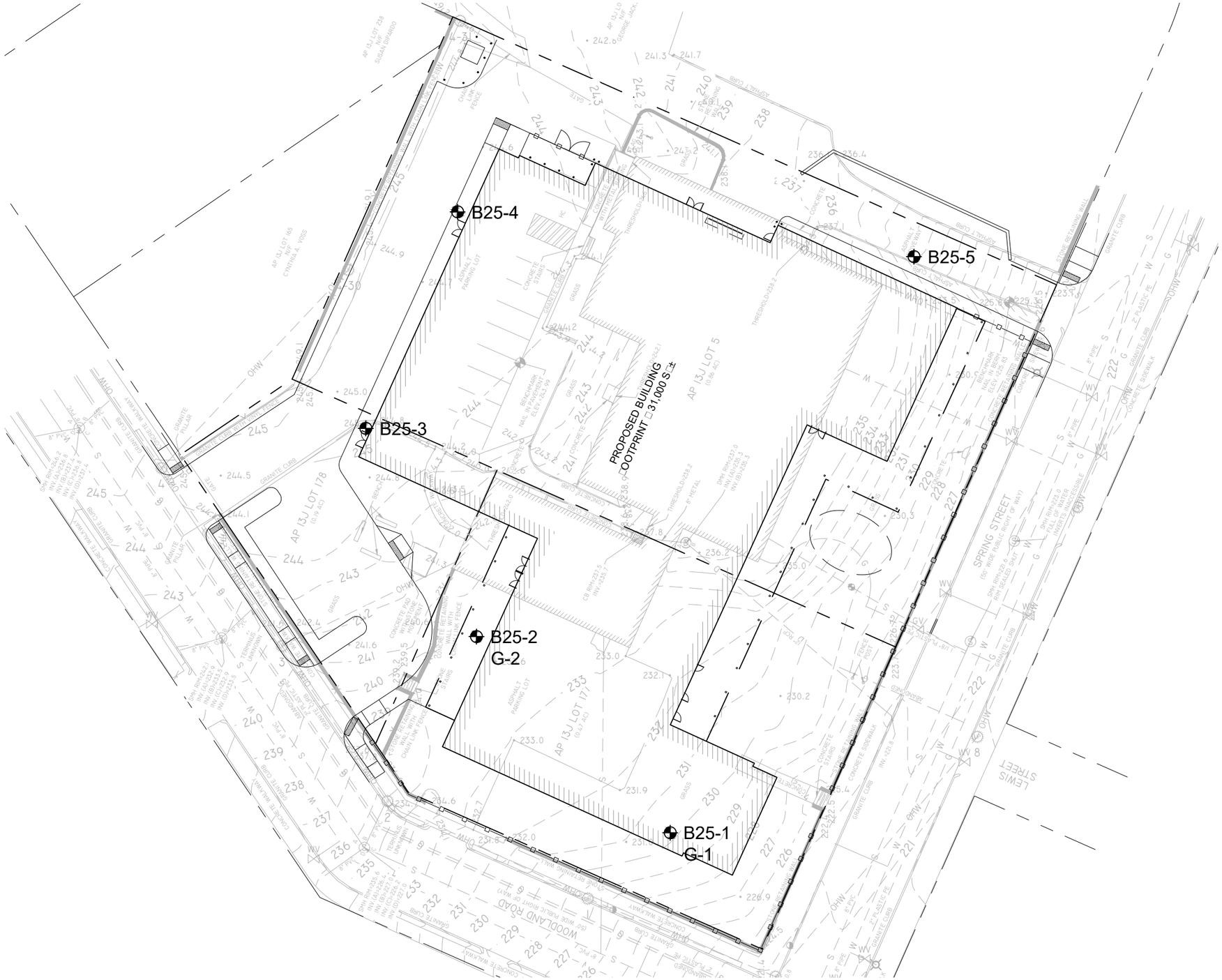
RISE PREP UPPER ACADEMY HIGH SCHOOL

120 SPRING STREET

WOONSOCKET, RHODE ISLAND

AERIAL PLAN

AUGUST 2025 FIGURE 2



LEGEND

- B25-1 BORINGS WERE COMPLETED BY GEOSEARCH, INC. ON AUGUST 13-15, 2025. BORINGS WERE OBSERVED BY PARE CORPORATION PERSONNEL.
- G-1 PVC MONITORING WELLS WERE INSTALLED BY GEOSEARCH, INC ON AUGUST 14-15, 2025.

SUBSURFACE EXPLORATION PLAN

SCALE: 1" = 40'±

NOTES

1. PLAN DEVELOPED FROM TOPOGRAPHIC SURVEY PLAN PREPARED BY DIPRETE ENGINEERING, DATED AUGUST 15, 2025.

PARE CORPORATION
www.parecorp.com

RISE PREP UPPER ACADEMY
HIGH SCHOOL
120 SPRING STREET
WOONSOCKET, RHODE ISLAND

PROJECT NO.	25111.00
DATE	AUGUST 2025
SCALE	AS NOTED
DESIGNED BY	BS
CHECKED BY	BN
DRAWN BY	LMC
APPROVED BY	ARO

SUBSURFACE EXPLORATION PLAN

FIGURE NO.
3

Z:\JOBS\25 Jobs\25111.00 RISE-New Charter School Woonsocket-RI\REPORTS\Geotech\FIG 3 SUBSURFACE EXPLORATION PLAN.dwg

RISE Prep Upper Academy High School
Woonsocket, RI

APPENDIX A
Subsurface Exploration Logs

Pare Corporation
10 Lincoln Road, Suite 210
Foxboro, MA 02035
508-543-1755

BORING NUMBER B25-1

CLIENT KITE Architects
PROJECT NAME RISE Prep Upper Academy High School
PROJECT NUMBER 25111.00
PROJECT LOCATION Woonsocket, RI
DATE STARTED 8/14/2025 **COMPLETED** 8/14/2025
GROUND ELEVATION 230.2 ft Survey Plan **HOLE SIZE** 6 in.
DRILLING CONTRACTOR Geosearch, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Wash & Drive / Nx Coring
AT TIME OF DRILLING --- Not Encountered
LOGGED BY EM/TBS **CHECKED BY** BCN
AT END OF DRILLING ---
BORING LOCATION SEE SUBSURFACE EXPLORATION PLAN **N:** 336974.504 **E:** 323412.085

DEPTH (ft)	ELEVATION (ft)	CASING (bl/ft)	SAMPLE TYPE NUMBER	RECOVERY/PEN. (in/in)	DEPTH (ft)	BLOW COUNTS/6"	MIN/FT	GRAPHIC LOG	SAMPLE DESCRIPTION	STRATUM DESCRIPTION
0	230.2		S-1	15 / 24	0 - 2	1-3-6-6 (9)			Dry, loose, brown, fine to coarse SAND, little Silt, little Gravel, trace Organics.	2" TOPSOIL
			S-2	12 / 24	2 - 4	5-7-10-5 (17)			Dry, medium dense, brown to gray, fine to medium SAND, trace Silt, trace Gravel, trace Organics.	SUBSOIL
5	225.2		S-3	12 / 24	4 - 6	5-2-1-4 (3)			Dry, very loose, brown red to gray, fine SAND and Brick and Asphalt Debris, little Gravel, trace Silt.	FILL
			S-4	12 / 24	6 - 8	3-6-7-6 (13)			Moist, medium dense, brown to gray, fine SAND, some Gravel, trace Silt.	
10	220.2		S-5	11 / 24	8 - 10	5-5-5-5 (10)			Wet, medium dense, brown, fine to coarse SAND, little Silt, trace fine to coarse Gravel, trace Organics, trace Brick Debris.	
			S-6	10 / 24	10 - 12	7-10-10-5 (20)			6A: Wet, medium dense, brown, fine to coarse SAND, little fine to coarse Gravel, some Silt, trace Brick Debris, trace Asphalt Debris. 6B: Wet, medium dense, brown, fine to coarse SAND, little Gravel.	ICE CONTACT SAND & GRAVEL
15	215.2		S-7	11 / 24	14 - 16	3-2-4-2 (6)			Very soft, bluish gray, completely weathered SCHIST, little Gravel.	WEATHERED BEDROCK
20	210.2		S-8	12 / 22.5	19 - 21	9-8-11-50/5"			Very soft, blue to gray to brown, weathered SCHIST, little Gravel.	
25	205.2		C-1	54 / 60	22 - 27		10:44 10:47 10:50 10:53 10:56		Dark gray, fresh, good, Garnet Mica SCHIST with moderate fractures. REC: 54/60 = 90% RQD: 51/60 = 85%	SCHIST BEDROCK
30	200.2		C-2	34 / 36	27 - 30		11:23 11:26 11:29		Dark gray, fresh, fair, Garnet Mica SCHIST with moderate fractures. REC: 34/36 = 94% RQD: 21/36 = 58%	
35									Bottom of borehole at 30.0 feet.	

GRANULAR SOILS

BLOWS/FT	DENSITY
0 - 4	V. LOOSE
4 -10	LOOSE
10 - 30	M. DENSE
30 - 50	DENSE
>50	V. DENSE

COHESIVE SOILS

BLOWS/FT	CONSIST.
<2	V. SOFT
2 - 4	SOFT
4 - 8	M. STIFF
8 - 15	STIFF
15 - 30	V. STIFF
>30	HARD

REMARKS:
1.S-5: Trace brick debris near top of sample.
2.Water introduced to drilling procedures at 8 feet.
3.Roller bit from 20.9 feet to 22 feet.
4.Well installed to 17 feet.

BURMISTER CLASSIFICATION

TRACE	0 -10%
LITTLE	10 - 20%
SOME	20 - 35%
AND	35 - 50%

PERCENT BY WEIGHT

NOTES: **1) THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL.**
2) WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THE LEVEL OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.

PARE BORING LOG - GINT STD US LAB.GDT - 8/27/25 09:37 - Z:\JOBS\25 JOBS\25111.00 RISE-NEW CHARTER SCHOOL WOONSOCKET-RI\DATA\BORING LOGS\25111.00 BORING LOGS.GPJ

Pare Corporation
10 Lincoln Road, Suite 210
Foxboro, MA 02035
508-543-1755

BORING NUMBER B25-2

CLIENT KITE Architects
PROJECT NAME RISE Prep Upper Academy High School
PROJECT NUMBER 25111.00
PROJECT LOCATION Woonsocket, RI
DATE STARTED 8/14/2025 **COMPLETED** 8/14/2025
GROUND ELEVATION 233.8 ft Survey Plan **HOLE SIZE** 6 in.
DRILLING CONTRACTOR Geosearch, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger
AT TIME OF DRILLING --- Not Encountered
LOGGED BY TBS **CHECKED BY** BCN
AT END OF DRILLING ---
BORING LOCATION SEE SUBSURFACE EXPLORATION PLAN **N:** 337048.746 **E:** 323338.757

DEPTH (ft)	ELEVATION (ft)	CASING (bl/ft)	SAMPLE TYPE NUMBER	RECOVERY/PEN. (in/in)	DEPTH (ft)	BLOW COUNTS/6"	MIN/FT	GRAPHIC LOG	SAMPLE DESCRIPTION	STRATUM DESCRIPTION
0	233.8		S-1	15 / 24	0 - 2	9-5-9-7 (14)			Moist, medium dense, brown and gray, fine to coarse SAND, little Asphalt fragments, some Gravel.	3" ASPHALT
			S-2	14 / 24	2 - 4	10-12-15-26 (27)			Dry, medium dense, light brown and gray, fine to coarse SAND, little Gravel.	FILL
5	228.8		S-3	5 / 5	4 - 6	50/5"			Dry, very dense, gray, fragmented ROCK (boulder), little fine Sand.	BOULDERS
			S-4	10 / 10	8 - 9	41-50/4"			Soft, gray, highly weathered SCHIST.	WEATHERED BEDROCK
10									Bottom of borehole at 9.0 feet.	
15										
20										
25										
30										
35										

GRANULAR SOILS

BLOWS/FT	DENSITY
0 - 4	V. LOOSE
4 -10	LOOSE
10 - 30	M. DENSE
30 - 50	DENSE
>50	V. DENSE

COHESIVE SOILS

BLOWS/FT	CONSIST.
<2	V. SOFT
2 - 4	SOFT
4 - 8	M. STIFF
8 - 15	STIFF
15 - 30	V. STIFF
>30	HARD

REMARKS:
1.Asphalt (3 inches) at surface.
2.Sampler refusal at 4.5 feet.
3.Auger refusal at 9 feet.
4.Well installed to 7 feet.

BURMISTER CLASSIFICATION

TRACE	0 -10%
LITTLE	10 - 20%
SOME	20 - 35%
AND	35 - 50%

PERCENT BY WEIGHT

NOTES: **1) THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL. 2) WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THE LEVEL OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.**

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Pare Corporation
10 Lincoln Road, Suite 210
Foxboro, MA 02035
508-543-1755

BORING NUMBER B25-3

CLIENT KITE Architects
PROJECT NAME RISE Prep Upper Academy High School
PROJECT NUMBER 25111.00
PROJECT LOCATION Woonsocket, RI
DATE STARTED 8/13/2025 **COMPLETED** 8/13/2025
GROUND ELEVATION 245.2 ft Survey Plan **HOLE SIZE** 6 in.
DRILLING CONTRACTOR Geosearch, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger / Nx Coring
AT TIME OF DRILLING --- Not Encountered
LOGGED BY TBS **CHECKED BY** BCN
AT END OF DRILLING ---
BORING LOCATION SEE SUBSURFACE EXPLORATION PLAN **N:** 337727.538 **E:** 323296.869

DEPTH (ft)	ELEVATION (ft)	CASING (bl/ft)	SAMPLE TYPE NUMBER	RECOVERY/PEN. (in/in)	DEPTH (ft)	BLOW COUNTS/6"	MIN/FT	GRAPHIC LOG	SAMPLE DESCRIPTION	STRATUM DESCRIPTION
0	245.2		S-1	12 / 24	0 - 2	1-1-1-3 (2)			Dry, very loose, brown, fine SAND, trace Silt, trace Organics.	2" TOPSOIL / SUBSOIL
			S-2	18 / 24	2 - 4	5-7-13-22 (20)			Moist, medium dense, light brown, fine SAND, trace Gravel, iron staining, trace Silt.	FILL
5	240.2		S-3	22 / 23	4 - 6	16-16-22-50/5"			3A: (Top ") Moist, dense, grayish brown, fine to coarse SAND, little Gravel, iron staining, little Silt.	FILL
									3B: (Bottom 2") Soft, gray, highly weathered SCHIST.	BOULDERS
			S-4	15 / 24	8 - 10	2-15-17-20 (32)			Very soft, gray, completely weathered SCHIST, little Sand, little Gravel, trace Silt.	WEATHERED BEDROCK
10	235.2		S-5	6 / 6	10 - 11	50-50/0"			Very soft, gray, completely weathered SCHIST, little Sand, little Gravel, trace Silt.	WEATHERED BEDROCK
									Bottom of borehole at 11.0 feet.	
15										
20										
25										
30										
35										

GRANULAR SOILS

BLOWS/FT	DENSITY
0 - 4	V. LOOSE
4 -10	LOOSE
10 - 30	M. DENSE
30 - 50	DENSE
>50	V. DENSE

COHESIVE SOILS

BLOWS/FT	CONSIST.
<2	V. SOFT
2 - 4	SOFT
4 - 8	M. STIFF
8 - 15	STIFF
15 - 30	V. STIFF
>30	HARD

REMARKS:
1.Sampler refusal at 5.9 feet.
2.Auger refusal at 11 feet.

BURMISTER CLASSIFICATION

TRACE	0 -10%
LITTLE	10 - 20%
SOME	20 - 35%
AND	35 - 50%

PERCENT BY WEIGHT

NOTES:
1) THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL.
2) WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THE LEVEL OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.

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Pare Corporation
10 Lincoln Road, Suite 210
Foxboro, MA 02035
508-543-1755

BORING NUMBER B25-4

CLIENT KITE Architects
PROJECT NAME RISE Prep Upper Academy High School
PROJECT NUMBER 25111.00
PROJECT LOCATION Woonsocket, RI
DATE STARTED 8/13/2025 **COMPLETED** 8/13/2025
GROUND ELEVATION 244.6 ft NAVD88 **HOLE SIZE** 6 in.
DRILLING CONTRACTOR Geosearch, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger / Nx Coring
AT TIME OF DRILLING 10.0 ft / Elev 234.6 ft
LOGGED BY TBS **CHECKED BY** BCN
AT END OF DRILLING ---
BORING LOCATION SEE SUBSURFACE EXPLORATION PLAN **N:** 337209.477 **E:** 323331.612

DEPTH (ft)	ELEVATION (ft)	CASING (bl/ft)	SAMPLE TYPE NUMBER	RECOVERY/PEN. (in/in)	DEPTH (ft)	BLOW COUNTS/6"	MIN/FT	GRAPHIC LOG	SAMPLE DESCRIPTION	STRATUM DESCRIPTION
0	244.6		S-1	18 / 24	0 - 2	5-3-4-11 (7)			1A: (Top 4") Dry, very loose, light brown, fine to coarse SAND and Gravel, iron staining. 1B: (Bottom 4") Moist, loose, orange brown SILT and fine Sand.	2.5" ASPHALT FILL
			S-2	19 / 24	2 - 4	18-19-23-23 (42)			Dry, dense, brown and gray, fine to medium SAND, little Gravel, trace Silt.	
5	239.6		S-3	14 / 24	4 - 6	5-8-12-13 (20)			Moist, medium dense, brown and gray, fine to medium SAND, some Gravel.	
			S-4	20 / 24	6 - 8	15-11-14-16 (25)			Moist, medium dense, brown and gray, fine to medium SAND, little Gravel.	ICE CONTACT SAND & GRAVEL
			S-5	19 / 24	8 - 10	8-11-11-10 (22)			Moist, medium dense, brown, fine to medium SAND, trace Gravel, trace Silt.	
10	234.6		S-6	12 / 17	10 - 11.5	13-13-50/5"			Wet, very dense, brown, fine to coarse SAND, little Gravel.	
			C-1	53 / 60	11.5 - 16.5		11:30 11:33 11:35 11:37 11:39		Dark gray, fresh, fair, Garnet Mica SCHIST with moderate fractures. REC: 53/60 = 88% RQD: 36/60 = 60%	WEATHERED BEDROCK
15	229.6									
			C-2	59 / 60	16.5 - 21.5		12:07 12:10 12:12 12:14 12:17		Dark gray, fresh, good, Garnet Mica SCHIST with moderate fractures. REC: 59/60 = 98% RQD: 49/60 = 82%	SCHIST BEDROCK
20	224.6									

Bottom of borehole at 21.5 feet.

25
30
35

GRANULAR SOILS

BLOWS/FT	DENSITY
0 - 4	V. LOOSE
4 -10	LOOSE
10 - 30	M. DENSE
30 - 50	DENSE
>50	V. DENSE

COHESIVE SOILS

BLOWS/FT	CONSIST.
<2	V. SOFT
2 - 4	SOFT
4 - 8	M. STIFF
8 - 15	STIFF
15 - 30	V. STIFF
>30	HARD

REMARKS:
1.2.5 inches asphalt at surface.
2.Cobbles and boulders encountered while drilling from 2-8 feet.
3.Sampler refusal at 11.4 feet.
4.Auger refusal at 11'3", began coring at 11.5 feet.

BURMISTER CLASSIFICATION

TRACE	0 -10%
LITTLE	10 - 20%
SOME	20 - 35%
AND	35 - 50%

PERCENT BY WEIGHT

NOTES: **1) THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL. 2) WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THE LEVEL OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.**

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Pare Corporation
10 Lincoln Road, Suite 210
Foxboro, MA 02035
508-543-1755

BORING NUMBER B25-5

CLIENT KITE Architects
PROJECT NAME RISE Prep Upper Academy High School
PROJECT NUMBER 25111.00
PROJECT LOCATION Woonsocket, RI
DATE STARTED 8/15/2025 **COMPLETED** 8/15/2025
GROUND ELEVATION 232.4 ft NAVD88 **HOLE SIZE** 6 in.
DRILLING CONTRACTOR Geosearch, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger / Nx Coring
AT TIME OF DRILLING --- Not Encountered
LOGGED BY TBS **CHECKED BY** BCN
AT END OF DRILLING ---
BORING LOCATION SEE SUBSURFACE EXPLORATION PLAN **N:** 337192.522 **E:** 323504.348

DEPTH (ft)	ELEVATION (ft)	CASING (bl/ft)	SAMPLE TYPE NUMBER	RECOVERY/PEN. (in/in)	DEPTH (ft)	BLOW COUNTS/6"	MIN/FT	GRAPHIC LOG	SAMPLE DESCRIPTION	STRATUM DESCRIPTION
0	232.4		S-1	13 / 24	0 - 2	6-8-14-10 (22)			Moist, medium dense, brown to gray to orange, fine to coarse SAND, little Silt, little Gravel, little Asphalt fragments.	1" ASPHALT
			S-2	5 / 5	2 - 3	50/5"			Moist, very dense, fine SAND, trace Asphalt fragments, some weathered Schist.	FILL
5	227.4		C-1	57 / 60	3 - 8		10:08 10:11 10:14 10:16 10:20		Dark gray, fresh, fair, Garnet Mica SCHIST with moderate fractures. REC: 57/60 = 95% RQD: 30/60 = 50%	SCHIST BEDROCK

Bottom of borehole at 8.0 feet.

10 15 20 25 30 35

GRANULAR SOILS

BLOWS/FT	DENSITY
0 - 4	V. LOOSE
4 -10	LOOSE
10 - 30	M. DENSE
30 - 50	DENSE
>50	V. DENSE

COHESIVE SOILS

BLOWS/FT	CONSIST.
<2	V. SOFT
2 - 4	SOFT
4 - 8	M. STIFF
8 - 15	STIFF
15 - 30	V. STIFF
>30	HARD

REMARKS:
1.Sampler refusal at 2.4 feet.
2.Auger refusal at 3 feet.

BURMISTER CLASSIFICATION

TRACE	0 -10%
LITTLE	10 - 20%
SOME	20 - 35%
AND	35 - 50%

PERCENT BY WEIGHT

NOTES: **1) THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES, TRANSITIONS MAY BE GRADUAL.**
2) WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THE LEVEL OF GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.

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RISE Prep Upper Academy High School
Woonsocket, RI

APPENDIX B
Geotechnical Limitations

GEOTECHNICAL LIMITATIONS

Explorations

1. The analyses and recommendations submitted in this report are based in part upon the data obtained from subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, Pare Corporation (Pare) should be asked to reevaluate the recommendations of this report.

2. The generalized soil profile described in the text is intended to convey trends in the subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretations of widely spaced explorations and samples; actual soil transitions are probably more erratic. For more specific information, refer to the boring logs.

3. Water level readings have been made in the drill holes at the times and under the conditions stated on the boring logs. This data has been reviewed and interpretations have been made in the text of this report. However, fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, and other factors occurring since the time the measurements were made.

Review

4. In the event that any changes in the nature or location of the proposed structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report are verified in writing by Pare. Pare should also be provided with the opportunity for a general review of the final design and specifications in order that the earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

Construction

5. Pare should be retained to provide soil engineering services during construction of the excavation and foundation phases of work in order to observe compliance with the design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions differ from those indicated prior to the start of construction.

Use of Report

6. This report has been prepared for the exclusive use of KITE Architects, and RISE Prep Academies for specific application to the development of RISE Prep Upper Academy High School in Woonsocket, RI in accordance with generally accepted engineering practices. No other warranty, expressed or implied, is made.

7. This engineering report has been prepared for this project by Pare. This report is for design purposes only and is not necessarily sufficient to prepare an accurate bid. Contractors wishing a copy of this report may secure it with the understanding that its scope is limited to design considerations only.

From: **Travis Kirk** jtkirk@kitearchitects.com
Subject: RISE PREP Upper Academy
Date: September 5, 2025 at 11:33 AM
To: GCD.disabilities@gcd.ri.gov
Cc: Christine Malecki West cw@kitearchitects.com

To whom it may concern,

I am trying to reach Victoria Cole regarding a project we are preparing for Stage II application for School Aid (funding) to the RI Department of Education for a new construction high school on the site of former 1950's parochial at 120-148 School Street in Woonsocket. In a feasibility study, the renovation and addition to the existing building was ruled out, as it would be more expensive than renovating the existing and would be much more difficult to achieve accessibly given the varying floor height elevations.

We would like to set up a design review meeting with yourself and/or team of the current Schematic Design, regarding its approach to accessibility. Please let me know when you may be available to meet with us regarding the project for the RISE PREP Upper Academy.

Travis Kirk | senior architect
kite architects | one central street | providence ri 02907
401.272.0240 **x105**

PROPOSAL

KCM GROUP

OWNER'S PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT
COST ESTIMATING

kcmgroupri.com

REQUEST FOR PROPOSALS:

Owner's Representative Services

RISE Prep Academies
Upper Academy

April 11, 2025 **(Revised May 27, 2025)**

AN EMPLOYEE-OWNED COMPANY

312 Waterman Avenue
East Providence, RI 02914

401-383-8266
kcmgroupri.com

April 11, 2025
Revised May 27, 2025

Rosalind DaCruz
RISE Prep Academies
30 Cumberland Street
Woonsocket, RI 02895

RE: Request for Proposals (RFP): Owner's Representative Services for RISE Prep Academies Upper Academy

Dear Ms. DaCruz and members of the Selection Committee,

KCM Group (KCM) is pleased to submit this proposal to serve as Owner's Representative for the development of RISE Prep Academies' new Upper Academy facility. As your longtime partner across Phases I through III of the existing campus, we understand the significance of this next step—creating a permanent home for the high school that reflects your vision, supports your educational model, and meets the rigorous standards of RIDE and NE-CHPS.

We've assembled a diverse and highly experienced team that is prepared to support RISE Prep through every phase of this project. Leading the effort is Manny Ferreira, RA, a Registered Architect with deep experience on RIDE-funded projects—including past leadership roles at RISE Prep. He is supported by Senior Project Managers Kinter Van Horn and Rick Hall, and Project Manager Jason Harrington, who collectively bring decades of experience overseeing K-12, higher education, and public-sector construction projects.

To support alignment with your instructional goals, we've added Mike Pirollo, an Educational Planner and Accredited Learning Environment Planner (ALEP), whose work with districts throughout Rhode Island and New England ensures that design decisions are rooted in how students learn best.

Our technical bench includes Casey Lake, who leads our in-house cost estimating team and provides milestone pricing support, and Mike Duffy, ASHRAE, who will oversee all mechanical, electrical, and sustainability coordination—including compliance with NE-CHPS standards. While cost estimating is not a requirement for this contract, it remains one of KCM's core strengths and will be a value-added resource throughout preconstruction and design.

KCM is an East Providence-based, employee-owned firm with extensive experience managing charter school development across Rhode Island. Our work with RIDE, combined with our direct history at RISE Prep, positions us to guide this project with confidence, care, and deep local knowledge.

We are honored to be considered for this opportunity and look forward to the possibility of working together to realize your vision for the Upper Academy. Please don't hesitate to contact me at 401-640-8374 or dsecone@kcmgroupri.com with any questions or to discuss next steps.

Sincerely,
KCM Group

Daniel Secone, President
dsecone@kcmgroupri.com

Table of Contents

1 COMPANY QUALIFICATIONS AND EXPERIENCE

2 STAFFING

3 DEMONSTRATED EXPERIENCE

4 PROJECT METHODOLOGY

5 RECOMMENDATIONS

6 EXTENT OF SERVICES

7 PROPOSED FEE AND HOURLY RATES

PROPOSAL

SECTION 1

Company Qualifications and Experience

Anna Fascitelli Fitness & Wellness Center, University of Rhode Island | Kingston, RI

Company Profile

At KCM Group, we don't just manage projects; we orchestrate success stories. As a premier provider of Program Management and Owner's Representation services across a diverse array of industries including education, commercial, manufacturing, healthcare, and government, we pride ourselves on being the trusted partners our clients can rely on to navigate the complex landscape of design and construction programs.

From the earliest stages of conceptualization to the final touches of completion, KCM Group offers a comprehensive suite of owner's project management services to streamline processes and maximize outcomes.

Our experienced team, comprised of architects, cost estimators, and construction representatives, brings a holistic perspective to every project we undertake. With a keen focus on project leadership, communication, and deliverables, we ensure that schedules and budgets are not just met, but optimally managed.

At KCM Group, we understand that every client is different. Some prefer to be deeply involved in project development, while others take a more hands-off approach. Regardless of the level of engagement, we remain steadfast in our commitment to representing our client's interests, advocating on their behalf, and serving as their trusted advisors throughout the entire project lifecycle.

We thrive on challenges and excel in finding innovative solutions to minimize constraints and foster consensus among stakeholders. Our collaborative approach ensures that established goals are met and exceeded, all while maintaining a relentless focus on achieving the best possible outcome for our clients.

In essence, at KCM Group, our success is defined by the success of our clients. We are dedicated to understanding stakeholder objectives and working tirelessly to achieve them together, delivering excellence in every project we undertake.

Rhode Island Air National Guard Headquarters

KCM at a Glance

CORPORATE HEADQUARTERS

312 Waterman Avenue
East Providence, RI 02914
kcmgroupri.com

POINT OF CONTACT

Daniel Secone
President
401.640.8374
dsecone@kcmgroupri.com

INCORPORATED

2004
C Corporation (ESOP)
State of Rhode Island
Tax ID: 20-1976559

FIRM REGISTRATIONS

State of Rhode Island MPA #430
P.O. #334058

EXPERIENCE SUMMARY

$2+ billion of construction
300+ projects
11 LEED Silver and Gold Projects

PROFESSIONAL STAFF

25 Team Members:
Project Executives
Project Managers
Registered Architects
Licensed Engineers
Licensed Field Representation
Cost Estimators
LEED Accredited Professionals

CORE SERVICES

Owner's Project Management
Cost Estimating
Construction Management
Design/Build

PORTFOLIO COMPOSITION

K12/Charter/Secondary Schools
Higher Education
Public/Civic
Government/Defense
Hospital/Healthcare
Data Center/IT infrastructure
Commercial/Corporate
Life Science/R&D
Advanced Technology
Manufacturing

Services

KCM delivers a comprehensive range of solutions with passion, dedication, and personal attention. As a multi-faceted organization, we provide service in these primary areas:

OWNER'S PROJECT MANAGEMENT

From concept through completion, KCM excels in delivering unparalleled services tailored to meet the unique objectives of each project. We provide comprehensive management and coordination of all project activities. KCM manages the architect, consultant, contractor and vendors, and keeps everyone aligned with the comprehensive scope of the project, the cost certainty of the budget and rapid and accessible accounting of information. As an extension of Ownership, KCM directs and coordinates all activities associated with an OPM assignment. As your independent manager, we align the team and goals of a project, manage the design and construction phase overview and report for the benefit and interest of ownership.

COST ESTIMATING

KCM offers an outstanding Professional Estimating Team that provides cost estimating to an array of client types. Our team estimates hundreds of Projects per year and has been involved in some of the largest building projects in Rhode Island and Massachusetts. We bring perspective, local knowledge and experience to bear on every CSI formatted estimate we deliver.

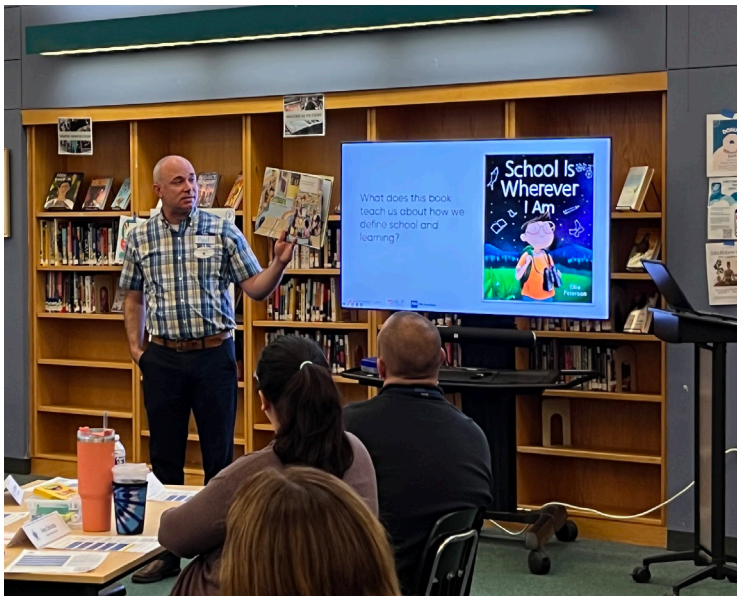
Our cost consulting services are specifically designed to provide the maximum amount of cost information at the earliest possible time during the planning and design phases of all types of construction projects. KCM's cost estimators will help you align project costs with available funds with Cost Management Services for all Building Trades. We share transparent, accurate cost predictions during the project's early design stages and use these estimates to guide the project through its entire lifecycle. This is essential for directing the Architect to meet program requirements within your established cost constraints and for maintaining your project schedule by eliminating drawings revision time.

CONSTRUCTION MANAGEMENT

We manage construction - expertly. KCM provides a full range of construction-related services for many types of projects and clients. From commercial buildings and parking structures, to healthcare, manufacturing, education, commercial-retail, and public/government work, our construction managers, and resident engineers and architects help deliver projects faster, better and more cost effectively by facilitating communication and solving problems before they impact the job.

Supported by a multi-discipline staff, KCM offers construction services that ensure quality and cost savings while minimizing client risk and facilitating communication among project stakeholders. We seamlessly deliver projects to clients on time and within budget.

Firm Profile



ABOUT MLP

My Learning Place (MLP) Integrated Design, Inc. is dedicated to maximizing the educational capacity of teachers and students by aligning teaching, learning, and space.

MLP supports individual educators and entire districts looking to improve the design of the learning experience and/or the design of the learning environment itself. With an in-depth look at a school or district's current and desired educational landscape, MLP builds roadmaps for future improvements, integrating curriculum, instruction, learning, and the learning environment.

SERVICES

Educational Planning

- School and Community Visioning
- Programming
- Strategic & Master Planning

Space Design

- Reimagining Existing Space
- Classroom Organization
- Space Planning & Learning Environment Design

Consulting & Professional Development

- Instructional Topics
- Social-Emotional Topics

MIKE PIROLLO

Principal, Educational Planner

Mike Pirollo, founder and Principal of MLP Integrated Design, Inc., offers a unique perspective on educational design, drawing from his diverse roles as teacher, planner, and designer.

As a teacher for 17 years, Mike has worked across many grade levels and content areas, including middle school English/drama teacher, high school TV production & theater teacher, and elementary technology integrator/media specialist.

With 7 years as an Accredited Learning Environment Planner (ALEP) Mike has spearheaded numerous PK-12 educational planning initiatives in collaboration with organizations such as the MSBA, Rhode Island Department of Education (RIDE), and Connecticut Office of School Construction Grants & Review (OSCGR). He collaborates closely with districts and stakeholders to develop comprehensive educational solutions for new or renovated schools, seamlessly integrating curriculum, instruction, learning, and the learning environment.

PAUL WHITE

Senior Educational Consultant

Paul White has served as a public school educator since 1997 and has experience teaching kindergarten through third grade in a variety of diverse academic settings. In addition to his work at MLP, Paul teaches kindergarten at the Francis T. Bresnahan Elementary School in Newburyport, MA. Paul's passion for social-emotional learning developed early in his teaching career after he saw the positive impact it had on his students. Before joining MLP, Paul was a certified, nationwide *Responsive Classroom* consultant.

As a Senior Educational Consultant at MLP, Paul loves collaborating with educators to integrate social-emotional practices, implement high-quality instruction, and create student-centered learning environments where teachers and learners thrive.

PROPOSAL

SECTION 2

Staffing

Proposed Team

KCM Group has assembled a seasoned and well-rounded team to guide RISE Prep through the design and construction of its new Upper Academy facility.

Our team is intentionally structured to provide depth across disciplines—bringing together registered architects, former construction superintendents, estimating and MEP specialists, and an educational planner who can ensure alignment between design decisions and academic outcomes.

Leading the effort is **Manny Ferreira, RA,** a Registered Architect with deep experience in Owner's Representation, including multiple RIDE-funded school projects and prior work at RISE Prep. Manny's familiarity with RIDE's regulatory requirements and his understanding of RISE Prep's operational and academic needs make him an ideal fit to serve as Project Executive and day-to-day senior advisor for this assignment.

Supporting Manny are Senior Project Managers **Kinter Van Horn** and **Rick Hall** and Project Manager **Jason Harrington**—a team with a wide range of experience managing complex, occupied, and phased construction projects in the education, civic, and institutional sectors. Kinter and Rick each bring decades of experience navigating construction challenges with calm professionalism, while Jason brings a strong background in field engineering and logistics coordination from his work on secure federal and academic facilities.

KCM's in-house team also includes two technical leads critical to the success of this project:

- **Mike Duffy, ASHRAE,** our MEP and Engineering Director, will oversee all building systems, utility coordination, and NE-CHPS compliance. Mike has managed MEP scopes for some of Rhode Island's most technically complex campus buildings.
- **Casey Lake,** our dedicated Cost Estimator, will provide milestone pricing, value engineering guidance, and change order review. Though estimating is not a required service for this project, our ability to offer this in-house gives RISE Prep an additional layer of financial control and clarity throughout the design and procurement process.

To ensure that educational programming and space planning remain front and center throughout design, KCM has partnered with **Mike Pirollo, ALEP**, an Accredited Learning Environment Planner and founder of MLP Integrated Design. Mike has served as educational planner for numerous RIDE and MSBA projects and will work with the school and design team to ensure the facility supports RISE Prep's teaching model, student needs, and long-term growth goals.

Together, this team offers the flexibility, expertise, and leadership required to navigate this important project with confidence. Whether through technical guidance, stakeholder engagement, or educational alignment, we are prepared to support RISE Prep at every step—from concept through closeout.

PROJECT EXECUTIVE

Manny Ferreira, RA

Manny has an in-depth knowledge of both the preconstruction and construction phases including programming, schematic design, design development, construction documents, and construction administration. His skill set consists of critical problem-solving analysis and resolution, effective and efficient communication in multiple languages, and proficient organization of project documentation.

EDUCATION	BS, Architectural Building Engineering Technology, New England Tech Graduate Studies, Boston Architectural College
CERTIFICATIONS	Registered Architect (RI); OSHA 10-Hour Certified

RISE Prep Mayoral Academy, Woonsocket, RI

Budget: $5,000,000 | Service: Owner's Project Management | Role: Project Manager

Multi-phase retrofit of existing four-story office building to their new K-8 educational facility.

Johnson Controls, Mill Building Demolition, Cranston, RI

Budget: $1,000,000 | Service: Construction Management | Role: Project Manager

Demolition of a 50,000 sf mill building that was structurally connected to two neighboring buildings on both east and west side.

Johnson Controls, Campus Renovation, Cranston, RI

Budget: $4,000,000 | Service: Construction Management | Role: Project Manager

Extensive renovations and additions to five buildings within a seven building fire protection research & development campus.

Crossroads Pine Street Apartments, Providence, RI

Budget: $12,000,000 | Service: Owner's Project Management | Role: Project Manager

Construction of new 35-unit residential facility focusing on housing and services for medically-vulnerable adults with ca o-located space for health and mental health providers to serve residents' needs as well as common areas, a healing garden and resident parking.

Braeburn Chatham Apartments, Providence, RI

Budget: $8,500,000 | Service: Owner's Project Management | Role: Project Manager

Extensive interior and exterior renovations to 91-unit affordable housing community comprised of six buildings situated on four sites.

Housing Authority of Newport, Park Holm Phase 3, Newport, RI

Budget: $14,000,000 | Service: Owner's Project Management | Role: Project Manager

Demolition of 58 units of affordable housing within 22 buildings and new construction of 56 units within 7 buildings, including major site improvements and brownfield remediation.

Housing Authority of Newport, Florence Gray Center, Newport, RI

Budget: $600,000 | Service: Owner's Project Management | Role: Project Manager

Renovation and exterior envelope stabilization of existing community center to address water intrusion issues.

SENIOR PROJECT MANAGER

Kinter Van Horn

With over two decades of experience in the construction industry, Kinter employs a collaborative approach to problem-solving. He assists clients with construction projects from initial conception through to closeout. He is adept at managing the entire process, including design development, procurement, budget development and tracking, and construction planning and oversight, always focusing on opportunities to save money and create value.

EDUCATION AA, Continuing Education, College of the Redwoods

CERTIFICATIONS OSHA 30-Hour Certified

Tomaquag Museum, Kingston, RI

Budget: $9,808,000 | Service: Owner's Project Management | Role: Project Manager

Construction of new museum.

University of Connecticut, Monteith Hall Renovation, Storrs, CT

Budget: $18,900,000 | Service: Owner's Project Management | Role: Superintendent

Demolition, abatement, and modification of existing structure with new structural supports, shear and load bearing walls, new elevator shaft and elevator to extended into the basement. Complete MEP renovation all new finishes and site work including new steam mains.

Connecticut College, Shain Library, New London, CT

Budget: $6,200,000 | Service: Owner's Project Management | Role: Superintendent

Occupied, phased construction of MEP upgrades, new finishes, structural modifications and a new three-story curtain wall entry to extend a section of the new roof.

Quinnebaug Valley Community College, Danielson, CT

Budget: $18,100,000 | Service: Owner's Project Management | Role: Superintendent

Occupied, phased three-story 50,000 SF addition with classrooms, gymnasium, art and office space and an addition to the library space and total renovation and addition to the cafeteria and kitchen, as well as site development.

Connecticut College, Science Center and Transition Space, New London, CT

Budget: $16,000,000 | Service: Owner's Project Management | Role: Superintendent

Renovation of 100-year old building and connected greenhouse, and construction of a four story 10,000 SF addition with all new MEP systems.

Connecticut College, Various Dormitories, New London, CT

Budget: $4,100,000 | Service: Owner's Project Management | Role: Superintendent

Renovations to two dormitories including mechanicals, demolition and reconstruction of four stories of bathrooms and reconfiguration of room entrances.

John Winthrop Junior High School, Deep River, CT

Budget: $12,700,000 | Service: Owner's Project Management | Role: Superintendent

Phased construction of a new mechanical building with water storage and treatment, renovation of mechanical systems, demolition and renovation of all bathrooms and locker rooms, and construction of new main entrance and stairwell.

SENIOR PROJECT MANAGER

Rick Hall

With 35 years of industry experience, Rick expertly oversees complex projects from planning to completion, specializing in owner's project management and construction oversight. His expertise spans various sectors, including medical, healthcare, industrial, office, and public works. Rick ensures projects align with client expectations through strategic planning, seamless coordination, and effective stakeholder communication. He prioritizes safety and compliance in every aspect of project delivery.

EDUCATION BS, Ocean Engineering & Marine Resources, University of Rhode Island

CERTIFICATIONS Massachusetts Construction Supervisor License No. CS-067434
OSHA 10-Hour Certified, HAZWOPER

Rhode Island Convention Center, Garrahy Parking Garage, Providence, RI

Budget: $45,000,000 | Service: Owner's Project Management | Role: Project Manager

Construction of new 7-story, 1,250 car precast parking garage.

Rhode Island Convention Center, Roof Replacement, Providence, RI

Budget: $17,000 | Service: Owner's Project Management | Role: Project Manager

Design of new roof for former convention center.

IGUS Manufacturing Building, East Providence, RI

Budget: Various | Service: Owner's Project Management | Role: Project Manager

Master planning for construction of new manufacturing facility.

Roger Williams University Law School, Bristol, RI

Budget: $170,000 | Service: Construction Management | Role: Project Manager

Full window replacement including windows, sills and surrounds.

Rhode Island College, Gaige Hall, Providence, RI

Budget: $300,000 | Service: Owner's Project Management | Role: Project Manager

Abatement of existing facility.

Roger Williams University, Business School and Library, Bristol, RI

Budget: $106,000 | Service: Construction Management | Role: Project Manager

Entryway enhancements including new vestibule, electrical upgrades, automatic doors and access control.

Chorus of Westerly, Westerly, RI

Budget: $960,000 | Service: Construction Management | Role: Project Manager

Historic restoration and replacement of roof with slate, restoration of exterior doors and new HVAC.

Sail Newport, Newport, RI

Budget: $7,000,000 | Service: Owner's Project Management | Role: Project Manager

Construction of new post and beam sailing center in Fort Adams including elevator, full kitchen meeting rooms, movable partitions, and classrooms.

PROJECT MANAGER

Jason Harrington

Jason brings extensive experience in construction management and project coordination, with a strong track record of successfully guiding projects from start to finish. Skilled in managing budgets, schedules, and teams, he excels in fostering collaboration and ensuring project goals are met. Jason is known for his leadership, attention to detail, and ability to solve complex challenges, making him a valuable asset to any team.

EDUCATION B.S., Construction Management, Roger Williams University

CERTIFICATIONS Goldman Sachs 10KSB

Residential and Commercial Renovation Projects, Aquidneck Island RI

Budget: Various (total 5 Million) | Service: Construction Management | Role: Project Manager

Manage small to mid-sized renovation and new construction projects from buyout through closeout, overseeing all phases of execution. Ensure seamless coordination between owners and subcontractors, both operationally and on-site, to drive efficiency, quality, and project success.

Pentagon Renovation Wedges 2-5, Arlington, VA

Budget: 1,663,000,000 | Service: Construction Management | Role: Lead Field Engineer, Office Engineer, Assistant Project Manager (project Engineer)

The Pentagon renovation of Wedges 2-5 was the largest renovation project in contemporary history. The 4.5 million square foot design-build project included complete demolition and abatement down to the concrete structure; hardening of the exterior envelope; upgrading of all MEP and Life Safety Systems; building flexible office and command center space; restoring numerous historical building features and relocating the Secretary of Defense, the Joint Chiefs of Staff, and the National Military Command Center. Wedges 3-4 achieved LEED-Silver, with Wedge achieving 5 LEED-Gold.

Joint Task Force Civil Support Facility, Newport News, VA

Budget: $24,000,000 | Service: Construction Management | Role: Quality Control Manager, Project Engineer, Assistant Project Manager

This 60,000 SF facility served as a mixed-use admin and warehouse space, featuring a 2-acre heavy-duty paved area and a 300-stall parking lot. The structure was steel-framed with precast concrete panels and brick veneer. Equipped with an emergency backup generator, it also included multiple SCIFs for secure operations and large command centers for global coordination.

Broad Area Maritime Surveillance Testing and Evaluation (BAMSTE) Hangar, Patuxent River NAS, MD

Budget: $ 32,903,250 | Service: Design Build Construction Management | Role: Assistant Project Manager

The BAMSTE Hangar at Patuxent River NAS, MD, is a 71,423 SF facility supporting the BAMS UAS program. Built to LEED Silver standards and meeting DoD anti-terrorism guidelines, it includes a high-bay hangar for three BAMS UAS, mission control, flight operations centers, testing labs, secure briefing rooms, and site improvements. As assistant project manager, I oversaw design-build construction for the $32.9M project, ensuring compliance with NAVFAC requirements and UFC standards while integrating advanced operational and security features.

Rhode Island College, Capital Projects, Providence RI

Budget: Various (combined 10.5 Million) Service: Owners Project Management Role: Project Manager

Oversight of capital and asset protection projects

COST ESTIMATOR

Casey Lake

Casey is skilled at forecasting the costs associated with construction. He has executed complex estimates ranging from large-scale renovations to new construction projects. He utilizes advanced cost management software packages to streamline the process and provide quality take-offs. His local knowledge of municipal codes, regulations, policies, and procedures provides clients with the most accurate cost estimates.

EDUCATION BS, Engineering Sciences, Bristol Community College

CERTIFICATIONS OSHA 10-Hour Certified

RIC Student Services Center, Kingston, Rhode Island

Budget: $35,000,000 | Service: Third-Party Cost Estimating | Role: Cost Estimator

Construction of new building

Walley School, Bristol, Rhode Island

Budget: $5,222,116 | Service: Third-Party Cost Estimating | Role: Cost Estimator

Renovation of existing school

Pawtucket Library Teen Space, Pawtucket, Rhode Island

Budget: $310,590 | Service: Third-Party Cost Estimating | Role: Cost Estimator

Renovation of existing library

RIC Horace Mann Hall, Providence, Rhode Island

Budget: $19,245,944 | Service: Owner's Project Management | Role: Cost Estimator

Renovation/addition to existing building

Windmill School, Bristol, Rhode Island

Budget: $30,292,1504 | Service: Third-Party Cost Estimating | Role: Cost Estimator

Renovation of existing building

Portsmouth Abbey School, Student Center, Portsmouth, RI

Budget: $11,500,000 | Service: Owner's Project Management | Role: Cost Estimator

Construction of new sustainable "student porch" style student center facing Narragansett Bay.

DOA Childcare Facility, Powers Building, Providence, RI

Budget: $5,500,000 | Service: Third-Party Cost Estimating | Role: Cost Estimator

Facility renovation

Narragansett Town Hall, Narragansett, RI

Budget: $2,500,000 | Service: Owner's Project Management | Role: Cost Estimator

Renovation and enhancement of the primary facility entrance and parking lot to improve accessibility, safety, and aesthetics and replacement of existing windows.

MEP & ENGINEERING DIRECTOR

Mike Duffy, ASHRAE

Mike brings over 30 years of experience in HVAC, MEP engineering, consulting, and project management across New England, the Southwest, and the Middle East. At KCM Group, he oversees and directs all Mechanical and Electrical aspects of new construction, renovations, and major facility upgrades. Mike's extensive experience spans a variety of industries, including biotechnology, pharmaceuticals, utilities, institutional, educational, telecommunications, and commercial sectors.

EDUCATION

Roger Williams University

AS, Science, New England Institute of Technology

New Chemistry and Forensic Science Center, University of Rhode Island, Kingston, RI

Budget: $68,000,000 | Service: Owner's Project Management , Cost Estimating | Role: MEP Project Manager

Oversaw the M/E/P design for a 130,000 SF facility featuring teaching labs, research labs, lecture halls, and offices to support faculty research and innovation.

Butterfield Dining Hall Expansion and Renovations, University of Rhode Island, Kingston, RI

Budget: $12,000,000 | Service: [Owner's Project Management, Construction Management and/or Cost Estimating] | Role: MEP Project Manager

Oversaw the M/E/P design for a 20,000SF facility including significant infrastructure improvements such as the relocation of Steam, Primary Electrical Services, Domestic and Sanitary piping and other systems.

College of Pharmacy, University of Rhode Island, Kingston, RI

Budget: $78,000,000 | Service: Owner's Project Management, Cost Estimating | Role: MEP Project Manager

Oversaw the M/E/P design for a 147,774 SF teaching and research facility featuring core labs for pharmaceutics manufacturing, pharmacology, 3D visualization, histology, and a cGMP-compliant drug manufacturing space.

Hillside Residence Hall, University of Rhode Island, Kingston, RI

Budget: $38,000,000 | Service: Owner's Project Management, Cost Estimating | Role: [Title on Project e.g. Project Manager, Assistant Project Manager, Superintendent]

Oversaw M/E/P Design for new construction of a 5-story residence hall that included 429 rooms, amenities, student lounges, multi-purpose rooms, and an elaborate glass bridge with sky lounges and ADA compliant accessibility features.

Fogarty Life Sciences, Rhode Island College, Providence, RI

Budget: $6,500,000 | Service: Owner's Project Management | Role: MEP Project Manager

Oversaw the M/E/P design for renovation and expansion.

Gaige and Craig-Lee Halls, Rhode Island College, Providence, RI

Budget: $44,000,000 | Service: Owner's Project Management, Cost Estimating | Role: MEP Project Manager

Oversaw the M/E/P design for renovation and expansion.

Professional Resume

Mike Pirollo, ALEP
Educational Planner

MLP INTEGRATED DESIGN

Years Experience

7 Years
Educational Planner

17 Years
Public School Educator
Grades 7-12
Elementary Media/Tech

Education

BACHELOR OF ARTS
Education & Communications
Rider University
1998 - 2002

MASTERS OF SCIENCE
Technology in Education
Lesley University
2009-2011

ADVANCED ACADEMY FOR LEARNING ENVIRONMENT PLANNING
San Diego State University
2018

Credentials

Accredited Learning Environment Planner
Association for Learning Environments
2018

English, Grades 5-12
Initial License

EXPERIENCE

EDUCATIONAL PLANNER + CONSULTANT
Self-Employed (MLP Integrated Design) / August 2021-present

RELEVANT PROJECTS

Margaret A. Neary Elementary School, Southborough, MA
Visioning and Programming; Multiple Enrollments Studied (2-5, 3-5, 4-5); MSBA Project

J.W. Killam Elementary School, Reading, MA
Visioning and Programming; MSBA Project

Cutler Elementary School, Hamilton-Wenham, MA
Visioning and Programming; Multiple Enrollments Studied (K-5, 1-5, 3-5); MSBA Project

Galvin Middle School, Canton, MA
Visioning and Programming; Multiple Enrollments Studied (5-8, 6-8); MSBA Project

Agawam High School, Agawam, MA
Visioning and Programming; MSBA Project

Newburyport High School, Newburyport, MA
Professional Development, Visioning and Programming for Integrated Arts Feasibility Study

Kingston Elementary School, Kingston, MA
Professional Development and Space Redesign

Central Falls School District, Central Falls, RI
Visioning and Programming for New High School and K-8 Buildings; RIDE Stage II & III

Martin Middle School, East Providence, RI
Visioning and Programming for Martin Middle School and PK; RIDE Stage I, II, & III

North Kingstown Public Schools, North Kingstown, RI
Visioning for District-wide Facilities Master Planning Study

MSAD 6, Buxton, ME
Visioning for District-wide Facilities Master Planning Study

Freeman-Kennedy School, Norfolk, MA
Visioning and Space Analysis Study for Elementary Expansion Feasibility Study

South K-8 School, Stamford, CT
Visioning and Programming for South K-8 School Educational Specifications

Central Middle School, Greenwich, CT
Visioning and Programming for 6-8 Middle School

Somerville Public Schools, Somerville, MA
K-8 Enrollment and Space Analysis Study; Programming for new K-8 School

Gomes & Hayden McFadden Elementary Schools, New Bedford, MA
Visioning and Programming for STEAM Spaces

PROPOSAL

SECTION 3

Demonstrated Experience

Services Provided

Owner's Project Management

Scope

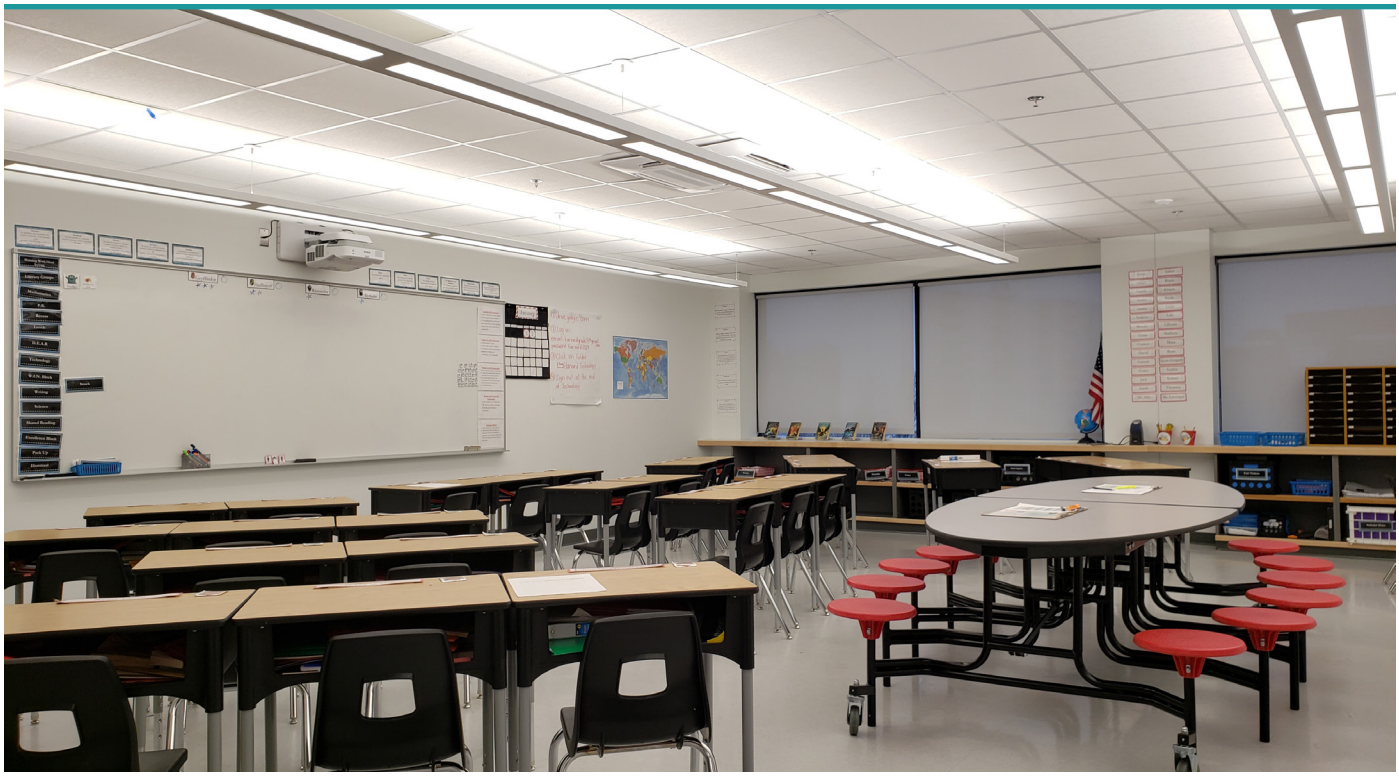
Renovation

RISE PREP MAYORAL ACADEMY

Facility Retrofit (Phase I)

Woonsocket, Rhode Island

RISE Prep Mayoral Academy initiated a project to transform an existing 4-story office building into a K-8 educational facility. Close collaboration with stakeholders, including the school, architect, Rhode Island Department of Education, and local officials, the project was undertaken to ensure compliance with educational and safety standards. Phase 1 included interior renovation, MEP upgrades, roof replacement, security installations, ADA upgrades, and site renovations.



Services Provided

Owner's Project Management

Scope

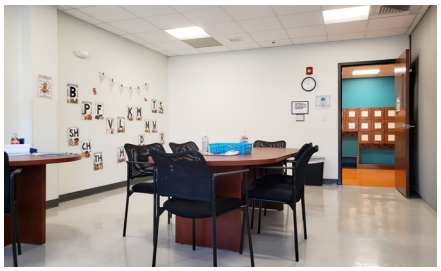
Renovation

RISE PREP MAYORAL ACADEMY

Facility Retrofit (Phase II)

Woonsocket, Rhode Island

Building upon the successful completion of Phase 1, Phase 2 of the multi-phase facility retrofit project at RISE Prep Mayoral Academy focuses on further enhancements to the K-8 educational facility. This phase involves targeted improvements aimed at optimizing educational environments, enhancing safety measures, and addressing additional infrastructure needs identified during Phase 1. Specific improvements include classroom expansions, technology upgrades, enhanced security features, and further site enhancements to support the school's mission and goals.



Services Provided

Owner's Project Management

Scope

Addition

RISE PREP MAYORAL ACADEMY

Facility Retrofit (Phase III)

Woonsocket, Rhode Island

Phase 3 of the multi-phase retrofit involves the addition of a 5,000 SF gymnasium - underscoring the ongoing commitment of RISE Prep Mayoral Academy to enhance its educational and recreational facilities. The gymnasium addition will provide vital space for physical education classes, sports activities, and community events, complementing the improvements made during Phases 1 and 2. Together, these phases represent a comprehensive effort to transform the existing 4-story office building into a modern K-8 educational facility, meeting the needs of students, faculty, and the wider community.

SERVICES PROVIDED

Owner's Project Management

Cost Estimating

SCOPE

Peer Reviews

Stage I & II Design Reviews

Capital Improvement Planning

Contractor Procurement

Envelope & Systems Assessments

MEP Upgrades

Life Safety & ADA Compliance

Site Improvements

Swing Space Planning

NE-CHPS & Sustainability Oversight

Schedule & Budget Monitoring

Stakeholder Coordination

Project Closeout Support

RHODE ISLAND DEPARTMENT OF EDUCATION

Project List

RHODE ISLAND

KCM Group has served as a trusted partner to the Rhode Island Department of Education (RIDE) for nearly a decade, supporting school districts across the state with peer reviews, capital improvement oversight, cost estimating, and Owner's Project Management. Our team is deeply familiar with the RIDE Necessity of School Construction process and has reviewed Stage I and II submissions for dozens of districts, helping to shape project scopes that align with regulatory requirements, funding eligibility, and long-term educational outcomes. This experience has given us a comprehensive understanding of RIDE's expectations around building performance, sustainability, cost control, and stakeholder coordination—making us uniquely qualified to represent school owners navigating the complexities of state-funded school construction.

ERV and HWB Replacement, Austin T. Levy Elementary School, Burriville, RI
HVAC upgrades to improve air quality and energy efficiency through updated ventilation and boiler systems.
Media Center Renovation, Austin T. Levy Elementary School, Burriville, RI
Interior upgrades to enhance technology access and flexible media learning space.
BHS CTE Labs Renovation, Burrillville High School, Burriville, RI
Renovation of career and technical education labs to support expanded STEM and hands-on learning.
BHS Dome Gym Window Replacement, Burrillville High School, Burriville, RI
Replacement of original gym windows to improve insulation and daylighting.
Fire Alarm Replacement, Steere Farm Elementary School, Burriville, RI
Replacement of the existing fire alarm system to meet current code and safety requirements.
Roof Replacement – Wings A & B, Steere Farm Elementary School, Burriville, RI
Roof improvements to address envelope integrity and prevent moisture intrusion.
HWB Replacement, William L. Callahan School, Burriville, RI
Mechanical upgrades involving new hot water boilers for improved heating efficiency.

SERVICES PROVIDED

Owner's Project Management

Cost Estimating

SCOPE

Peer Reviews

Stage I & II Design Reviews

Capital Improvement Planning

Contractor Procurement

Envelope & Systems Assessments

MEP Upgrades

Life Safety & ADA Compliance

Site Improvements

Swing Space Planning

NE-CHPS & Sustainability Oversight

Schedule & Budget Monitoring

Stakeholder Coordination

Project Closeout Support

RHODE ISLAND DEPARTMENT OF EDUCATION

General Contractor Package, Metcalf School, Exeter-West Greenwich, RI
General construction support as part of ongoing district capital improvements.
Roof Replacement Project, Wawaloam & Metcalf Schools, Exeter-West Greenwich, RI
Roofing upgrades to improve thermal performance and extend building lifespan.
Site Package, Wawaloam School, Exeter-West Greenwich, RI
Site work improvements including circulation, drainage, and exterior infrastructure.
Curvin-McCabe School, Pawtucket, RI
Peer review and capital improvement planning for interior and systems upgrades.
Agnes Little and Flora Curtis Schools, Pawtucket, RI
Stage I/II peer reviews to support long-term renovation strategy and systems replacement.
Holliman, Cedar Hill, Greenwood, Lippitt, Oakland Beach, and E.G. Robertson Schools, Warwick, RI
Multiple-stage peer reviews addressing envelope repairs, HVAC systems, safety upgrades, and ADA compliance.
Warwick Early Learning Centers & Toll Gate High School, Warwick, RI
Coordination of phased upgrades, systems assessments, and educational adequacy improvements.
Garden City School, Cranston, RI
Peer review of school upgrades including envelope, HVAC, and educational adequacy.
Riverside Middle School, East Providence, RI
Systems and envelope review in support of ongoing RIDE-stage submission.
Smithfield Senior High School, Smithfield, RI
Stage I/II submissions reviewed for major renovation and modernization effort.
Central Falls Senior High School, Central Falls, RI
Site and building systems review for high school modernization project.
Cumberland High School Swing Space and Cumberland Hill Elementary School, Cumberland, RI
Planning and peer review support for phased swing space planning and elementary school upgrades.
Hope and Clayville Elementary Schools, Scituate, RI
Facility improvements reviewed in support of stage submission and bond strategy.
Paul Cuffee School, Providence, RI
Charter school Stage II submission review including systems upgrades and code alignment.

SERVICES PROVIDED

Owner's Project Management

Cost Estimating

SCOPE

Peer Reviews

Stage I & II Design Reviews

Capital Improvement Planning

Contractor Procurement

Envelope & Systems Assessments

MEP Upgrades

Life Safety & ADA Compliance

Site Improvements

Swing Space Planning

NE-CHPS & Sustainability Oversight

Schedule & Budget Monitoring

Stakeholder Coordination

Project Closeout Support

RHODE ISLAND DEPARTMENT OF EDUCATION

Coventry District Schools, Coventry, RI
Peer review for multiple schools including Coventry High School, Western Coventry, Washington Oak, Blackrock, Hopkins Hill, Tiogue, and Feinstein Middle School.

South Kingstown District Schools, South Kingstown, RI
Peer reviews for renovations at Broad Rock Middle, South Kingstown High (Curtis Corner), Matunuck, Peace Dale, Wakefield, and West Kingston Elementaries.

Windmill School, Providence, RI
Swing space peer review in support of district-wide school renovations.

Central Falls Re-Imagining Project, Central Falls, RI
District-wide Stage II review for visioning and modernization across multiple school sites.

SERVICES PROVIDED

Owner's Project Management

Cost Estimating

SCOPE

New Construction

SIZE

144,000 SF

BUDGET

$78,000,000

UNIVERSITY OF RHODE ISLAND

College of Pharmacy

KINGSTON, RHODE ISLAND

The five-story, 144,000 SF building stands as one of the largest academic structures on the Kingston campus. It boasts a 160-seat 3D auditorium, 54 research stations, two wet laboratories, an analytical instrumentation facility, a molecular characterization facility, nine conference and meeting rooms, an expansive outdoor medicinal garden, and a CVS Caremark model pharmacy designed for teaching purposes. Additionally, it features an Interdisciplinary Health Delivery Simulation Laboratory with private patient rooms, a three-bed ward, nurses station, and debriefing conference room. Anticipated for LEED Silver rating, this project exemplifies the University's commitment to sustainable construction.

SERVICES PROVIDED

Owner's Project Management

Cost Estimating

SCOPE

Renovation/Addition

SIZE

37,000 SF

BUDGET

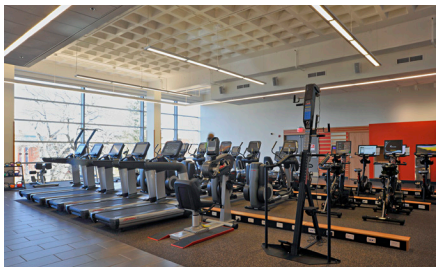
$11,000,000

UNIVERSITY OF RHODE ISLAND

Fascitelli Fitness & Wellness Center

KINGSTON, RHODE ISLAND

The fitness center renovation and addition transformed the Roger Williams Dining Hall into a modern facility covering 37,000 SF across two stories. Key features include a 5,000 SF cardio room, 3,800 SF weight room, three large group exercise studios equipped with high-tech AV equipment, a Wellness Resource Center offering personalized training assessment, TRX and Synergy training zones, athletic offices, and contemporary shower and locker rooms. The facility is fully ADA compliant and LEED Gold certified, with accommodations including handicap parking, entryways, elevators, athletic equipment, lavatories, and shower facilities.



SERVICES PROVIDED

Owner's Project Management

SCOPE

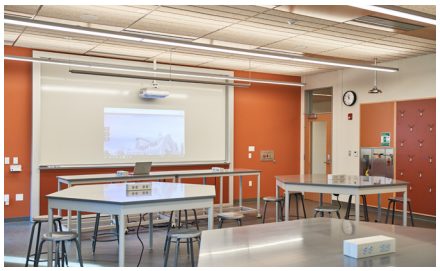
New Construction

PORTSMOUTH ABBEY SCHOOL

Science Building

PORTSMOUTH, RHODE ISLAND

The new state-of-the-art science education facility marked the largest initiative in the School's history and was designed to adhere to highly efficient, low-emissions green standards, with a target of achieving LEED Gold certification. The facility features seven science laboratories, seven classrooms, faculty offices, a multi-purpose seminar room, and a multi-story science and humanities commons. This commons area serves as an open student space, fostering collaboration between the two disciplines. Equipped with modern learning equipment, each classroom promotes STEM practices and supports 21st-century education.



SERVICES PROVIDED

Owner's Project Management

SCOPE

New Construction

PORTSMOUTH ABBEY SCHOOL

Student Center

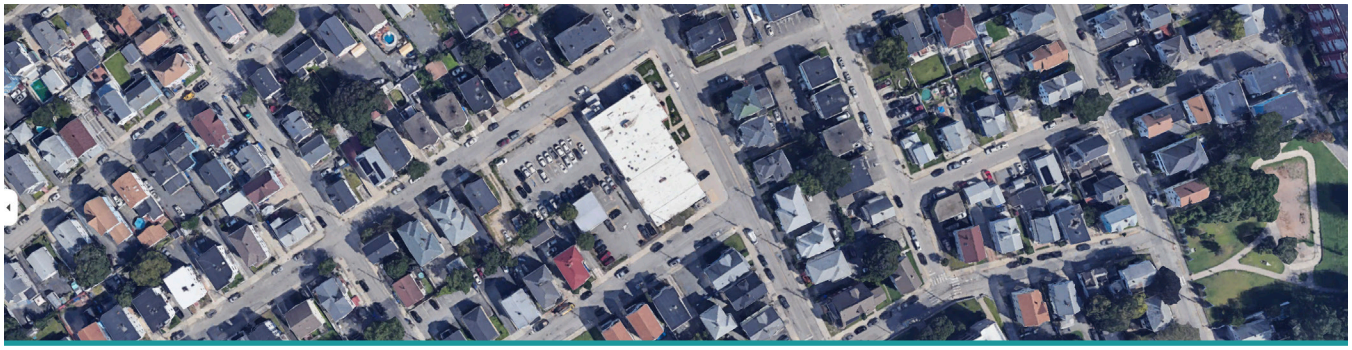
PORTSMOUTH, RI

The new 8,000 SF Student Center enhances campus life with versatile spaces for collaboration, socializing, and events. Overlooking Narragansett Bay, the facility features study rooms, a flexible common area, a commercial kitchen, and a covered terrace. Sustainable design elements, including a copper solar screen and aluminum terrace screening, reduce heat gain and improve energy efficiency. Thoughtfully designed to support both academic and social activities, the Student Center provides a welcoming environment for students to learn, connect, and unwind.

PROPOSAL

SECTION 4

Project Methodology

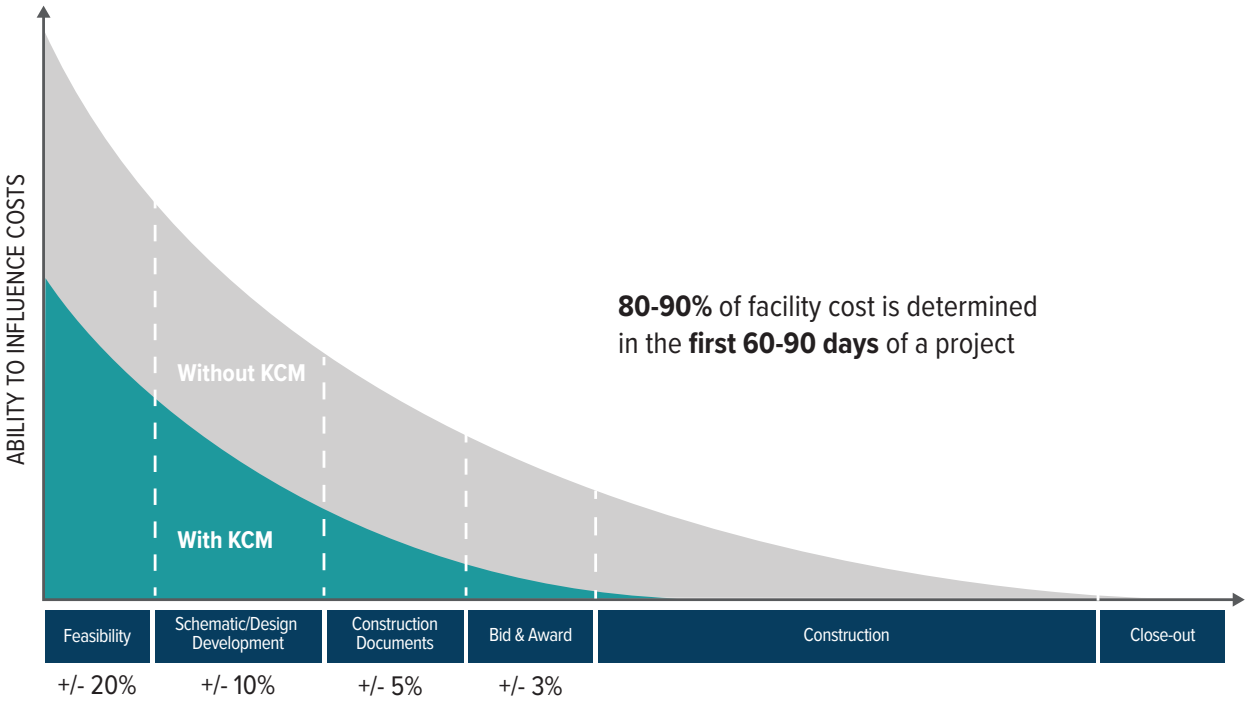


Project Understanding & Approach

PROJECT UNDERSTANDING

RISE Prep Academies is advancing a transformative initiative: the development of a permanent Upper Academy facility to serve grades 9–12 in Woonsocket. The project will take place on a newly acquired site, where the district anticipates either renovating the existing structure or undertaking full demolition and new construction. In either scenario, the school must meet the regulatory benchmarks of the Rhode Island Department of Education's School Building Authority and align with sustainability goals established by the Northeast Collaborative for High Performance Schools (NE-CHPS).

RISE Prep's investment in this facility signals a long-term commitment to academic excellence, community presence, and facilities that support modern learning environments. The selected Owner's Representative will play a central role in advancing that mission—providing consistent oversight, ensuring compliance with regulatory and funding requirements, and acting as a trusted liaison between the school, the design/construction teams, and RIDE. KCM is uniquely qualified for this assignment, having supported RISE Prep through three previous retrofit phases, and bringing extensive experience in both charter school construction and regulatory coordination.



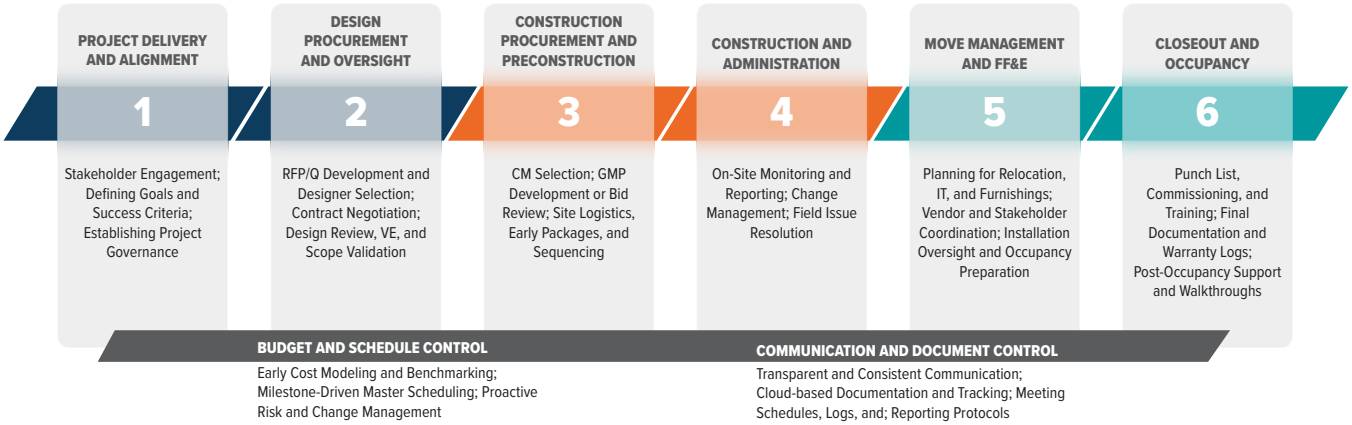
KEY CONSIDERATIONS

1	**EXPERTISE IN EDUCATIONAL FACILITIES**	Our team brings deep experience with K-12 facilities, including both independent and charter schools. To support RISE Prep's long-term instructional vision, we've partnered with Mike Pirollo of MLP Integrated Design, a nationally recognized Educational Planner and Accredited Learning Environment Planner (ALEP). Mike will provide targeted design reviews and help translate the school's academic goals into spatial and functional design decisions—adding depth to the planning process that few Owner's Reps can offer.
2	**NEW CONSTRUCTION VS. RENOVATION**	We recognize that the final scope—renovation or new construction—is still to be determined. KCM will assist with feasibility analysis and cost modeling to support that decision-making, weighing variables such as long-term operational impacts, building system life cycles, and accessibility/code triggers.
3	**BUDGET AND SCHEDULE CONTROL**	KCM's cost estimating and project controls services are led by in-house staff with extensive experience working under RIDE's review process. While not required, cost estimating is a key value-add that KCM brings to the table. We integrate milestone cost checks, contingency forecasting, and contractor payment oversight into our regular project workflow, minimizing the risk of financial surprises or construction delays.
4	**RIDE COMPLIANCE AND APPROVALS**	Our team is well-versed in the Necessity of School Construction process and the School Building Authority's documentation and reimbursement requirements. We will help ensure that all major project decisions—from design milestones to procurement actions—are aligned with RIDE expectations and funding eligibility..
5	**COMPLIANCE WITH NE-CHPS STANDARDS**	We will oversee design-phase coordination to ensure NE-CHPS prerequisites are addressed early and that sustainability goals are maintained through commissioning. KCM will play a key role in this process, helping ensure systems are designed, installed, and tested in line with energy performance targets and occupant health priorities.
6	**COMMUNICATION AND COORDINATION**	RISE Prep's administrative staff, facilities team, and stakeholders will receive regular updates, plain-language reporting, and decision support. KCM understands the importance of clear communication with busy school leaders and will serve as the consistent point of coordination throughout the project.

PROJECT APPROACH

KCM'S APPROACH TO

OWNER'S PROJECT MANAGEMENT



KCM's approach to Owner's Project Management is grounded in proactive leadership, transparency, and accountability. Our team operates as an extension of the Owner, guiding each project from early discovery through closeout with a focus on cost, schedule, quality, and stakeholder communication. As illustrated in the above graphic, our process is structured around eight key lifecycle phases—from Discovery & Alignment through Closeout & Occupancy—with continuous oversight in communication, documentation, and cost control.

A detailed breakdown of the services we will provide at each phase can be found in Section 6: Extent of Services.

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DESIGN PHASE

During the design phase, KCM's role is to maintain alignment between the school's educational vision, the architect's evolving design, and RIDE's regulatory and funding requirements. We will support compliance through Stage II and III submissions, manage schedule and documentation milestones, and facilitate productive collaboration between RISE Prep, the architect, and key consultants. With MEP Director Mike Duffy overseeing system coordination and NE-CHPS integration, and Educational Planner Mike Pirollo providing targeted design reviews, we will ensure the facility supports both long-term performance goals and day-to-day instructional needs. Our planning during this phase will set the tone for an efficient transition into bidding and construction.

CONSTRUCTION PHASE

Once construction begins, KCM will serve as RISE Prep's eyes, ears, and advocate—maintaining a regular presence on site and ensuring the work proceeds according to plan. Our Senior Project Managers—Kinter Van Horn, Rick Hall, and Jason Harrington—will lead day-to-day coordination with contractors and consultants, while Manny Ferreira, RA, will provide strategic oversight as Project Executive. We will manage meetings, track issues and field conditions, monitor budget and schedule adherence, and maintain consistent communication with the school's leadership team. Our priority throughout construction is to maintain momentum, resolve issues quickly, and protect the school's interests without adding unnecessary complexity to the process..

PROJECT CLOSEOUT AND OCCUPANCY

KCM approaches closeout with the same focus and follow-through that defines the rest of our process. We will coordinate final inspections, Certificate of Occupancy, and punch list resolution, and we will ensure that the transition into the new facility is smooth and well-supported. Our team will manage the delivery and review of closeout documentation, oversee FF&E installation, and support move-in logistics so that RISE Prep's staff and students can walk into a fully functional, mission-ready building. Post-occupancy, we will continue to serve as a resource to the school, ensuring any final items are addressed and that building performance is tracked and documented.

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PROPOSAL

SECTION 5

References

References

UNIVERSITY OF RHODE ISLAND

Paul DePace, Director of Capital Projects

60 Tootell Road, Kingston, RI 02881
Phone: 401-639-3921
Email: pauldepace@uri.edu

Dates of Service: 2008 to Present
Services: Owner's Project Management, Cost Estimating

HOUSING AUTHORITY OF THE CITY OF NEWPORT

Steven Mariano, Director of Asset Management

120B Hillside Avenue, Newport, RI 02840
Phone: 401-942-2917
Email: smariano@npthousing.org

Dates of Service: 2018 to Present
Services: Owner's Project Management, Cost Estimating

PORTSMOUTH ABBEY SCHOOL

John Perreira, Assistant Head of Operations

285 Corys Lane, Portsmouth, RI 02871
Phone: (401) 643-1350
Email: jperreira@portsmouthabbey.org

Dates of Services; 2019 to Present
Services: Owner's Project Management, Construction Management

RHODE ISLAND OFFICE OF THE ATTORNEY GENERAL

William Masse, Jr., Director of Operations

4 Howard Avenue, Cranston, RI 02920
Phone: 401-274-4400
Email: WMasse@riag.ri.gov

Dates of Service: 2016-2018
Services Provided: Owner's Project Management

RHODE ISLAND COLLEGE

David Cook, Senior Project Manager

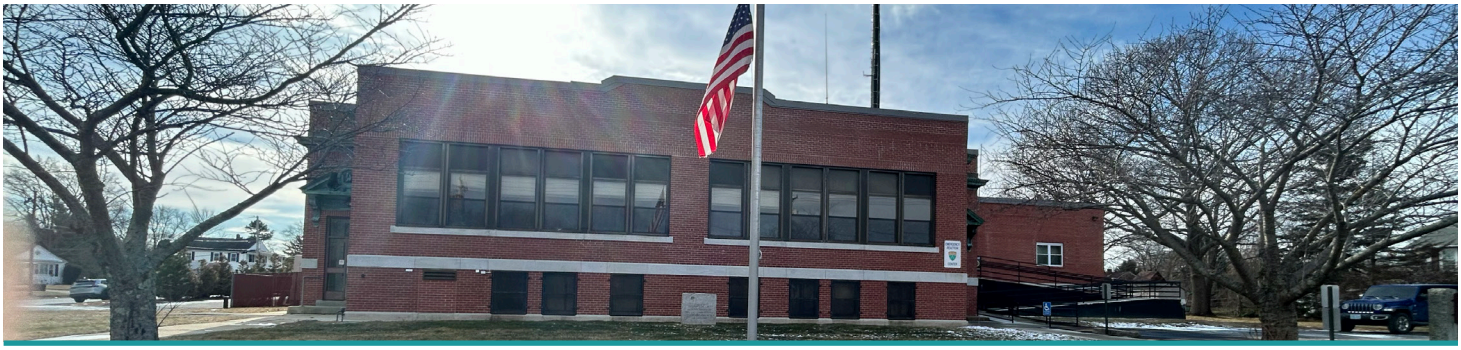
600 Mt. Pleasant Avenue
Providence, RI 02908
Phone: 401-456-6375
Email: dcook@ric.edu

Dates of Service: 2009-Present
Services Provided: Owner's Project Management, Cost Estimating

PROPOSAL

SECTION 6

Extent of Services



Future Public Safety Complex North Smithfield

Extent of Services

DELIVERY OF REQUIRED OWNER'S PROJECT REPRESENTATIVE SERVICES

KCM Group offers a full spectrum of Owner's Project Representative services to guide RISE Prep through every phase of the Upper Academy facility project. Our approach is comprehensive and collaborative—we serve as an extension of the Owner, proactively managing risk, maintaining alignment with RIDE requirements, and ensuring that project decisions support long-term academic and operational goals.

The services outlined below reflect both the core scope defined in the RFP and additional value-added support from our internal specialists and subconsultant partners.

DESIGN PHASE

KCM will lead the design phase by ensuring that all architectural and engineering efforts remain aligned with RISE Prep's educational program, regulatory requirements, and long-term performance goals. Our team will:

- Coordinate with the design team to ensure early alignment with RIDE's Stage II and Stage III submission milestones, and facilitate timely approval processes.
- Oversee integration of Northeast CHPS prerequisites, ensuring sustainability targets are embedded into design documents from the outset.
- Lead milestone reviews at schematic, design development, and construction document phases to validate scope, assess constructability, and maintain cost alignment.
- Conduct value management workshops with RISE Prep and the design team to identify opportunities for cost savings without compromising educational quality.
- Facilitate communication with RIDE, building officials, and other regulatory agencies to ensure design compliance and minimize risks to project schedule or funding.
- Prepare early-phase procurement and construction planning to ensure a seamless transition to bidding and construction.

Throughout the design phase, we will advocate for design decisions that support efficient construction, long-term operational performance, and flexibility for future curriculum shifts

CONSTRUCTION PHASE

During construction, KCM will serve as RISE Prep's independent representative on site and at the table—tracking every detail, managing documentation, and resolving issues in real time. Our responsibilities will include:

Coordination and Reporting

- Serve as the Owner's central point of contact and liaison to contractors, designers, and stakeholders.
- Participate in all construction progress meetings, review and validate meeting minutes, and maintain a rolling issues log with clear ownership and resolution timelines.
- Attend all Owner and Building Committee meetings to provide real-time updates and decision support.
- Provide monthly progress reports to RISE Prep, detailing schedule status, financial exposure, critical path activities, unresolved issues, and any contractor performance concerns.
- Conduct routine on-site inspections to confirm construction is progressing in accordance with plans, specifications, and contract obligations.

Scheduling and Finance Oversight

- Review and recommend approval of the baseline construction schedule; update variance tracking throughout the project.
- Monitor construction progress, flag potential delays, and lead discussions on recovery plans or corrective actions as needed.
- Track and reconcile all project-related expenditures, including construction costs, professional fees, contingency usage, and soft costs.
- Review payment requisitions, verify supporting documentation (certified payroll, lien waivers), and ensure proper application of contract terms.
- Evaluate proposed change orders, verify scope and pricing legitimacy, and assess impacts to schedule and budget.
- Implement claims mitigation procedures and manage all change order and dispute resolution workflows.

With a proactive, boots-on-the-ground presence, our team will keep construction moving, maintain transparency, and protect RISE Prep's interests from mobilization through substantial completion.

PROJECT CLOSEOUT AND OCCUPANCY

KCM takes a structured and comprehensive approach to project closeout, ensuring that the final stages of construction are executed with precision and clarity. Our closeout support includes:

Governmental Approvals

- Coordinate with the design team, construction manager, and local authorities to secure all final inspections and approvals.
- Monitor progress toward the Certificate of Occupancy, ensuring required documentation and punch list items are completed in time for move-in.

Documentation & Records

- Oversee delivery of all record drawings, specifications, warranties, operations and maintenance manuals, and training documentation.
- Validate that the contractor's as-built documentation is complete, organized, and fully reflective of final construction.
- Facilitate proper turnover of project records to RISE Prep's administrative and facilities staff.

Occupant Move-In & Transition Planning

- Develop a detailed move-in plan and timeline in collaboration with school leadership and staff.
- Coordinate all aspects of the relocation, including packing, labeling, logistics, and move-day support.
- Oversee furniture, fixtures, and equipment (FF&E) installation and ensure the facility is fully functional for occupancy.

Final Contract Closeout

- Monitor completion of punch list work, final inspections, and commissioning deliverables.
- Confirm all contractor closeout documents, warranties, and sign-offs are complete and contractually compliant.
- Provide final reporting to RISE Prep summarizing project outcomes, lessons learned, and remaining action items.

Our team's disciplined closeout process will ensure a smooth handoff from construction to operations, helping RISE Prep transition into its new Upper Academy facility with confidence and clarity.

SPECIALIZED EXPERTISE AND SERVICES

To support the complexity of this project, KCM offers a uniquely qualified team with access to specialized expertise that extends well beyond the core Owner's Representative role. These resources allow us to provide deeper technical insight, stronger cost control, and a closer connection between space design and academic programming—ensuring that RISE Prep's facility is not only well-built, but also mission-aligned and future-ready.

In addition to our core OPM services, KCM brings the following in-house and subconsultant expertise to the project:

- Registered Architects with K-12 and RIDE project experience
- In-House Estimator for milestone pricing and change order evaluation
- MEP Director with NE-CHPS, energy systems, and commissioning oversight experience
- Educational Planner (MLP Integrated Design) for academic program alignment and design review
- CPA on Staff to support financial transparency, budget tracking, and reporting compliance

PROPOSAL

SECTION 7

Proposed Fee and Hourly Rates

Proposed Fee

Design Phase Program Management Services (April 2025 - December 2025)			
Full-Time On-Site Staff	**Hourly Rate**	**Estimated Hours**	**Total Cost**
Project Manager (16 hours/week x 36 weeks)	$145	576	$83,520.00
Part-Time Support			
Administrative Support (2 hours/month)	$80	18	$1,440.00
Sub-Total Design Phase			**$84,960.00**

Construction Phase Program Management Services (January 2026 - December 2026)			
Full-Time On-Site Staff	**Hourly Rate**	**Estimated Hours**	**Total Cost**
Project Manager (20 hours/week x 52 weeks)	$152	1040	$158,080.00
Part-Time Support			
Project Executive (8 hours/month)	$173	96	$16,608.00
Administrative Support (8 hours/month)	$84	96	$8,064.00
Sub-Total Construction Phase			**$182,752.00**

Move Management and Close-Out Phase Program Management Services (January 2027 - February 2027)			
Full-Time On-Site Staff	**Hourly Rate**	**Estimated Hours**	**Total Cost**
Project Manager (16 hours/week x 8 weeks)	$160	128	$20,480.00
Part-Time Support			
Project Executive (4 hours/month)	$182	8	$1,456.00
Administrative Support (4 hours/month)	$88	8	$704.00
Sub-Total Move Management and Close-Out Phase			**$22,640.00**

Total Proposed Fee	**$290,352.00**

Note: This cost proposal form is for comparative purposes. While it is anticipated that the projected staffing will be similar to the above, actual hours and labor categories may vary. Billings are prepared on a timecard basis and appropriate back-up is provided.

Hourly Rates

Classification	2025 Hourly Rate	2026 Hourly Rate	2027 Hourly Rate
Principal / Project Executive	$165	$173	$182
Director of Field Operations	$160	$168	$176
Director of Engineering / MEP	$165	$173	$182
Senior Project Management	$145	$152	$160
Project Management	$140	$147	$154
Project Engineer	$130	$137	$143
Senior Estimator	$155	$163	$171
Estimator	$145	$152	$160
Scheduler	$130	$137	$143
Sr Field Superintendent	$145	$152	$160
Jr. Field Superintendent	$130	$137	$143
MEP Field Superintendent	$145	$152	$160
Site Safety	$105	$110	$116
Administrative	$80	$84	$88

Consultants, Subcontractrors, etc.	Cost + 10% OH&P
Reimbursables	At Cost

KCM
GROUP
OWNER'S PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT
COST ESTIMATING
kcmgroupri.com

kite architects one central street providence rhode island 02907 401 272 0240 kitearchitects.com

May 13, 2025

Roslind DaCruz
RISE Prep Academies
30 Cumberland Street
Woonsocket, RI 02895

Dear Roz,

Thank you for the opportunity to offer this proposal for architectural and engineering services for the RISE Upper Academy at 120 Spring Street in Woonsocket, RI. Our proposed scope includes the RIDE Stage II Application, due September 15, 2025, for major additions and renovation of portions of the existing building to create 62,000 gsf or less and generally as shown in feasibility diagrams prepared by our office dated 10/9/24.

Our scope will include full architectural, interior design, and engineering services for the Tasks as listed below. Additional detail for engineering consultants' scope of work is included on the attached documents. This proposal is contingent on KITE being selected as the architect when the project proceeds into full construction documents.

We will rely on program information already developed with you for the prior site, our understanding of priorities and preference through prior meetings, and building massing and site configuration developed to a feasibility level. We have credited our proposed fees accordingly.

SCOPE OF SERVICES: STAGE II Application

KITE will provide schematic design and documents for the new buildings in accordance with RIDE Stage II requirements. Architectural scope provided by KITE is as follows:

- A/E team coordination
- Architectural Design Drawings
  - Plans
  - Elevations
  - Exterior Elevations
  - Building Sections
  - Typical Wall Sections
- Outline Specifications
- CHiPS Checklist
- Schools as Tools Narrative
- Progress Review Meetings as required

ENGINEERS & CONSULTANTS

Our services will include design and engineering by the following consultants. Further detail on scope assumptions and terms including additional services are attached as exhibits.

Structural Engineering - Odeh Engineers
Deliverables shall include:

- Framing Plan
- Systems Narrative

Mechanical, Electrical, Plumbing & Fire Safety - Wilkinson Associates with Sterling Engineers
Deliverables shall include:

- Narrative including equipment selection
- One-line Drawings
- Energy Modeling

Interior Design – Libby Slader Design

- Programming Assistance
- Room Data Sheets
- Design Narrative
- Capacity
- Typical furniture layout
- FF&E basis-of-design

Educational Design Consultant – CIVIC (Manuel Cordero)

- Program Review
- Design Consultation
- Stakeholder Engagement

OWNER'S SEPARATE CONSULTANTS & EXCLUSIONS

We assume the following consultant services will be provided by your separate consultants or licensed tradespeople. We have initiated scope conversations with Pare Corporation on your behalf; they will forward their proposed to you separately. We expect their scope to include:

Civil / Site Design

- Roadways, Hardscape, Bus areas, Dropoff, Planting areas, Site Lighting, Furnishings
- Wetlands Analysis
- Environmental Analysis and Engineering (incl. ESA Phase I if needed)

Landscape Design

- Site Design
- Plantings
- Solar/Microclimate Analysis

Traffic Study
Geotechnical Study
Survey

We have excluded the following services which we assume will be provided by your separate consultants or OPM:

Estimating
Construction Planning/Schedule
Solar/Renewable Systems

Additional Design Services

The fees listed in the attached exhibit include work described above. Additional design support above that may be requested or required that exceeds the fees for the tasks above shall be charged on an hourly basis. Potential work may include:

- Revisions to plans and program after milestones indicated on attached timeline
- Unforeseen conditions in the field

SCHEDULE

We will endeavor to work according to the attached timeline dated 05/09/2025. To meet the aggressive schedule, we advise that decisions must be made according to the milestones listed.

FEE PROPOSAL

We propose to complete the work listed above for a fixed fee of $485,290.00. *Please see consultants' proposals attached for fees being held for additional services.*

Please find detailed projections of our team's proposed fees and subconsultant detail in the attached worksheet. *In the event of project termination prior to completion of this work, we will invoice for time spent on an hourly basis. We have waived our standard 1.1 multiplier for this initial scope.* For additional services and hourly work, our standard fee schedule is attached.

We are prepared to begin work upon your authorization to proceed. We expect to execute an agreement based on AIA B105 and have attached a draft for your review; this proposal would serve as Exhibit A.

This is an exciting opportunity, and we thank you for considering KITE. Please do not hesitate to contact me if I can offer any additional information or answer any questions about the process or proposal. If these terms are acceptable, please sign and return one copy of this letter to our office (scan/email is fine).

Sincerely,

Christine M. West, AIA
Principal
KITE Architects, Inc.

Accepted by:

Signature printed name title/organization date

CIVIC

May 12, 2025

Christine West, AIA
Principal
Kite Architects
One Central Street,
Providence, RI 02907

RE: **Proposal for Educational Planning Services for RISE Prep Mayoral Academy**

Dear Christine,
Thank you for the opportunity to collaborate with you and your team at *KITE Architects* to assist RISE Prep Mayoral Academy with preparing and submitting a Stage II Necessity of School Construction application. Per your request, the following is our proposal for educational planning and visioning services.

Project Description
It is our understanding that the project shall consist of collaborating with *KITE Architects* to provide educational programming, and other services to support the planning and design of a high school for RISE Prep Mayoral Academy.

Scope of Services
CIVIC will perform the following scope of services for each of the project components described below:

A. Facility Walkthrough/Educational Program Interview: Conduct a walkthrough of the school facility and/or an educational program interview to understand existing educational offerings and the alignment with existing spaces.
B. Educational Visioning / Community Engagement: One meeting to be determined with the design team and client, if necessary.
C. Educational Program and Specification: Collaborate with the design team to capture a narrative and quantitative description of the RISE Prep educational program based on stakeholder meetings, visioning, and best practices. Prepare Stage II deliverable.
D. Stage II Consulting: Advise team on Stage II deliverables, including review of required deliverables and assistance with alignment on compliance.
E. Meetings: Conduct bi-weekly meetings with architect, client, and OPM for coordination and to advance project goals. Attend and participate in other meetings as necessary to advance the project.

Fees

Based on our present understanding of the project, CIVIC, Inc. will charge the following:

I.	Educational Visioning and Program	$ 20,500
	TOTAL	**$ 20,500**

We understand that the project may require additional time to support the project goals. By this means we offer an allowance to support further work, including financial modeling support, Housing Aid consultation and any other scopes identified with *KITE Architects* and the Owner.

II.	**Additional Engagement Allowance**	**$ 5,000**

In addition to the aforementioned fee, standard reimbursable expenses for travel, document reproduction and courier costs will be billed at 100% of cost. Not included in the fee proposal are: website and other marketing materials, conceptual schematic design, cost estimating, and other scopes not explicitly listed.

Additional work, not included in the scope of work above, will be performed on a time and materials basis at the following hourly rates:

Principal	$235/hr
Project Manager	$130/hr
Planner	$78/hr

Thank you again for the opportunity to be a part of your team for this project. If you have any questions or comments, please feel free to contact me at 401.400.1829.

Best,

Manuel Cordero, RA, ALEP, LEED AP
Principal
CIVIC, Inc.

May 12, 2025

KITE Architects
1 Central Street
Providence, RI 02907

VIA EMAIL: cw@kitearchitects.com

RE: RISE Woonsocket Stage II 2025
Structural Engineering Fee Proposal

Dear Christine,

Thank you for inviting WSP to submit a fee proposal for structural engineering services on the above-mentioned project. This letter outlines the details of our structural engineering services and will form the basis of our contractual agreement.

STRUCTURAL ENGINEERING PROPOSAL

Per your request, the following is our proposal for structural engineering services related to the above-referenced project.

Project Description

It is our understanding, based on the email sent by you to this office on April 28, 2025, that the project shall consist of Schematic Design services for Stage II RIDE SD Level Submission for a new RISE Upper Academy building located at 120 Spring Street in Woonsocket, RI. The approximate size of the new building will be 60,000 SF and the assumed Construction Budget will be $30M.

This proposal covers services required for WSP to act as the structural engineer of record for the new building superstructure and its foundations. Site features, such as retaining walls, are excluded from the current scope of work since none were identified in the RFP.

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com

Scope of Services

WSP will perform the following scope of services for the project described above:

Stage II deliverables will include:

- Schematic Design Drawings
- Narrative Description of Structural Systems
- Approximate Tonnage of structural of structural framing materials and general layout of new foundation systems for preliminary budgeting purposes.

FEE PROPOSAL

I. BASIC SERVICES

For the Basic Services described above we propose the following lump sum fees to complete the scope of services listed above and the project as described above:

Based on our present understanding of the project, WSP will charge a lump sum fee of $50,000. (FIFTY THOUSAND dollars) to complete the scope of services described in this proposal.

In addition to the aforementioned fee, standard reimbursable expenses for travel, document reproduction and courier costs will be billed at 100% of cost. We estimate that these expenses will not exceed $2,500. (TWO THOUSEAND FIVE HUNDRED dollars) over the course of this phase of the project.

Fees do not include soil borings, materials testing, special inspections administration or testing, or costs of equipment rental for investigative work. Such costs, if required, will be billed directly to the owner.

Fee Basis:

Fees noted are in today's dollars with the assumption that design work will take place through December of 2025. Thereafter remaining engineering fees are to be escalated 4% per year. Should the construction phase of the project (structural framing only) exceed 3 years, a fee adjustment will be required.

The above noted fees are exclusive of reimbursable expenses (travel and accommodations, printing, mailings, messengers etc.) which will be billed at cost.

Please note: Should the total gross square footage change and exceed 5% of the above specified area, a fee adjustment may be required. Changes in the schedule noted in the RFP may result in a fee adjustment.

III. HOURLY RATES

All work completed on a time and materials basis will be at the following hourly rates (valid through December 2025, updated annually)

Design Principal (*)	$480/hr
Senior Vice President (P8)	$365/hr
Vice President (P7)	$285/hr
Assistant Vice President (P6)	$260/hr
Lead Consultant (P5)	$225/hr
Technical Director (P5)	$225/hr
Senior Consultant (P4)	$195/hr
Technical Manager (P4)	$195/hr
Consultant (P3)	$185/hr
Senior Coordinator, Inspection (T2)	$185/hr
Associate Consultant (P2)	$175/hr
Coordinator, Inspection (T1)	$165/hr
Assistant Consultant (P1)	$160/hr

** Design Principal: David Odeh or M. David Odeh*

IV. PAYMENT

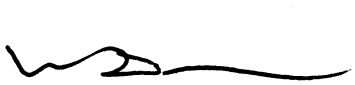
Invoices will be sent monthly based on percentage of completion and shall be due 45 days after receipt.

If our team is awarded this project, we expect to sign a standard AIA form of agreement with mutually acceptable terms and conditions prior to proceeding with work.

We personally look forward to the opportunity of working with you and your organization on this project. Should you have any questions or require clarification relative to our fees please feel free to call either of us at 401-724-1771.

KITE Architects
May 12, 2025

Proposal Prepared by:
WSP USA Building Structures



David J. Odeh, PE (24 states), SE (CA, IL, GA, UT), F.ASCE
Senior Vice President
National Director of Building Structures

M. David Odeh, PE
Senior Vice President

Please sign below authorizing WSP to begin work based upon the above noted fees in advance of the official contract being issued.

Accepted by: _____

Name_____ Date_____

LSD LIBBY SLADER DESIGN

PROPOSAL FOR DESIGN SERVICES

6 May 2025

Christine West, AIA
KITE Architects
One Central Street
Providence, RI 02907

Dear Christine,

Thank you for giving Libby Slader Design the opportunity to collaborate with KITE and provide a design proposal for the Stage II phase of design for the new RISE Upper Academy at 160 Spring Street in Woonsocket, RI. As we discussed, our work will be limited to the scope related to Furniture, Furnishings & Equipment (FF&E) for approximately 70,000 square feet of space. This scope includes all FF&E items related to classrooms, administrative areas, support | specialty areas, cafeteria | kitchen and outdoor amenity spaces.

Our goal is to design, in conjunction with you, your consultants, the client and RIDE, a 21st Century Learning environment for the students, staff and community. This proposal will apply to either the program scheme outlined in the KITE documents dated 10/9/24 or equivalent new construction.

The following is an overview of the scope included in Stage II.

- Using KITE's plans as a base, we will create "Room Sheets" including schematic furniture plans, seating layouts, and programming related to each space.
- We will utilize the previously done programming document that addresses each area and end user's needs for each space, as it relates to FF&E. If new requirements are needed, those will be separately.
- We will collaborate with your other consultants, for any MEP requirements specific to our scope and exterior | landscape for FF&E amenities.
- We will work with KITE to develop a final presentation for Stage II.
- We will assist in the development and process for Requests For Proposals (RFP) for the FF&E items. We will create specifications that are either "open source" or manufacturer specific, that can be sent out, for competitive bid, to no more than three local furniture dealerships.

We are pleased to submit the proposal to complete all design and documentation for Stage II , for a total of **$50,000.00 (Fifty Thousand Dollars)** including reimbursable expenses.

160 MATHEWSON STREET
UNIT 202
PROVIDENCE, RI 02903

T: 401-273-2090
E: hello@libbyslader.com
W: www.LIBBYSLADER.com

LSD LIBBY SLADER DESIGN

Invoices will be sent monthly for the work done in the previous month. Reimbursable expenses are printing, mileage, postage and parking fees.

Any client driven or unforeseen construction changes, after final approvals or after the 100% CD set is released, will be billed on a "board time"or hourly rate.

Hourly Rates:

Principal	$175.00 per hour
Project Manager	$100.00 per hour
Designer	$ 75.00 per hour
CAD Designer	$ 65.00 per hour

Payment terms are Net 15. A 10% late fee will be applied to any payments not received by the due date.

If you have any questions or need any clarification, please feel free to contact me. If you wish to proceed with this proposal please sign below and return to our office.

We look forward to working with you and the team on the new RISE Upper Academy in Woonsocket, RI.

Best,

Libby Slader, IIDA | NCIDQ #016032
Libby Slader Interior Design, Inc.
A Minority Enterprise (WBE) Certified Company | WBCN #2002

Proposal Accepted by:

Signature Date

Name (Printed) _____

160 MATHEWSON STREET
UNIT 202
PROVIDENCE, RI 02903

T: 401-273-2090
E: hello@libbyslader.com
W: www.LIBBYSLADER.com

Local Support: Board of Directors Authorization to Submit Stage II Application

Motion of the Board of Directors of RISE Prep Academies

Motion: RISE Prep Academies' Board of Directors authorizes RISE Prep's Executive Director to submit the Stage II Application to Rhode Island Department of Education School Building Authority for the proposed RISE Prep Upper Academy school building construction project at 120 Spring Street in Woonsocket, Rhode Island.

Date: September 2, 2025

Signed by:

Rosalind DaCruz
Executive Director, RISE Prep Academies

Mayor Christopher Beauchamp
Board Chair, RISE Prep Academies

Paulette Hamilton
Vice Chair, RISE Prep Academies

PARE CORPORATION

MEMORANDUM

DATE: September 15, 2025

TO: Christine M. West, AIA Principal – KITE Architects

FROM: Jenna R. Rioux, P.E.

RE: **Civil Schematic Narrative and Permit Summary**
RISE PREP Upper Academy
Woonsocket, Rhode Island
Pare Project No.: 25111.00

The proposed project includes construction of a 31,000± square foot (footprint) building located at 120 Spring Street in Woonsocket, Rhode Island. The site is comprised of three parcels identified in the City of Woonsocket Assessor's Database as Map 13J, Lots 5, 177, and 178. The total area of the three parcels is approximately 1.51 acres. The project area is bound by Woodland Road to the southwest, Spring Street to the southeast, and residential homes to the northeast and the northwest. A church with a shared driveway easement that connects to Prospect Street is also located north of the site. The parcel's total area is approximately 1.51 acres. The parcel is zoned R-2 "Low Density Single-family Residential District" and R-3 "Medium Density Single- and Two-family Residential District" per the City of Woonsocket's Zoning Ordinance.

Demolition
Demolition activities include the demolition of the existing school building, specified trees, specified concrete and asphalt walks, pavement area, curbing, and retaining walls within the project area. Specified water, sewer, gas, electric and drainage utilities will be removed and disposed. Prior to any demolition on site, perimeter erosion controls such as compost filter socks are to be installed at all downgradient locations and temporary inlet protection shall be installed in all inlet drainage structures.

Access/Parking
Access to the site will be from one existing and one new curb cut at Woodland Road to the southwest, and one existing curb cut at Spring Street to the southeast of the building. These locations will serve as entry and exit points for school bus and parent drop-off/pick-up areas. Based on the property's mutual right-of-way easement with the parcel to the northeast recorded on June 17, 2002, the parent drop-off / pick-up queue will utilize the church driveway to the north for additional queue length from Prospect Street to the proposed building's main entrance. On-site parking is limited and is anticipated primarily for visitors, limited staff, and accessible parking spaces. The Owner is in the process of establishing off-site parking for staff on neighboring lots for use during school operational hours per section 5.1-1.1 of the Zoning Ordinance. Memorandum of Understanding (MOU) and property easement will be reviewed by the Owner and property owner to the northeast for determining the additional parking inventory required for staff. Woodland Road and Spring Street provide additional on-street parking for public use.

Site Utilities
New utility connections will need to be supplied to the building including water, firewater and sanitary sewer. Stormwater runoff from the development will be collected by a series of catch basins. Catch basins and building roof leaders will flow into stormwater best management practices (BMPs) to treat and infiltrate the stormwater prior to discharge. Impervious areas will be directed towards an underground infiltration system and bioretention area to provide water quality treatment and groundwater recharge. A drainage pipe extension within Spring Street will be required to provide conveyance from the designed stormwater BMPs to Prospect Street.

Permit Summary
The following local and state permits are anticipated based upon the current scope of work:

1. **City of Woonsocket Planning Department**
    a. The project is anticipated to be required to go through the Major Land Development under the unified review process. The process includes the following steps:
        i. Pre-Application Meeting.
        ii. Master Plan.
        iii. Preliminary Plan.
        iv. Final Plan.
    b. A Meeting with the Town Planner was held on August 26, 2025 to review the permitting process. According to the Zoning Ordinance, the property is Low Density Single-family Residential District (R-2) and Medium Density Single- and Two-family Residential District (R-3). The Project proposes a new public school building that requires 80 parking spaces per section 5.1-3.4. The project will seek a variance for parking requirements based on the proposed parking.

2. **City of Woonsocket– Engineering Division**
    a. Excavation Permit Application
    b. Sidewalk/Curbing Application
        i. The approval of a permit for driveway and sidewalk construction shall be contingent that the Engineering Division received a completed Sidewalk Application

3. **Rhode Island Department of Environmental Management (RIDEM)**
    a. The Rhode Island Pollutant Discharge Elimination System (RIPDES) Construction General Permit for Stormwater Discharge Associated with Construction Activity (Construction General Permit) is required when a project disturbs more than one (1) acre of land. The submission includes Application for Stormwater Construction Permit and Water Quality Certification Form, Appendix A Checklist, Soil Erosion and Sediment Control (SESC) Plan, and a Stormwater Management Plan.
    b. The underground stormwater infiltration system proposed for the project will require a permit submission to the RIDEM Groundwater Discharge/Underground Injection Control (GWD/UIC) program is required. The application package includes site plans, the RIDEM Appendix A checklist, a Stormwater Analysis and Drainage Report, a SESC Plan, a post-construction Operation and Maintenance Plan, and an application fee.

JRR/ACB

REQUEST FOR OWNER'S REPRESENTATIVE SERVICES

RISE Prep Academies, a K-12 public charter school district located in Woonsocket, Rhode Island, is requesting proposals (RFP)/qualifications (RFQ) for owner's representative services for a new construction project to build its permanent Upper Academy (grades 9-12) facility.

RISE Prep Academies has entered into a Purchase and Sale for a property in Woonsocket, Rhode Island where it plans to renovate or demolish and newly construct its permanent Upper Academy facility. RISE Prep will require owner's representative services to build its Upper Academy in strict compliance with Rhode Island Department of Education's (RIDE) School Building Authority regulations, and adhere to the sustainability requirements from the Northeast Collaborative for High Performance Schools.

Project Overview:
The owners are soliciting proposals from qualified firms that provide independent owner's representative services as the primary focus of their business. The selected firm will provide owner's representative services during the design, development, and construction of the proposed school campus and to provide confirmation that the facility fulfills the performance requirements of the district, its occupants, operators, and RIDE.

Qualifications for the provision of these services include extensive experience working with new construction and renovated facilities (acting as an independent agent of the district and not as a member of the design or construction team), familiarity and/or experience with Rhode Island Department of Education School Construction Regulations, training and certification as applicable, and an ability to work well with other members of the project team to resolve issues as they arise. The ability to effectively manage multiple aspects of the project and streamline deadlines and communication between contractors, architects, and the district is a critical component of this role.

II. Scope of Services

The selected firm will assist the district with the oversight and implementation of commissioning. In this regard, the selected firm will act in the capacity of the independent building commissioning agent and will be responsible for managing all aspects of the project commissioning on the district's behalf.

Construction Phase

a) **Coordination and Reporting**
   i) **Coordination of Construction Activities:** Provide a point of contact to the owner to communicate and coordinate the activities of construction with those of the ongoing activities of the owner.
   ii) **Construction Meetings:** Participate in pre-construction meetings held with the construction manager/contractor, the architect and the owner for the project. Participate in all Construction Progress meetings held with the construction manager/contractor, the architect and the district. Review minutes of the weekly progress meetings to ensure all matters of construction are being considered and reported accurately. Ensure a system is in place for tracking the resolution of issues that are identified at such progress meetings.

iii) **Owner Meetings:** Attend all meetings held by the project building committee and act as the primary liaison with the districts, building committees, and the design/construction professionals.

iv) **Monthly Reports:** Submit to the owner monthly reports of the progress of the project. Include the current construction schedule with variance to contract, the current financial status and potential financial exposures and provide details of possible work deficiencies and delays affecting the project.

v) **Construction Inspection:** Conduct regular on-site inspections to monitor the work in progress. Assist the owners in determining if the work is generally proceeding in accordance with the Contract Documents and the owner's requirements.

b) **Scheduling & Finance**

i) **Monitor Construction Schedule:** Review and recommend for approval the base-line construction schedule submitted by the construction manager/contractor. Obtain and review, on a regular basis an updated construction schedule from the construction manager/contractor. Identify potential variances to the planned completion dates, report variances to the district and solicit contractor adjustments, or recovery schedules to meet the desired construction completion dates.

ii) **Project Financial Reporting:** On an ongoing basis, track and monitor all project related expenditures. Project related expenditures include: construction/renovation costs, professional fees, project related expenses, and contingency expenditures. The ongoing financial monitoring and reporting shall include a comparison of actual project expenditures and anticipated project expenditures versus the budgeted costs. Project reporting and monitoring shall endeavor to minimize unexpected financial variances.

iii) **Construction Contract Financial Oversight:** Review construction manager/contractor requisitions for payment to verify appropriateness and to ensure the district's interests are protected. Review partial and final Waivers of Liens and Certified Payrolls from suppliers, contractors, subcontractors and any other entity in connection with the project with the payment requisitions. Review requests for change orders prepared by the construction manager, subcontractors and suppliers. Confirm the legitimacy of the scope of the change order; verify the contractual requirements that may impact the approval of the change order, review the impact on the schedule, and verify pricing. Establish and implement a program and procedure to ensure timely identification, review, analysis, and resolution of potential claims and/or disputes. Monitor the construction manager's/general contractor's adherence to these procedures.

c) **Project Closeout**

i) **Governmental Approvals:** Assist in obtaining approvals and permits and monitor the status of approvals and permits, including the Certificate of Occupancy that are agreed to be the responsibility of the construction manager and or the contractors.

ii) **Record Drawings:** Review and evaluate the construction manager's/general contractor's procedure for obtaining/maintaining a current set of record drawings, specifications and operating manuals. Monitor the implementation of such procedures. At the completion of each project, facilitate delivery of all records and as built documents to the district.

iii) **Occupant Move In:** Coordinate all moving logistics for building occupants. Develop a detailed schedule for re-location and move in; establish a process for packing and labeling of moved materials and negotiate, schedule, and coordinate move with the owner's staff.

iv) **Closeout of Construction Contract:** Organize, manage, expedite and monitor punch list and project close out issues after substantial completion of a project. Monitor close out requirements and commissioning of buildings including, but not limited to: guarantees, warranties, as-built drawings, maintenance and procedure manuals for new equipment, and ensure sign offs by proper authorities.

III. Selection Process and Qualifications Criteria

A. **Review of Qualifications & Fee Proposal**: RISE Prep Mayoral Academy will review the qualifications and may select an Owner's Representative based solely on the response to this RFQ. RISE Prep Mayoral Academy may conduct interviews with qualified firms. RISE Prep Mayoral Academy may request best and final bids from qualified firms.

B. **Selection Criteria**:
The firm's qualifications, proposed personnel qualification, anticipated services and project approach will be the criteria by which the school district will conduct its evaluation. Please structure your submission with the following sections:

1. **Project Methodology:** Describe any unique approach your firm would bring to this project
2. **Company qualifications and experience** with project management, on comparable projects of similar size and scope as this project
3. **Proposed staffing** plan and project team members' qualifications and experience with project management
4. **Demonstrated experience** as a principal Owner's Representative for projects similar in type and scope (not as a member of the design or construction team GC or CM)
5. **Recommendations** of current and previous clients.
6. **Extent of services offered**, and depth and extent of overall resources that can be put to use to ensure the success of the project.
7. **Proposed Fee**, broken into:
    a. Design
    b. Construction
    c. Close-out
8. **Hourly Rates & Terms**

IV. Instructions for submission of Qualifications

March 24, 2025: RFP Issued
April 4, 2025: RFIs Due 3:00PM
April 8, 2025: RFI Responses Posted 3:00PM
April 11, 2025: Proposals Due 12:00PM
April 11, 2025: Public Proposals Opening (Optional) 12:00PM at 30 Cumberland Street, Woonsocket, RI 02895

A. **Submission Logistics:** Four copies of the Qualifications must be submitted and received from each interested firm at the following location on or before by 12:00PM, addressed to:

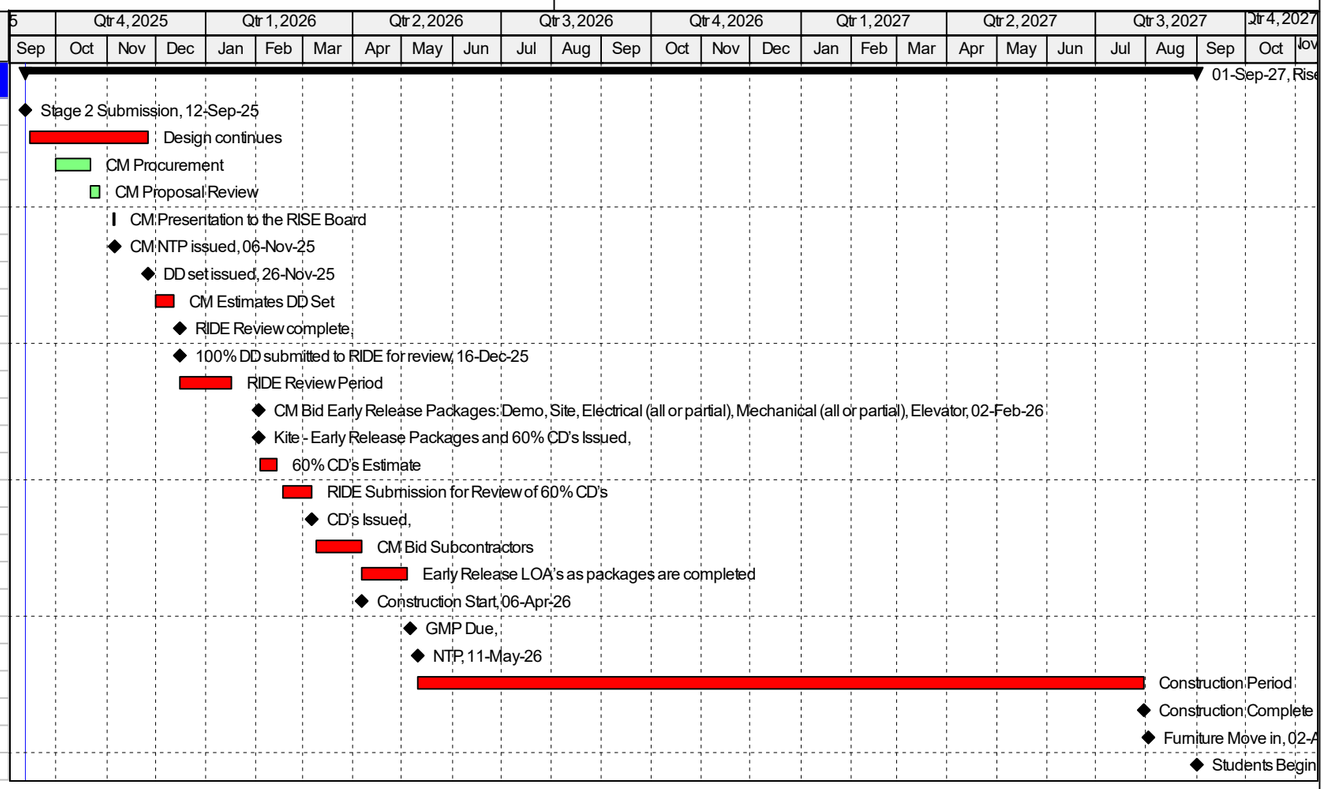
Rosalind DaCruz
RISE Prep Academies
30 Cumberland Street
Woonsocket, RI 02895

Questions regarding this RFQ should be directed by April 4, 2025 3:00PM to:

Rosalind DaCruz
RISE Prep Academies
30 Cumberland Street
Woonsocket, RI 02895

Rise Prep Academies | 1 | 10-Sep-25 11:03

Activity ID	Activity Name	OD	Start	Finish
Rise Prep Academies		494	12-Sep-25	01-Sep-27
100	Stage 2 Submission	0	12-Sep-25	
110	Design continues	51	15-Sep-25	26-Nov-25
120	CM Procurement	15	30-Sep-25	21-Oct-25
130	CM Proposal Review	4	22-Oct-25	27-Oct-25
140	CM Presentation to the RISE Board	1	05-Nov-25	05-Nov-25
150	CM NTP issued	0	06-Nov-25	
160	DD set issued	0	26-Nov-25	
170	CM Estimates DD Set	10	01-Dec-25	12-Dec-25
180	RIDE Review complete	0		15-Dec-25
190	100% DD submitted to RIDE for review	0	16-Dec-25	
200	RIDE Review Period	21	16-Dec-25	16-Jan-26
240	CM Bid Early Release Packages: Demo, Site, Electrical (all or partial), M	0	02-Feb-26	
210	Kite - Early Release Packages and 60% CD's Issued	0		02-Feb-26
220	60% CD's Estimate	9	03-Feb-26	13-Feb-26
230	RIDE Submission for Review of 60% CD's	14	17-Feb-26	06-Mar-26
250	CD's Issued	0		06-Mar-26
260	CM Bid Subcontractors	21	09-Mar-26	06-Apr-26
270	Early Release LOA's as packages are completed	21	06-Apr-26	04-May-26
280	Construction Start	0	06-Apr-26	
290	GMP Due	0		06-May-26
300	NTP	0	11-May-26	
301	Construction Period	308	11-May-26	30-Jul-27
310	Construction Complete C of O	0		30-Jul-27
320	Furniture Move in	0	02-Aug-27	
330	Students Begin School	0	01-Sep-27	



Project ID: RP00
Data Date: 12-Sep-25
Run: 10-Sep-25

Rise Prep Academies
120 Spring Street Woonsocket, RI
Master Schedule (as of 12-Sep-25)

From: **Christine West** cw@kitearchitects.com
Subject: 120 Spring Street (aka 148 Spring Street)
Date: September 8, 2025 at 12:15 PM
To: Elizabeth.Totten@preservation.ri.gov
Cc: Travis Kirk jtkirk@kitearchitects.com

Good morning Elizabeth-
I was hoping to connect to understand the review process with RIHPHC for a construction project we are working on at 120 Spring Street, the former site of an elementary school associate with the Notre Dame des Victories school, now abandoned and partially demolished (only the exterior shell is extant).

We are working with RISE Prep Academy on the designs for a new high school on the site as part of their Stage II application. I understand you may already be familiar with the current building built in 1950. We understand it is not part of a local historic district, but is within the North End District of the National Register of Historic Places designation for Woonsocket, but is not identified listed as contributing in the 1984 nomination form. We found it listed in the State Register as 148 Spring Street.

The proposal is is to demolish the existing building and construct a new high school. We explored renovation and addition scheme but it proved infeasible technically and financially.

We understand that RIHPHC is required to review all RIDE Housing Aid funded projects and could use some guidance on the best way to initiate the process. We do have initial schematic design documents but are undertaking some significant changes over the next few weeks. It would be helpful to have your feedback and understand any issues as soon as we are able, understanding your time is precious.

May we schedule a zoom call, or send you the design documents now?

Thank you in advance!

-Christine

Christine M. West, AIA | principal
kite architects | one central street | providence ri 02907
401.272.0240 **x117**

IAQ Management Plan
RISE Prep Academies

January 2018

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1. Mission Statement

The health, comfort and learning environment of students and staff are important aspects of RISE Prep Academies' (RPA) mission. Working with EPA and their IAQ Tools for Schools Program, we developed an IAQ Management Plan that will help monitor and improve the quality of air in school buildings. The objectives of this IAQ Management Plan are:

- Reduce the levels of indoor air pollutants through preventive measures such as routine maintenance activities, periodic building evaluations and inspections and IAQ-specific policies.
- Provide and maintain adequate airflow by repairing and maintaining ventilation equipment, which will promote a comfortable and healthy learning and working environment.
- Respond to IAQ-related concerns and problems in a prompt and thorough manner, and effectively communicate the progress of investigations and their resolution to all interested parties.

2. Role of the IAQ Coordinator and IAQ Team

IAQ Coordinator

RPA has identified Rosalind DaCruz, the Executive Director as the IAQ Coordinator for the district. RPA's administration and Board of Directors are committed to providing the necessary support to meet the school's IAQ Management Plan objectives.

The IAQ Coordinator's responsibilities include:

- Acting as the key contact person within the district to respond to and address IAQ issues and concerns.
- Coordinating the development and management of the district's IAQ Management Plan. This includes:
    - Establishing and overseeing an IAQ Team
    - Coordinating building walkthrough inspections
    - Coordinating the building system evaluations
    - Coordinating the investigations of reported IAQ issues and concerns and modifying the IAQ Management Plan to fit the district's specific needs and objectives
- Responding to IAQ concerns and issues that are discussed or reported.
- Coordinating the IAQ Team's activities and meetings, including distribution of the IAQ checklists.
- Communicating with staff, parents and other parties regarding the progress made with the Plan and the process of reporting IAQ concerns.
- Coordinating the annual review of the Plan, which involves building walkthrough inspections, building systems evaluations and revising the Plan to include new information.
- Obtaining school board approval of the IAQ Management Plan after every major revision.

IAQ Team

RPA has established an IAQ Team to represent team members and families. The IAQ Team assists the school administration by reviewing IAQ-related information and recommending IAQ policies to maintain and improve the air quality within district facilities and school buildings.

Led by the IAQ Coordinator, the IAQ Team is involved in the following efforts:

- Supporting the IAQ Coordinator to ensure good IAQ in all facilities and areas.
- Contributing to the IAQ Management Plan creation and implementation. The members distribute the IAQ checklists and the IAQ Backgrounder to the appropriate staff members
- Meeting regularly quarterly to review and resolve IAQ issues.
- Meeting monthly to review the IAQ Management Plan, which includes the completion of walkthrough inspections of school buildings, key building systems evaluations and the review of existing policies in the IAQ Management Plan.
- Meeting to evaluate and respond to IAQ concerns that have been reported to the school. The Team takes steps or recommends measures to resolve the reported concern.
- Maintaining IAQ Team meeting minutes, reports and other documents in the IAQ Management Plan.

The following individuals are members of the IAQ Team:

Name	**Position**	**Contact Information**	**Specific Duties**
Rosalind DaCru	Executive Director	(401) 765-5127	Coordinate checklist distribution and collection.

Sophie Gibson	Director of Operations	(401) 765-5127	Conduct facility walkthroughs and ensure that ventilation systems are operating properly.
Mill City	Maintenance Contractor	(401) 766-3100	Conduct facility walkthroughs and ensure that ventilation systems are operating properly.
Jennifer Castano	School Nurse Manager	(401) 765-5127	Track health symptoms on a school map

3. Background and IAQ Findings

Indoor air quality (IAQ) is a critical component of providing a healthy and comfortable learning environment. Indoor air pollutants may cause or contribute to short- and long-term health problems including:

- Asthma
- Respiratory tract infection and disease
- Allergic reactions
- Headaches
- Nasal congestion
- Eye and skin irritations
- Coughing

- Sneezing
- Fatigue
- Dizziness and nausea.

In addition, indoor air pollutants and extremes in temperature and humidity may cause discomfort, which can affect students' ability to concentrate and learn.

IAQ problems can:

- Hasten building deterioration
- Contribute to the closing of schools
- Create liability problems and strain relationships among
    - Parents
    - Teachers
    - School Team Members
    - School Leadership

The IAQ Coordinator researches IAQ issues affecting the school. For example, issues that are investigated and documented include schools' histories related to:

- Radon
- Pests
- Lead
- Other IAQ issues

During the walkthrough inspections and building systems evaluations, the IAQ team identifies IAQ and problems and issues. The issues are prioritized from most important to least important. Urgent or simple issues are addressed first and issues that require continual attention are scheduled appropriately.

Problems are reported to the IAQ Coordinator, who documents all IAQ concerns, performs an initial investigation and documents and communicates the resolution to all interested parties. Many issues are resolved using in-house staff. However, professionals, experts and other outside personnel may be brought in to deal with specific issues. The district administration expects to complete the necessary maintenance, renovations and construction by September 2018.

The IAQ Coordinator uses a variety of tools, such as the Problem Solving Wheel, Problem Solving Checklist and Sections 4-6 of the IAQ Reference Guide to help identify IAQ problems. If the problem cannot be identified or persists despite the district's efforts to identify and remediate it, the IAQ Coordinator discusses the matter with the Head of School in order to determine whether a contracted service provider is needed.

When a problem has been identified, the IAQ Coordinator:

- Coordinates a response
- Communicates with the relevant parties
- Documents actions taken
- Keeps copies of all documents

When the problem is not urgent but requires a policy change, the IAQ Coordinator organizes a meeting with the school's Leadership Team to develop and recommend specific policy changes. These policy changes are presented to the Head of School or Board of Directors when appropriate for review and adoption. All new or revised policies are added to the existing IAQ Management Plan. All interested parties are informed about the measures taken to resolve the problem and all policy changes.

4. IAQ Policies and Plans

Animals in the Classroom Policy

While many teachers and students have classroom pets, animals can be a source of allergens, asthma triggers and microorganisms that may cause infectious diseases. Therefore, RPA has instituted an animal policy based on information gathered from:

- Walkthrough inspections
- Building systems evaluations
- IAQ concern reports
- Staff meetings

Animals should be isolated to the extent possible and should be kept away from carpets, upholstered furniture and stuffed toys. Specific types of animals may be restricted from the classroom if a concern is expressed by staff, students, or parents. The school also reserves the right to ban certain animals if they pose a threat to the safety or comfort of staff and students. Classroom pets should be placed away from return air ducts and from students with known allergy or asthma problems.

Food in the Classroom Policy

Food should not be left in classrooms. When it is necessary to store food in classrooms, it must be kept in airtight, sealed containers to minimize the potential for pests, odors and biological growth. All food waste will be disposed of at the end of each day.

Painting Policy

RPA must use latex, water-based paints; using paints that contain mercury or lead is prohibited. Painting and drying should only occur when the area of the building is unoccupied and properly ventilated. It is also important to inform all affected staff and students before a painting job begins. The school district's Hazardous Materials Policy is located in the Director of Operation's office.

Hazardous Materials Policy

It is important to handle hazardous materials according to the manufacturers' guidelines. Wastes generated from hazardous materials should be stored separately from regular waste and disposed in appropriate containers. Hazardous materials are common in art, science and vocational/industrial classes. Training sessions for staff can help explain the risks associated with hazardous materials and the importance of complying with this policy. The school district's Hazardous Materials Policy is located in the Director of Operations' office.

Asbestos Hazard Emergency Response Act (AHERA) Management Plan

An AHERA Management Plan is required by Federal law and is intended to prevent staff exposure to asbestos during general operation and maintenance activities. It describes the location and condition of asbestos-containing building materials, and documents their removal and repairs. The AHERA Management Plan also describes the proper recordkeeping practices that school officials must follow. Schools must update their AHERA Management Plans with information collected from their periodic surveillance every 6 months, re-inspection of buildings for asbestos-containing materials every 3 years and response actions taken within the school. The AHERA Management Plan is located in the Director of Operations' office.

Integrated Pest Management Program

Integrated Pest Management (IPM) is a comprehensive strategy for controlling pests, pest-generated substances (such as cockroach fecal matter) and pesticides, which can act as irritants and trigger allergies and asthma. The district's IPM program aims to reduce the frequency and magnitude of both pesticide use and pest problems. The school district's IPM file is located in the Director of Operations' office.

Lead Policy

Lead can adversely affect the nervous system. Young children are particularly susceptible. If lead is present in existing school building paint coatings, renovation procedures must be employed that minimize the exposure of building occupants to airborne lead-based paint particles. In addition, a "Lead in Water Plan" has been implemented that includes:

- Water sampling
- Faucet replacement
- Education
- and record keeping

The Lead in Water Plan is located in the Director of Operations' office.

Radon Gas Policy

Radon is a naturally occurring gas that can enter into school buildings from the underlying soils, and build-up to levels that increase occupants' risk for developing lung cancer. Radon testing and mitigation has been performed in accordance with Rhode Island law. Radon levels were found to be below 4 pCi/L) All radon levels that exceeded 4 pCi/L] have been reduced to levels comparable to the outside air. Information on radon testing and mitigation is located in the Director of Operations' office.

Non-Smoking Policy

RPA prohibits tobacco use in all school facilities and vehicles. RISE Prep team members may not use any tobacco products on school grounds, anywhere off of school grounds that is visible from school grounds, or anywhere that they could be reasonably expected to encounter scholars during the school day. Any violation of this policy may result in disciplinary action. Tobacco products include, but are not limited to; cigarettes, cigars, chewing tobacco or other smokeless tobacco products, e-cigarettes or vaporizers, or any other product that contains nicotine and/or creates smoke or vapor.

Anti-Idling Policy

Delivery and bus pickup and drop off zones have been located away from building outdoor air intakes to ensure that exhaust fumes do not enter the facility. RPA prohibits buses and cars from idling while waiting to pick up or drop off students. Buses shall idle no longer than the time required to bring engines to proper operating temperature and to defrost all windows. This policy is not in effect when temperatures fall below 32 degrees Fahrenheit. The school district's anti-idling policy is located in the Director of Operations' office.

5. Procedures

Cleaning and Chemicals

Regular and thorough cleaning is an important means for the removal of air pollutant sources. However, the use of cleaning products may also contribute to indoor air pollution. To ensure that cleaning practices remove pollutant sources while using cleaning products appropriately, guidelines have been created.

- Custodial staff shall only use cleaning agents approved by the district for school use. All products must be clearly labeled and stored in a secure area. Bottles of cleaning agents must be tightly closed when stored.

- All material safety data sheets should be stored in an area available to all staff, and the location of this information is discussed in the district's "Employee Right to Know" annual training.

- Rooms must be kept clean. Slightly damp cloths are used to remove dust from surfaces — however, wiped surfaces should not be left damp or wet for extended periods of time, since this can cause mold growth.

- Ammonia-based cleaning agents and chlorine-containing cleaners (such as bleach) must never be mixed because this generates toxic gases.

- During routine operations, pollutant-releasing activities are restricted by time of day, week, or year. For example, the waxing of floors will be performed during school vacations, to ensure that gases are removed by the time classes resume.

- Areas of frequent use should be cleaned more often than areas of infrequent use.

- Large walk-off mats must be used to trap dirt and moisture at building entrances. These mats are cleaned according to manufacturers' guidelines to ensure optimal performance. Trapping dirt and moisture at building entrances helps to maintain the cleanliness of floors and carpets throughout the building.

- Team members are not permitted to bring any

    - Cleaning products

  - Pesticides
  - Air fresheners
  - or other chemicals into the school

- Cleaning activities in the classroom will strive to minimize dust.

Flooring

Resilient flooring is used for high traffic areas including:

- Classrooms
- Hallways
- Cafeterias
- Art rooms
- Restrooms
- and anywhere liquid spills are likely

While there is considerable debate about the most appropriate flooring material for use in schools, RPA recognizes that there are advantages and disadvantages associated with all types of floors coverings. Regardless of the floor covering type, regular and effective cleaning and maintenance is essential to keep it dry and clean. All carpets and rugs must be cleaned with hot water extraction at least twice a year. Carpets and rugs may not be cleaned during summer months unless they can be dried within 24 hours.

Preventive Maintenance and Operations

Preventive maintenance involves routine inspection, adjustment and repair of building structures and systems, including:

- The heating, ventilating and air conditioning system (HVAC)

- Unit ventilators
- Local exhaust
- Fresh air intakes
- and flooring.

Preventive maintenance plays a major role in maintaining the quality of air by assuring that the building systems are operating effectively and efficiently. Moreover, it helps to maintain comfortable temperatures and humidity in occupied spaces.

The preventive maintenance schedule for RPA can be found in the Director of Operations' office. The schedule describes the time intervals and locations of building and ventilation components that are inspected and maintained on a routine basis. The schedule was established using the past experience of school maintenance professionals, the availability of financial resources and technical guides, including the manufacturer's specifications. All records of preventive maintenance are kept attached to the relevant operating system for easy evaluation.

Unless otherwise noted, school buildings should be maintained according to the American Society of Heating, Refrigerating and Air-Conditioning Engineers' (ASHRAE) recommended comfort parameters. If the recommended parameters cannot be met, the staff makes ventilation adjustments that provide fresh air, temperature and humidity levels that are as close to the ASHRAE parameters as possible.

Construction and Renovation

RPA will consider IAQ when planning construction and renovation projects. The IAQ Coordinator, IAQ Team, Head of School and Board of Directors discuss major structural changes that may impact IAQ. The findings from walkthrough inspections and building systems evaluations should be considered when planning renovations. IAQ Design Tools for Schools is a Web-based guide for establishing good IAQ practices into the

- Design
- Construction

- Renovation
- Operation
- and maintenance of K-12 school facilities. These plans are summarized in the Director of Finance's office.

To the extent possible, major renovations should be performed when school is not in session. If renovation projects must be performed while school is in session, the return air from any area being renovated should be isolated from the main ventilation system. Engineering controls should be used to contain and minimize the distribution of dust and other contaminants produced by construction activities. Cleaning operations should be more frequent during and after renovation.

Microbial Management

Microbials, such as mold, bacteria and viruses, are a significant cause of illness, health symptoms and discomfort. School staff should be aware that the easiest way to control microbial growth is to control moisture.

Signs of water intrusion and microbial growth should be investigated during the walkthrough inspections, building system evaluations and other efforts. The maintenance staff should be informed about damaged buildings systems and components that cause water leaks and water condensation. School staff must make the necessary repairs and adjustments in a prompt manner. Materials damaged by water should be replaced when possible. Damp or wet materials must be dried within 48 hours (preferably within 24 hours).

Materials contaminated with microbials should be promptly cleaned or replaced. Mold growth should be removed from non-porous surfaces with a strong brush and non-ammonia containing detergent and thorough drying. Remediation projects that cannot be handled by district staff should be contracted to a professional. Large-scale remediation projects may require specific control and protection measures. For additional information on mold remediation, refer to EPA's guide:

- Mold Remediation in Schools and Commercial Buildings
- See also EPA's Mold page.

Staff Education

All employees play an important role in maintaining and improving air quality since their behavior can affect the quality of the air present in school buildings. For example, placing objects on unit ventilators, adjusting room thermostats, or turning off unit ventilators can worsen the quality of air in a room. An educated employee is more likely to take steps to maintain good air quality. In addition, an employee with an understanding of IAQ is more likely to report IAQ concerns quickly and accurately. For these reasons, the district staff must be educated about IAQ.

RPA performs an annual IAQ training session, as part of the annual school Professional Development. The IAQ Coordinator performs the training. The training includes sessions on the importance of IAQ to health and learning, how to spot problems, and who to notify about IAQ concerns.

The IAQ Tools for Schools Backgrounder and checklists (distributed annually) are educational tools. Staff should complete all the checklists. At a minimum, each year the Teacher's, Ventilation and Building and Grounds Maintenance Checklists should be completed.

Communication

Communication is a critical element to successful IAQ management. The IAQ Coordinator and other school authorities try to limit misinformation and confusion through the use of effective communication. In order to develop and maintain the trust of the community and staff, the IAQ Coordinator and other designated school employees should communicate with relevant parties in a prompt, honest and courteous manner until the issue is resolved. Every time an IAQ concern is addressed or resolved, the IAQ Coordinator should report the measures taken and the resolution of the identified concern to the appropriate parties.

In the unlikely event of an IAQ emergency, RPA will accommodate the needs of scholars, families, and staff. One or more contacts shall be selected to handle the media and update the community during a crisis. No one other than the district representative(s) should discuss IAQ-related issues with the press. The media will be alerted by the Head of School when it is necessary to provide information to a broader audience. Every effort will be made to share appropriate information as soon as it becomes available to the school district.

The IAQ Team and Coordinator will inform parents and staff about:

- The IAQ Management Plan and ongoing efforts, how to view the Plan upon request and how to obtain an IAQ Concern Reporting Form.
- How to contact the IAQ Coordinator about IAQ issues.
- Where to find self-help information on how to evaluate IAQ in the school and to learn about structural features and operational practices of the school buildings.

RPA provides this information to parents and staff using the relevant handbooks, distributed at the beginning of the school year.

6. Staff Responsibilities for Maintaining Good IAQ

All staff members are responsible for improving and maintaining good IAQ **:**

- **Teachers** should:
    - Refrain from interfering with airflow from ventilators (e.g., do not stack books or other items on ventilators, cover vents with posters, or turn off the fan due to noise)
    - Remove clutter in their classrooms
    - Properly dispose of hazardous waste
    - Minimize the spread of dust when cleaning up classroom activities.
    - and enforce the school's various IAQ policies in their classrooms
- **Administrators** should communicate the school's activities to the
    - Board of Directors
    - Team members
    - Scholars

- and community

They also need to ensure that the school is implementing IAQ policies appropriately.

- **The Director of Operations** must ensure that HVAC systems are operating properly and that buildings are maintained adequately and cleaned regularly.
- **Custodians** need to follow all policies regarding:
  - Cleaning chemicals
  - Ensure that the school is regularly vacuumed and swept
  - Clean drain pans
  - Empty trash cans
  - and check drain pipes regularly

They should also look for signs of pest problems and inform the appropriate people of any issues.

- **The School Nurse** should track illnesses, such as asthma, that may provide an early warning of IAQ problems.
- **The Board of Directors** needs to approve the IAQ Management Plan. This approval shall include the date, a copy of the minutes from the meeting and how often the Plan must be updated or reapproved (e.g., after every major change to the Plan, or every year, whichever comes first).

7. Applicable Local and State Requirements/Regulations

RPA will meet the following local and state requirements and regulations related to IAQ: For example:

- Non-smoking laws
- Asbestos regulations

- Radon testing requirements
- Hazardous material storage

8. Emergency Response

Emergency Response Policy

An emergency is defined as an unforeseen circumstance that requires immediate action, assistance, or relief. This includes situations that are potentially life threatening, such as:

- Spills of hazardous materials;
- Complaints of severe headaches, nausea and combustion odors; and
- Diagnosed Legionnaire's disease or tuberculosis.

In addition, emergencies include situations where there is limited time available to prevent serious property damage, such as flooding in a carpeted area or health problems.

It is up to the discretion of the school administrators to identify and react to emergencies on a case-by-case basis, using the above definition as a general guideline only. If doubt exists about whether exposure to a specific hazard constitutes an emergency, a precautionary approach may be used where the matter is handled as an emergency. Non-emergency situations are addressed according to the "Reporting and Response Policy."

School officials must respond to emergencies immediately. If the problem cannot be resolved with in-house resources, external help should be acquired (e.g., local health agency, IAQ professionals). If a hazard poses an immediate health threat to the students and staff, the affected building areas must be evacuated. All avenues of communication need to be utilized to warn and inform affected or interested parties in a prompt manner.

IAQ Reporting and Response Policy

RPA encourages the reporting of IAQ concerns, regardless of how trivial the issue may seem. The prompt reporting and resolution of IAQ issues has the potential to prevent serious problems from

developing, which will help to prevent potential health effects, discomfort and unnecessary costs. This makes the investigation of all reported concerns worthwhile.

The IAQ Coordinator should request concerned staff, students and parents to report their IAQ concerns in writing. A written description of the concerns reduces misunderstanding and creates a history that can be referred to at a future date. All written concerns should be sent to the IAQ Coordinator to initiate an official IAQ concern reporting process. The resolution of the issue needs to be documented and the affected parties should be informed in writing about the measures taken. Information collected must be processed and stored according to the school district's policies.

9. Steps to Prevention

RPA is committed to preventing IAQ problems. To reach this goal, the district will complete the following activities:

- Distribute and collect checklists and report results to the IAQ Coordinator.
- The IAQ Coordinator should ensure that all IAQ efforts are coordinated and completed in a timely manner.
- All IAQ policies and programs
    - for radon
    - IPM
    - anti-idling
    - non-smoking, etc.

must be in place by 7/1/2018.

- These individuals need to be updated on the district's IAQ efforts:
    - The Board of Directors
    - The community

- Staff
- and students

and they need to carry out their responsibilities for maintaining good IAQ.

The school must complete an annual review to make changes to the IAQ Management Plan. The annual review is necessary because changes may occur in:

- The building systems
- Components
- Occupants
- and the administration's attitudes and priorities

The annual review involves:

- Building systems evaluations;
- Walkthrough inspections;
- Reviewing IAQ concerns and other information;
- Discussing new issues with the IAQ Team; and
- Updating the IAQ Management Plan as needed.

A brief description of the changes to the Plan should be summarized and included in all future versions of the Plan. This documentation should reduce the likelihood of repeating policies and procedures that were ineffective or inefficient and ensure the success of the IAQ program.

Appendix A—Policies

Pest Management Policy

When a pesticide must be used to meet important management goals, the least hazardous material adequate to control the pest should be chosen and label directions should be followed exactly. The application of pesticides may be subject to

- School policies and procedures
- The Federal Insecticide, Fungicide and Rodenticide Act (7 United States Code 136 et seq.)
- EPA regulations in 40 Code of Federal Regulations
- OSHA regulations
- and state and local regulations

Pests

Pests are unwanted populations of living organisms (animals, plants, or microorganisms). Strategies for managing pest populations will be influenced by the pest species and whether that species poses a threat to people, property, or the environment.

Pest Management

Approved pest management plans should be developed for the site and should include proposed pest management measures to:

- Reduce any potential human health hazard or to protect against a significant threat to public safety.
- Prevent loss of or damage to school structures or property.

- Prevent pests from spreading into the community or to plant and animal populations beyond the site.
- Enhance the quality of life to students, staff and others.

Integrated Pest Management Procedures

Integrated pest management (IPM) procedures will be used to determine when to control pests and whether to use:

- Mechanical
- Physical
- Chemical
- or biological means

IPM practitioners depend on current, comprehensive information about the pest and its environment and the best available pest control methods. Applying IPM principles prevents unacceptable levels of pest activity and damage by the most economical means and with the least possible hazard to people, property and the environment.

The decision to use a pesticide will be based on a review of all other available options and a determination that these options are not acceptable or are not feasible. Cost or staffing considerations alone will not be adequate justification for use of chemical control agents, and selected non-chemical pest management methods will be implemented whenever possible to provide the desired control. It is the policy of this school district to utilize IPM principles to manage pest populations adequately. The full range of alternatives, including no action, will be considered.

Education

- Staff
- Students
- Pest managers
- and the public

will be educated about potential school pest problems and the IPM policies and procedures that will be implemented.

Record Keeping

Records of pesticide use shall be maintained onsite to meet the requirements of the state regulatory agency and school board. Records must be current and accurate for IPM to be effective. In addition, pest surveillance data sheets that record the number of pests or other indicators of pest populations should be maintained to verify the need for treatments.

Notification

RPA will be responsible for notifying school staff and parents in advance of any pesticide applications.

Pesticide Storage and Purchase

Pesticide purchases will be limited to the amount authorized by the IAQ Coordinator for use during the year. Pesticides will be stored and disposed of in accordance with the EPA-registered label directions and state regulations. Pesticides must be stored in an area inaccessible to students or unauthorized personnel.

Pesticide Applicators

Pesticide applicators must have a working knowledge of the principles and practices of IPM and use only pesticides approved by this school. They must follow regulations and label precautions. Applicators must comply with this school district IPM policy and pest management plan. Pesticides may only be deployed by a licensed pesticide applicator.

Pests and pesticides can pose significant problems and risks to people, property and the environment. It is, therefore, the policy of RPA to incorporate IPM procedures for control of structural and landscape pests. This policy will minimize the amount and toxicity of pesticides used in the school.

Anti-Idling Policy

RPA is committed to providing a healthy and productive environment for all persons using our school. In light of the significant risk posed by school bus exhaust emissions, especially to children, RPA is implementing an anti-idling policy. This policy is intended to improve the health and safety of all individuals in or around the school and school grounds and reduce risks associated with exposure to diesel exhaust such as:

- Aggravated respiratory and cardiovascular conditions
- Decreased lung function
- Acute respiratory symptoms
- and chronic bronchitis

Queuing of buses for pick-up and drop-off as well as periods of idling during the bus commute itself can cause particular problems. The following steps indicate the exact timing of specific changes to current operations and outline the procedures for conflict resolution and enforcement:

1. *Implementation of Policy to Reduce Exposure to School Bus Exhaust Emissions, also known as diesel exhaust emissions.*
   Beginning immediately, RPA requires all buses to limit their idling on school grounds to:
   - Improve surrounding air quality
   - Protect the health of drivers, students and others
   - Conserve fuel (save money)
   - and decrease engine wear
2. *Policy Guidelines to Reduce Exposure to School Bus Exhaust Emissions.*
   This rule applies to any bus service, including home-to-school, activity, or charter transportation.

   To the extent possible, eliminate idling upon reaching your destination:
   - While waiting for passengers to board at place of origin, all engines should be shut off.
   - When arriving at your location, all buses should be shut off as soon as it is practical; buses should not idle while waiting for passengers.

   During morning start-up, buses should idle no longer than necessary to bring engines to proper operating temperature and to defrost all windows.

Exceptions to the policy may be made when the air temperature is below 32 degrees, and when it is necessary to run the engine to operate required safety equipment or to maintain a safe environment for passengers with special health needs. The guidelines for maximum engine idling are:

- Above 32° F: 3 minutes
- Between — 10° and 32° F: 10 minutes
- Below — 10° F: no limit

Signs will be posted to remind all (car, bus and truck) drivers of our school's Anti-Idling Policy.

3. *Conflict Resolution*

   Bus drivers, employees and visitors are expected to honor the anti-idling policy at all school buildings and facilities by shutting off their engines upon arrival. Individual complaints or concerns regarding the implementation and/or enforcement of this policy should be discussed with the Director of Operations, who will contact the individual bus driver. Concerns about staff or parents who idle their vehicles on school grounds can be directed to the Director of Operations at (401) 765-5127.

4. *Enforcement of Policy*

   All persons share in the responsibility of adhering to and enforcing this policy. Any person violating this policy will be subject to the similar disciplinary actions that accompany other infractions of our policies including:

   - Oral reminder
   - Written reprimand
   - Probation

Hazardous Materials Policy

RISE Prep and its contractors will limit the use of hazardous chemicals in all applications. Cleaning chemicals will be stored separately and only used by custodial staff and contractors. Any and all chemicals for use in upper level science experiments will be stored according to the manufacturer's directions. RISE Prep will limit the storage of hazardous materials to two gallons or less. Material Safety Data Sheets will be available.

All art materials used in school must conform to the ASTM D-4236 standard. No material containing a hazardous substance may be used. Additionally, all art materials must have a Children's Product Certificate. Products must be stored according to the manufacturer's directions and checked regularly for quality.

Energy Star Policy

RISE Prep abides by the Federal Energy Policy Act of 1992, effective October 1997.

All replacement parts and motors must be energy efficient and/ or NEMA premium efficiency standard.

Preventative Maintenance

RISE Prep will develop a preventative maintenance plan for all equipment and building systems. The plan shall identify the actions required, the person responsible, and the required timeline.

Compliance with NECHPS

RISE Prep Board of Directors requires all school construction projects to adhere to the high performance standards and overall goals of Northeast-CHPS in a manner that is consistent with state policy.

September 15, 2025

Mario Carreno, ALEP
Chief Operations Officer
School Building Authority
Rhode Island Department of Education
255 Westminster Street
Providence, RI 02903

Dear Mr. Carreno:

We are excited to continue our collaboration with the Rhode Island Department of Education - School Building Authority on RISE Prep Academies' masterplan. As you know, RISE Prep is embarking on the construction of a new facility for the Upper School that will house grades 9 -12. As part of this work, we have developed a unique educational program and building design that are aligned to the schools' strategic goals. In collaboration with KITE Architects, PARE, CIVIC, and Libby Slader Design, we have worked to align the teaching and learning goals laid out in the RISE Prep Academies' educational program.

As part of the design process, CIVIC, Inc. has provided educational commissioning services, including the review of the Educational Program and Schematic Design. CIVIC found the proposed building is consistent with goals, including some deviations from the School Construction Regulations Space Standards. By this means, the RISE Prep Academies respectfully seeks a variance from the RIDE School Construction Regulations Space Allowance Standard (RIDE 4.7.3) for the new construction of the RISE Prep Upper Academy facility. The spaces that require a variance are listed with a description of the request:

Standard Classroom
Design Variance: The proposed classrooms meet the RISE Prep Upper Academy's educational program needs. The general classroom size ranges from 708 - 880 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. The classroom was made slightly smaller to allow the creation of the Learning Lounge/Commons, Small Group Rooms, and other support spaces.

Science Classroom / Lab
Design Variance: The proposed science classrooms meet the RISE Prep Academies' educational program needs. The Science Classroom (3) sizes are 993 square feet respectively, which is below the School Construction Regulation Space Standard size target of 1,200 square feet. The size difference between the proposed and the SCR Space Standard does not impact the school's ability to deliver the science curriculum.

Special Education
Design Variance: The proposed special education space meets the RISE Prep Upper Academy's program needs at this grade level. The SPED classroom is sized at 848 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. The additional square footage has been carefully planned to accommodate the diverse functions required to meet this student population's

unique needs, including small group spaces. There are three (3) Behavior rooms that are sized at an average of 317 square feet, which are below the School Construction Regulation Space Standard size target of 500 square feet. These Special Education spaces are designed in alignment with the Educational Program's specific initiatives.

Music Classroom

Design Variance: The proposed classroom meets RISE Prep Upper Academy's educational program needs. The Music Classroom size is 833 square feet, which is below the School Construction Regulation Space Standard size target of 2,125 square feet. The program has been carefully planned to ensure adequate instructional space. In addition, larger gatherings and band performances will be accommodated in the cafeteria and the classroom adjacency was planned to support this.

Art Classroom

Design Variance: The proposed classroom meets RISE Prep Upper Academy's educational program needs. The Art Classroom size is 1,000 square feet, which is below the School Construction Regulation Space Standard size target of 1,350 square feet. This arrangement, including the workroom and storage, meets the school's educational needs and is responsive to the building scheduling based on the programs offered.

Elective Classrooms

Design Variance: The proposed elective classrooms meet the RISE Prep Upper Academy's educational program needs. There are two (2) general classrooms sized at an average of 727 square feet, which is below the School Construction Regulation Space Standard size target of 950 square feet. Each classroom is carefully designed to meet the educational and pedagogical needs of RISE Prep Upper Academy's Program of Study.

Health and Physical Education Space

Design Variance: The proposed PE space meets the RISE Prep Upper Academy's educational program needs, including serving the unique needs of the Fitness and Health courses. The Gym is 7,562 square feet - which is below the School Construction Regulation Space Standard of 10,000 square feet - while the PE Ancillary spaces are 2,601 square feet - which is below the School Construction Regulation Space Standard size target of 7,000 square feet. Cumulatively, the square footage of Physical and Health Education is 10,063 square feet, which is below the cumulative Space Standard of 17,000 square feet. This size and apportionment of space is tailored to the district's physical educational pedagogy as well as extracurricular and community activities.

Learning Commons

Design Variance: The proposed Learning Commons (Learning Lounges) meet the RISE Prep Upper Academy's educational program needs. The proposed size is a cumulative 1,821 square feet, which is below the School Construction Regulation Space Standard size target of 3,650 square feet for Library / Media Centers. The design intentionally distributes the program into three (3) Learning Commons, sized at 655, 511, and 655 square feet, located on each floor to directly support each learning community.

Administration

Design Variance: The Administration space is 3,353 square feet, which is larger than the School Construction Regulation Space Standard size range of 2,020 to 2,270 square feet. The office spaces are

efficiently designed to accommodate RISE Prep Upper Academy administration and staff, as they serve as the central hub of the high school.

Guidance

Design Variance: The Guidance suite is 1,659 square feet, which is slightly larger than the School Construction Regulation Space Standard size range of 1,050 to 1,500 square feet. The Guidance suite was designed consistent with the Educational Program, and with the Academy's focus on providing students with academic, career, and social/emotional support through direct and indirect services.

Dining / Food Service

Design Variance: The Cafeteria is 3,881 square feet, which is larger than the School Construction Regulation Space Standard size range of 2,000 square feet. The kitchen / serving area is 409 square feet which is less than the School Construction Regulation Space Standard size of 1,900. The kitchen will be a warming kitchen with limited food preparation, and as such the kitchen size and functionality are calibrated to the school's health food program.

RISE Prep Academies looks forward to a continued collaboration with the School Building Authority at the Rhode Island Department of Education to meet our goal of creating state of the art learning environments that are aligned with our school's unique curriculum.

Thank you kindly for your attention. Feel free to contact me if you have any questions.

Sincerely,

Rosalind DaCruz
Founder & Executive Director
RISE Prep Academies

MISSION

RISE Prep Academies will provide a safe, clean, orderly, cost-effective school environment that supports and contributes the mission of its schools.

_____ Executive Director _____
Signature Date

_____ Director of Operations _____
Signature Date

This plan was last reviewed and updated on: _____ _____
Date Initials

_____ _____

_____ _____

_____ _____

1 - SAFETY

General Safety Procedures

1. Emergency Phone Numbers: Fire _____

Ambulance_____

Poison Control_____

2. Wear appropriate clothing and Personal Protective Equipment (PPE) for the work being done.

a. Wear rubber gloves when cleaning washrooms or locker rooms or when using toxic chemicals.
b. Wear safety glasses or goggles when working close to liquid chemicals or when using hand tools.
c. Wear steel toe shoes or boots when operating lawn mowing equipment.
d. Wear hard hat when working beneath objects that may fall.
e. Wear approved helmet, apron, and gloves when welding

3. Follow manufacturers instructions when mixing chemicals. Always mix chemicals in a well ventilated area with spill protection.

4. Always read the Material Safety Data Sheet (MSDS) prior to working with new products for the first time or whenever there are questions about how to properly handle the material. MSDS will be available in the Maintenance Office and in each facility where the materials are used.

5. NEVER ever use chains and padlocks to secure exit doors. Security is of great importance. Students and staff will prop doors open and create other nuisances, but in the interest of safety, exit doors must function properly.

6. Always use proper lifting techniques when lifting heavy objects. Lift with the legs. Keep the back straight. Do not twist the body and lift at the same time. Request assistance.

7. The Lock-Out Tag-Out system will be utilized whenever working on electrical circuits.

8. Do not use tools that are broken or that have missing guards, shields, or other protective components. Report broken tools to the Maintenance Supervisor.

9. No employee is authorized to operate district owned or leased motor vehicles without first completing the district defensive driver training program.

10. All maintenance department employees shall complete asbestos training within 60 days of hire as required by federal law.

11. No employee shall attempt to perform tasks for which he or she has not been trained and authorized to perform by the Maintenance Supervisor.

Chemical Hazards

Use, Storage and Disposal of Chemicals:
Toxic, flammable, or otherwise hazardous chemicals are most commonly encountered in the custodial closets, kitchens, science laboratories, and storage rooms. It is very important to know how to use, store and dispose of chemicals and other hazardous substances used by technicians in their areas of responsibility. Safety precautions and guidelines for each of these three aspects of safe practices for chemicals are presented next.

Chemical Use:
No one should use any substance, even household products, without understanding what dangers exist and how to use the product safely. Chemical substances should be used only in the manner and for the purpose for which they were intended. Before using any chemical, the technician should learn about possible hazards, disposal and emergency treatment measures, and handling procedures. All of this information can be found on either the label on the product or its Material Safety Data Sheet (MSDS), which will be available at each site for all chemicals. The major safety precaution to take when working with chemicals is to avoid contact as much as possible. This can be accomplished in many ways. Among the points to remember when working
with chemicals:
• Avoid using hazardous chemicals for any task that can be done some other way.
• If you must use a hazardous substance, always wear protective clothing (gloves, goggles, shoes) as appropriate.
• Mix chemicals only in approved combinations and to the proper dilution levels. Prepare mixtures in a safe area.
• Do not splash or spill liquids.

Chemical storage:
Proper storage of chemicals can avoid many accidents. Certain chemicals should not be stored near each other, because of the risk of combining fumes or spills. For example bleach and ammonia may leak or evaporate from improperly sealed containers. If these fumes combine, they react to form an extremely toxic gas. Acids with alkalis, and chemicals with petroleum products such as cleaning liquids, are also hazardous combinations. Other points to note about chemical storage:
• Never transfer chemicals into an unlabeled container.
• Store potentially flammable chemicals in approved containers and areas. NEVER store chemicals in electrical, mechanical, or boiler rooms.
• Keep chemicals away from sources of heat, such as furnaces or sunshine.
• Chemical storage areas should not be crowded and should have a systematic, easy

to reach arrangement.

Chemical Disposal:
Improper disposal of substances such as cleaning chemicals used on the job can cause serious problems. Material Safety Data Sheets contain information about the safe disposal procedures for the chemical substances used. Some general rules to follow:
• Never flush corrosive or volatile materials into the sewage system.
• Always discard unused portions of mixed chemicals unless information on the label specifically states the mixture may be kept for later use. If this is done, label and store the mixed solution properly.
• In case of spills properly dispose of materials used to clean up spill.

Electrical Hazards

Working with electricity can be a shocking experience for those not familiar with the hazards of this area. Besides the risk of electrical shock, many fires are caused by electrical misuse or malfunction. Receiving proper training and paying careful attention to safety precautions are important for any tasks involving electricity. Electricity is encountered throughout any school building. Particular electrical hazards occur in kitchens, workshops, and machine rooms. However, it is also possible to find such common hazards as damaged cords or equipment in areas where they might be overlooked – for instance, lounges and offices. The technician should be alert for such potential problems throughout the school. Coffee pots, hot plates, and microwave ovens are common hazards. Equipment with heating elements should be carefully monitored and not left unattended. Electrical hazards also exist any time a technician uses or services a vacuum, power tool or other piece of equipment. An understanding of what happens as a result of carelessness with electricity may help avoid electric shocks. Electric current flows through the path of "least resistance." This path can be the human body, such as happens when a defective piece of electrical equipment is handled when standing on a wet surface. The risk of shock is lessened by the use of a grounding plug or wire, which provides a better path. Insulating the body, such as by wearing rubber gloves or rubber soled shoes, also helps. Here are some general points to remember about electrical safety:
• Never use defective equipment, or equipment with a cracked, frayed, spliced, or worn electric cord or missing the grounding plug.
• Always grasp the plug, not the cord, to unplug equipment.
• Outlets with Ground Fault Circuit Interrupt (GFI) protection devices should be available for use in all areas around water supplies and in damp areas.
• Always use GFI outlets for tasks involving electrical equipment when they are available. For example, use a GFI for power source for a wet/dry vacuum when picking up scrub water. Portable GFI outlets may be used for areas where they have not been permanently installed but are necessary for safety.
• Never use electrical equipment around liquids, unless designed for this.

Fire Hazards

Fire safety means both preventing fires and taking the correct steps if a fire should occur. Fire prevention is the responsibility of all building occupants, but the maintenance staff has a special role to play. Good custodial housekeeping practices (for example, keeping litter and debris out of buildings, cleaning equipment, and vents properly) are important precautions to take against fire hazards. The State Fire Code under RSA 153:5 regulates many safety practices in schools. Briefly, the code covers fire resistance ratings of building materials, use of smoke detectors and fire alarms, storage of flammable and combustible materials, required means of egress and other related topics. Areas that often contain fire hazards are storage rooms that tend to accumulate trash, equipment rooms, furnace rooms, and the custodial closet. The custodian is in a unique position to recognize and eliminate potential fire hazards in many of these areas. Any time a problem is noted, the custodian should notify either the maintenance supervisor or a school administrator. Custodial tasks can sometimes affect the level of fire resistance of an area. In many cases, the structural integrity of all or part of a building is necessary for adequate fire protection. School staff members should never cause holes in partitions or doors, mar the surface of walls, floors, and floor coverings, or create gaps between frames and windows or doors without considering whether a possible fire hazard will arise. Damage is not the only way a fire hazard relating to building structures can be unintentionally created. By not using built in safeguards properly, the risk of fire damage is greatly increased. You should NEVER leave fire doors open, wedge smoke doors so automatic closing cannot occur or prop open doors or lids on flammable storage cabinets. The same is true for exit doors. There is never any justification for blocking routes of egress or for chaining exit doors, no matter how inconvenient a situation may be.

Four major sources of fire hazards are lightning, electricity, human carelessness, and chemical combustion. Lightning cannot be prevented, but its effects can be minimized by keeping buildings in proper shape. There are many other things the technician can do to eliminate many of these other hazard sources.

• Watch out for defective outlets and be sure they are not used until repaired.
• Never overload a circuit with extension cords or multiple outlets, and report any overloads that are noticed.
• Store flammable and combustible materials in approved containers, cabinets, or rooms.
• Debris should never be allowed to accumulate. Flammable materials and gas-powered equipment shall not be stored in electrical or mechanical rooms.
• Cleanliness is important in fire hazard areas such as electrical and mechanical rooms. Dust can be flammable so should be removed from surfaces and equipment frequently.
• Use extreme caution around fuel storage tanks. Any spark, or flame near damaged or defective valves or regulators could cause explosion as well as fire by igniting fumes that may have leaked out.
• Keep electrical equipment in good shape. Report strange noises or other unusual events observed about fan belts, gears, or any other part of a piece of equipment.
• Report any suspicious signs, such as a “burning smell”.

• Hallways, aisles, and doorways must never be restricted or blocked by objects that prevent fast exit in case of emergency.
• Know what actions to take in case of fire. Prompt action can save lives and property.

Fire Extinguishers

All maintenance staff members shall receive annual training in the proper use of fire extinguishers and in the selection of the proper type extinguisher for the type of fire.

If taking the time to use a fire extinguisher could put a life in danger…. DON'T.

Use the proper type fire extinguisher for the fire. Fire extinguishers have a rating on the faceplate, which shows which class or classes of fire it can put out. If you must use as extinguisher remember the PASS method:
•Pull the pin
•Aim the extinguisher nozzle at the base of the flames.
•Squeeze the trigger while holding the extinguisher upright.
•Sweep the extinguisher from side to side, covering the fire with the extinguishing agent.

Physical Hazards

Another important area for safety awareness is in physical activity, such as lifting heavy loads and working on a ladder. Physical hazards occur most frequently wherever the technician is working. Wherever a ladder, mop, tools, or other equipment is used, there is potential for accidents for either the technician or others. Stairs, hallways, mechanical or boiler rooms, and school grounds are all likely places for tripping, falls, or cuts. Many back injuries, broken bones and wounds could be avoided through awareness, carefulness, and proper training. There are many job factors in which the technician can change or improve to help avoid this type of hazard. In this section we will discuss lifting techniques, slip and fall hazards, ladder and stairway safety, power and hand tool safety and also dealing with the heat.

Proper Lifting Technique:
The steps to be taken when lifting a heavy object are listed below:
1. Size up the load. If too heavy to handle easily, get help or the proper equipment (such as a hand truck). Delaying the job a few moments to get assistance is better than risking an injury.
2. Check the route. Decide the safest path to take with the load; see that the way is clear; be sure that where the load will be placed is ready.
3. Get a firm footing and take a good grip—feet a little apart for good balance, one

beside and one behind the object; keep back straight and aligned with the neck; bend knees, allowing legs instead of back to support the weight; grip the object with the whole hand including palms—not just the fingers.
4. Keep the load close to the body. tuck arms and elbows into the body, and center all body weight over the feet. Lift with a steady thrust, starting with the rear leg.
5. Never twist the body. Move the feet to change direction.
6. Bend knees to put down the load. Be sure fingers are not caught underneath the object as it is put down.
7. Wear proper protective gear, such as gloves, protective foot gear and other clothing, if the load requires special handling. For instance, wear protective gear when carrying liquid chemicals in containers that may leak, or objects with sharp edges.
8. When help is required to move a load, teamwork should be practiced and one person should call the signals.

REMEMBER:
PUSH, don't pull
MOVE, don't reach
SQUAT, don't bend
TURN, don't twist

Back Supports Help:
Support lower back and abdominal muscles
Reduce fatigue
Improve lifting posture
Act as a reminder
Back Supports DO NOT Make You Stronger

Slipping and Falling Hazards:
Most floors and other surfaces look safe. Each year however, thousands of accidents occur by falling or slipping. Falls are the second most common cause of fatal injuries. The technician must be aware of many factors that cause slipping and falling -- either of the technician or others in the school.
1. Clothing can cause falls of inappropriate for the job. Clothing should not be too long or loose. Shoes should be slip resistant, preferably with rubber or other grip type soles. Sandals, clogs, or flip-flops are NOT allowed on the job.
2. Be alert. Watch for things that can trip persons, such as wires, cords, litter, or equipment in the aisles and walkways. This is important both inside buildings and on the grounds. When possible, remove or rearrange such objects so they are not in the way.
3. Wet floors cause a particular hazard. When cleaning floors, place a "caution wet floors" sign to warn people using the area. Added protection is gained by roping off the area whenever possible. Floors should be cleaned when traffic is lightest and should be dried as soon as possible. If the task calls for walking on a wet surface, the technician should place feet carefully and move slowly.

4. Spills and leakage from trash barrels or bags can create another problem situation. Empty a leaking trash container and clean up the spill as soon as possible.
5. Falls are commonly caused by tripping over obstacles in walkways. The technician can thoughtlessly create this type of hazard for others on the school grounds. All equipment and supplies should be stored properly, out of the walkways. Never leave tools or equipment lying around if they are not actually being used.

Stairway and Ladder Safety:
Working at a distance above the ground also creates a potential falling hazard. There are many custodial tasks that require the use of a ladder, scaffold, or other type of support. Stairways and ladders are among the most frequently used items on the job. Routine use of stairs and ladders can lead to carelessness. Accident figures show that traveling up and down stairs is not always as safe as it looks. Safety on ladders and stairways at your involves understanding what they were designed for and how to use them. Custodial staffs have a six, eight or ten foot stepladder and an extension ladder to assist them with the many job tasks.

SAFETY FIRST!
NEVER use a support that was not specifically designed for such use.
That is, use a stepladder not a chair.

One common portable ladder is the stepladder.
Stepladders:
Stand by themselves
Are not adjustable in length
Have a hinged back
Have flat steps that are 6 to 12 inches apart
Open at least one inch for each foot of the ladders length.
Rules for using stepladders safely:
Make sure ladder is fully open and the spreaders are locked.
Do not climb, stand or sit on the top two rungs.

Another common portable ladder is the extension ladder.
Extension ladders:
Lightweight and durable
Adjustable in length
Made up of two or more sections that travel in glides or brackets
At least 12 inches wide
Not longer that 24-foot per section
Rules for using extension ladders safely:
Have a co-worker help you raise and lower the ladder

Never raise or lower the ladder with the fly section extended
Be sure to secure or foot the ladder firmly before extending it
Set up the ladder with about three feet extending above the work surface
When using an extension ladder figure out and use the right set up angle or pitch. The distance from the foot of your ladder to the base of what it is leaning against should be about one fourth of the distance from the ladders top support to its bottom support

Inspection and Maintenance of Portable Ladders:
Ladders must be kept in good condition at all times. They need care and cleaning, especially when used in oily or greasy areas or left outside. Regular inspections will help make sure ladders are safe. Check each ladder in these ways:
• Look for broken or missing steps or rungs.
• Look for broken or split side rails and other defects.
• Feel for soft areas on wooden ladders.
• Check for rust or weakness in the rungs and side rails of metal ladders.
• Check fallen or misused ladders for excessive dents or damage.
• Tag defective ladders and remove from service immediately to prevent any accidents.

General Safety Tips for setting up and using portable ladders:
• Make sure the ladder will be standing on a firm level surface.
• Try not to set a ladder up in a passageway. If you must use a ladder in a passageway, set out cones or barricades to warn passers-by.
• Never place a ladder on an unstable base for more height.
• Use both hands for climbing.
• Hoist your tools if carrying them would keep you from using both hands.
• Don’t stretch in order to reach something. Climb down and move your ladder.
• Use wooden or fiberglass ladders for electrical work or in areas where contact with electrical circuits could occur.
• Only one person should be on a ladder at any time. Whenever possible have an extra person hold the ladder steady.
• Do not use a ladder for anything other than a ladder.
Stairways: A stairway is a series of steps and landings that has four or more risers. Stairways let you move from one level to another. Most stairway accidents occur because technicians do not realize the hazards of climbing stairs. Some common causes of stairway accidents are dangerously high stairways, poor lighting, poor housekeeping, and slippery or greasy steps. Some simple work practices will help you climb stairs safely:
• Pay close attention as you climb. On the way down look for the leading edge of each step.
• On poorly lit stairways be extra careful and take your time.
• Always use railings and handrails.
• Use the safe platforms provided when working on stairways.
• Clean up cluttered or slippery steps.
Using ladders and stairways properly is an important part of safeguarding your health. Choose the right ladder for each job, follow the basic rules for using it safely and perform

regular inspections and maintenance. On stairways, pay close attention while you climb, use the handrails and help keep steps clean and free of clutter. Taking just a little extra care will enable you to climb stairways and ladders safely and with confidence.

Hand and Power Tool Safety

The school technician uses many tools for performing job tasks. It is easy to understand the need for safe working practices with, for instance, a large and powerful floor machine. However, even a small screwdriver can be hazardous if used improperly. Keeping tools in a state of good repair is an important way to avoid physical hazards. Ladders, jacks, hand trucks and all tools that are in good condition give more "margin of safety" to the technician using them.

1. Always use the proper tool for the job. Approach the use of a tool with respect and care. A moment's carelessness can cost an eye, or worse.
2. Never use a defective tool.
3. Always wear protective gear such as gloves, goggles, and hearing protection when performing any task involving hazardous tool usage.
4. Do not overload a tool's capacity or try to hurry its operation.
5. Disconnect power cord before adjusting tools, such as changing the blade on a skill saw.
6. Always be conscious of where parts of the body are in relation to the tool being used.
7. Keep tools in proper shape. A sharp knife is less dangerous than a dull one that must be forced through what is being cut.
8. Use only tools for which training has been received.
9. Do not reach into waste containers or push trash into a partly full container with bare hands.
10. Put waste with sharp edges in sturdy containers.
11. Be aware of sharp edges on furniture or other objects being moved. Even the edges of a cardboard carton can cut badly.
12. Do not put hands or head into places that have not been visually inspected for possible hazards.

Heat Stress

Your body is affected by heat stress on the job more than you might think. In addition to the medical hazards of heat stress, you are also more likely to have accidents in hot environments. A hot environment with high humidity may overload your body with heat. Wearing excessive amounts of clothing while performing heavy manual work in cold weather can have the same effect as a 95 degree day in the summer. This stress can result in a series of disorders ranging from sunburn to serious heat stroke. Your body metabolism produces internal heat during digestion, muscle activity, energy storage and breathing. In fact, your muscles release about 70 percent of their energy as heat. This warms your muscle and surrounding tissues. Since your body works well at a constant inner temperature of 98.6 ° Fahrenheit, your body works to keep your temperature at 98.6° in a process called thermoregulation. The amount of heat that stays stored in your

body depends on the environment, level of physical activity, type of work, time spent working and number and length of breaks between work periods. In addition to recognizing signs of heat stress and knowing first aid measures, you can prevent heat stress disorders through gradually getting used to the environment, proper work procedures and proper food and water intake.

2 - FACILITY INVENTORY

RISE Prep Upper Academy
120 Spring Street
Woonsocket, RI 02895
Grades 9-12
Square Footage: ~65,000sf
Acreage: ~1.25
Original Construction Date: New Construction - Anticipated Spring 2026-Fall 2027

FACILITY INFORMATION
(Complete one page for each facility)

Identification and Distance to Nearest Fire Station (miles): Woonsocket Fire Department Headquarters, 1 miles

Water Supply (municipal or well): Municipal

Sewage Disposal System (municipal or onsite septic system): Municipal

Description of Fire Protection Systems (alarms, sprinklers etc.): Full alarms, sprinklers, extinguishers, fire-rated doors

Date of most recent asbestos inspection:

Date of most recent fire safety inspection:

Date of most recent water test:

STRUCTURAL INFORMATION
(Complete one page for each facility)

Facility Name:

Roofs

Type (Flat, Pitched etc.) Surfacing Material Date Installed

Structural Frame Types

Exterior Cladding

Type(Brick, Vinyl Siding etc.) Date Installed

Exterior Doors

Type Date Installed Location

Windows

Type Date Installed

FLOORING School: _____
(Complete one page for each facility)

Type	Total Amount(SF)	Date Installed

EQUIPMENT INVENTORY School: _____
(Complete one page for each facility)

Boilers	Location	Manufacturer	Model #	Serial #	Size	Date Installed
Hot Water Heaters	Location	Manufacturer	Model #	Serial #	Size	Date Installed
Water Treatment	Location	Manufacturer	Model #	Serial #		Date Installed
Fire Pumps	Location	Manufacturer	Model#	Serial#	Size	Date Installed
Sprinkler Heads		Manufacturer	Model #			Date Installed
Water Pumps	Location	Manufacturer	Model#	Serial #	Size	Date Installed

EQUIPMENT INVENTORY School: _____

(Complete one page for each facility)

Air Handling Units (AHU)	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Unit Heaters	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Packaged Units	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Air Conditioning Equipment	Location	Manufacturer	Model#	Serial #	Size	Date Installed

EQUIPMENT INVENTORY School: _____

(Complete one page for each facility)

Unit Ventilators	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Electrical Transformers	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Main Electrical Panels	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Sub-panels	Location	Manufacturer	Model#	Serial #	Size	Date Installed
Emergency Generator	Location	Manufacturer	Model#	Serial #	Size	Date Installed
UPS	Location	Manufacturer	Model#	Serial #	Size	Date Installed

EQUIPMENT INVENTORY School: _____
(Complete one page for each facility)

FIRE PROTECTION EQUIPMENT (Type, manufacturer, date installed, location of control panel):

SECURITY EQUIPMENT(Type, manufacturer, date installed, locations):

ELEVATORS (Manufacturer, date installed, capacity, date of most recent inspection, service contractor):

Service Contract:

TELECOMMUNICATIONS EQUIPMENT (Type, manufacturer, date installed, locations):

KITCHEN EQUIPMENT School: _____
(Complete one page for each facility)

Type	Manufacturer	Model#	Quantity	Date Installed

Building System Controls (Type, locations, manufacturer):

LIGHT FIXTURES School: _____
(Complete one page for each facility)

Room	Lamp Type	Size	Quantity	Date Installed

OUTSIDE GROUNDS School: _____
(Complete one page for each facility)

Playgrounds (N/A)

Apparatus Manufacturer Quantity Date Installed

Parking Lots

Number of Spaces Date Last Sealed

3 - MAINTENANCE STAFFING

District Level Staff

Position Title Number Authorized Number FTE

Network Director of Operations (Manages Maintenance vendor)

4 – CUSTODIAL SERVICE

CUSTODIAL CLEANING FREQUENCY

Entrances, Lobbies and Corridors

These areas are generally the first areas seen by students, staff and visitors. Their condition and cleanliness leaves a lasting impression on all that enter the building. It is of the utmost importance that these areas are maintained to a standard of excellence.

Considerable dirt is carried in and de

posited in entryways and corridors. The custodian's schedule should include adequate time to sweep these areas of travel more often than once a day. Regular sweeping or snow removal from the sidewalks outside of entryway doors will prevent some dirt and sand from entering the building. Snow and ice should be removed from the entryway as soon as possible using sand or ice melt to avoid slips and falls. Use only those ice melt products that are approved by the school district. Some entryways have floor mats to serve as a dirt and sand trap. These must be cleaned periodically, or daily during the 'mud' season. Entryway carpet is cleaned most effectively with an extractor running the rinse cycle 1-3 times. Fans need to be on during this process to speed drying and help prevent mildew.

Daily:

- Empty waste receptacles, remove debris, police entrance for snow, leaves, and litter, and remove.
- If floor is resilient tile, dust mop floors with a wide, treated dust mop, keeping the dust mop head on the floor at all times. Pick up soil from floor with dustpan. With a lightly dampened mop, spot-mop floors as necessary to remove soil.
- Vacuum carpet areas and mats; remove gum and soil spots.
- Disinfect drinking fountains. *(see following procedures)*
- Clean entrance door glass.

Weekly:

- Dust the tops of lockers, fire closets, extinguishers and window casings. (Low dusting, below 5')
- Clean glass partitions, display cases, and interior door glass.
- Spot-clean finger marks and smudges on walls, door facings, and doors. Use detergent solution in spray bottle and a cloth.
- Dust Furniture.

- Restore floor finish on non-carpeted floors.

Monthly:

- High dust vents, lights, pipes, window blinds, over doorways, hanging light fixtures and connecting and horizontal wall surfaces. (High dusting, above 5')

Note: When cleaning stairways, on a routine schedule clean out the corners and the edges of each step. Remove gum, etc. with a putty knife. Damp mop or spot clean as necessary.

Classrooms and Laboratories

There is more time spent in classroom cleaning than any other phase of custodial duties. Valuable time and many steps can be saved by careful planning. Due to the many different types of furniture and equipment used in the classroom, a careful analysis should be made to determine how to clean each room in the shortest time with the fewest steps and still maintain the required standard of cleanliness. To keep a classroom clean will entail much more than just sweeping the floor and dusting the furniture. It will require a technician with a willingness to work, a custodian who takes pride in his/her work and one who is interested in the welfare of the youngsters. Some classrooms will have desks that may be shifted from side to side each day as you clean the floor, while others have tables that can only be moved a few inches. Some furniture in the rooms can be rolled away from the wall to make sweeping easier; other furniture is stationary and must be cleaned around and underneath. Tables and desks must be wiped off with disinfectant. The custodian's cart will hold the necessary equipment and materials to clean classrooms.

Classrooms should have adequate lighting. Check for burned out tubes or bulbs and replace them with bulbs of the same wattage. Properly dispose of used fluorescent tubes.

Daily:

- Empty waste receptacles and replace liners.
- Clean marker boards, chalk boards and chalk trays.
- Vacuum traffic patterns on carpets floors; remove gum and soil spots.
- Dust mop and wet mop tiled floors.
- Clean glass in doors and partitions.

Weekly:

- Dust furniture surfaces and damp clean desk and table tops. (low dusting, below 5 feet)
- Empty pencil sharpeners.
- Vacuum carpeted areas thoroughly.
- Clean door surfaces.

Twice Monthly:

- Restore floor finish on non-carpeted floors.

Monthly:

- High dust vents, lights, pipes, window blinds, and connecting vertical and horizontal wall floors. (high dusting, above 5 feet)
- Vacuum upholstered furniture.

Office, Lounge and Conference Rooms

Most of the same cleaning procedures, as outlined for 'Classroom Cleaning' in the previous section, can be followed for cleaning office areas, faculty lounges, conference rooms, libraries, media center areas, etc.

Daily:

- Empty waste receptacles and damp clean.
- Clean chalkboards and chalk trays and dry erase marker boards.
- Vacuum traffic patterns on carpeted floors and remove gum and soil spots.
- Dust mop and wet mop tiled floors.
- Clean glass in doors and partitions.

Weekly:

- Dust furniture surfaces and damp clean tabletops. (low dust below 5 feet)
- Empty pencil sharpeners.
- Vacuum carpeted areas thoroughly.
- Clean door surfaces.

Monthly:

- Restore floor finish on non-carpeted floors.
- High dust vents, lights, pipes, window blinds, and connecting vertical and horizontal wall surfaces. (High dust above 5 feet)

Restrooms, Locker Rooms and Showers

Daily:

- Empty waste receptacles and change liners.
- Thoroughly clean and disinfect toilets and urinals.
- Thoroughly clean and disinfect shower rooms and dressing rooms.

- Restock dispensers: soap, paper towel, toilet tissue and sanitary napkins.
- Clean mirrors; clean and disinfect urinals and stools; clean basins; polish stainless steel and chrome surfaces.
- Spot wash walls, lockers, and partitions.
- Dust mop and wet mop floors with disinfectant solution.

Weekly:

- Damp clean and polish partitions thoroughly.
- Pour at least one gallon of water down floor drains.
- Dust wall and ceiling vents.
- Clean doors and wall tile.

Twice Monthly:

- De-scale fixtures.
- Scrub floor with floor scrubber.

Cafeterias and Lunch Areas

Daily:

- Clean table tops with disinfectant.
- Empty waste receptacles and replace liners.
- Dust mop and wet mop tiled areas.
- Vacuum carpeted areas and mats, remove gum and soil spots.
- Disinfect drinking fountains.

Weekly:

- Clean glass partitions, display cases, and interior door glass.
- Spot clean walls.
- Dust furniture, fire closets and extinguishers. (low dusting, below 5 feet)
- Restore floor finish on non-carpet floors.

Twice Monthly:

High dust vents, lights, pipes, window blinds, and connecting vertical and horizontal wall surfaces. (high dusting, above 5 feet)

Monthly:

Thoroughly clean furniture.

Gyms and Multipurpose Rooms

Daily:

- Empty waste receptacles and replace liners.
- Dust mop court floors and spot clean using recommended treatment for dust mop.
- Clean glass in doors and partitions.
- Clean and disinfect drinking fountains.
- Vacuum traffic patterns on carpeted floors; remove gum and soil spots.
- Dust furniture.
- Dust mop and wet mop tiled floors.
- Spot clean walls; remove graffiti.

Weekly:

- Vacuum carpeted areas thoroughly.
- Clean door surfaces.
- Vacuum upholstered furniture. Clean all wooden and vinyl furniture. (low dusting, below 5 feet)
- Clean and polish brass or chrome.
- Spray buff tiled floors; remove scuffmarks.

Monthly:

- High dust (above 5') or vacuum vents, lights, pipes, window blinds, drapes, connecting horizontal and vertical wall surfaces.

Annually:

- Reseal floor using manufacturer's recommended procedures and finishes.

CUSTODIAL METHODS AND PROCEDURES

Assembling Equipment and Supplies

At the beginning of each shift, the custodian should assemble all tools and materials needed to clean thoroughly. This will minimize frequent return trips to the custodial closet to get something else.

- Custodian cart with caddy
- Spray bottles with appropriate solutions to clean glass, counters, sinks, disinfect surfaces, and spot cleaning
- Dust cloths
- Paper towels
- Putty knife/razor blade scrapper
- Dust mop (treated if needed)
- Wet mop (if needed)
- Mop bucket and press (if needed)
- Vacuum cleaner complete
- Plastic liners (small and large)
- Counter brush
- Dust pan
- Gum remover
- Protective glasses and gloves

Drinking Fountains

If drinking fountains are not cleaned regularly and correctly, they can become a health hazard. The public expects clean drinking water, therefore it is the responsibility of the custodian to keep the drinking fountains clean and sanitary. Drinking fountains should be cleaned daily using the following methods:

1. Use spray bottle or bucket with water and detergent/disinfectant solution to spray or wipe solution over all surfaces.
2. Agitate with clean cloth, small brush, or paper towel.
3. Rinse.
4. Use clean cloth or paper towel to wipe dry and polish chrome and other surfaces.

5. Adjust the bubbler so that the water stream is the correct height (not hitting the spout and not spraying).

Chalkboards and Marker Boards

Be sure to check for information to remain on the board before cleaning.

1. Most chalkboards can be cleaned by simply erasing with a clean felt eraser and wiping with a clean cloth.
2. Water is not recommended for most chalkboards as the water plus chalk equals glue and will fill the chalkboard pores, giving a poor writing surface.
3. Some of the newer boards require washing as they are not designed for chalk. If you are not sure, check with your supervisor.
4. An eraser and treated dusting cloth can be used to remove the fine chalk dust if necessary.
5. On occasion, as assigned, fine cleanser can be used carefully on some chalkboards to restore "bite".
6. The chalk tray can be damp wiped at this time or vacuumed out later while vacuuming carpet. Vacuum erasers, if needed.
7. Use only solutions recommended by the manufacturer when cleaning "Dry Erase Marker Boards".

Dusting

From the standpoint of health as well as appearance, dusting is one of the most important jobs of the custodian. Dust can be a carrier of disease germs. Visible dust presents a dirty appearance that needs to be taken care of as soon as possible.

A vacuum cleaner is the best tool for removing dust.

Treated "dust cloths" can be used for most dusting. These are usually rolls of factory treated flannel cloth.

Some surfaces lend themselves well to 'damp dusting' using a clean cloth and plastic sprayer with appropriate solution. Where students eat at their desks, the desk tops are to be cleaned daily with a district-approved disinfectant.

Dust all horizontal surfaces such as window ledges, sills, files, counter tops, and desks. Inspect student desk tops and spot clean them to remove heavy soil, heavy marking or graffiti.

As a general rule all horizontal surfaces less than 5' will receive a thorough dusting weekly. Horizontal surfaces greater than 5' will receive a thorough dusting monthly. Some surfaces may require spot dusting on a daily basis.

Note: Lock all windows when you clean the sills.

Cleaning Classroom Sinks and Counters

1. Clean sinks and replenish paper towels and hand soap daily. Clean sinks by using plastic sprayer with disinfectant/detergent solution. Spray and wipe dry with a paper towel, or use fine cleanser, rinse and wipe dry with clean cloth or paper towel.
2. Spray solution on counter and wipe clean with clean cloth or paper towel.

Dust Mopping Resilient Floors

If the floor is resilient type either totally or partially, the following is recommended:

1. Pick up large pieces of paper or other debris before starting to clean.
2. Use treated dust mop and carefully dust mop all resilient floor areas. Clean under all desks, equipment, etc. that are off the floor.
3. Dust mop debris to one area for pick up with counter brush and dust pan.
4. Dust mop may be lightly shaken or vacuumed to remove dust. Do in appropriate area.
5. Retreat dust mop as necessary by lightly spraying with dust oil and allow setting before using, or hanging up.
6. If area is carpeted, with a strip of resilient flooring, it is permissible to sweep dust onto carpet for pick up when vacuuming.

Trash

Empty all trash receptacles. Do not reach into the receptacles, but carefully dump the contents of the receptacle into the waste collection bag. Damp wipe soiled receptacles. Replace plastic liners only when soiled or otherwise needed.

Note: Remove lunch trash immediately following lunch. Use ramp or steps provided when throwing trash into dumpsters. Do not throw over your head. This will minimize injury.

Carpet Vacuuming

The vacuum cleaner is the most effective tool to remove soil from many surfaces, especially carpeting.

1. Move furniture in room only as necessary to vacuum all areas of the carpeting.
2. Pick up large pieces of paper and other debris before vacuuming (perhaps teachers and students may be asked to assist).
3. Vacuum all carpeted areas, getting under desks, furniture and equipment that is off the floor.
4. Vacuum chalk trays (if not already done) and erasers (as needed).
5. Replace all furniture.

6. Look for and clean up spots or soiled areas on carpeting using plastic sprayer, appropriate cleaner, and clean cloths or paper towels. Remove gum by using gum remover-follow manufacturer's instructions.

Spot Cleaning

1. Spot clean walls, doors, and ledges as previously recommended. Spot clean daily in carpeted areas where students are eating. Use clean cloth or paper towels and detergent solution in plastic spray bottle.
2. Spot clean glass in doors and partitions and on the inside of windows to remove smudges as previously recommended. Use soft, lint free, clean cloth or paper towels and glass cleaner in plastic sprayer.
3. Dust or clean vents in ceilings of classrooms, offices, etc. as previously recommended.

Before leaving the room, visually check to make sure all the following duties are completed:

- Windows are locked.
- All items are in appropriate place.
- Room looks clean and - is clean!
- Lights are turned off.
- Door is locked.

Restroom Cleaning

The job of cleaning and disinfecting your rest rooms is not a difficult one, if the work is done efficiently and daily as it should be. Modern fixture design usually makes cleaning them fast and effective if proper procedures are followed. Remember that deodorant blocks are not permitted. Deodorants do not clean or sanitize, but merely cover up one odor with another. Clean rest rooms are important for a number of reasons:

- Bacteria control to help eliminate cross infections to safeguard health.
- Many times the custodial staff is judged on the appearance and cleanliness of the rest rooms.
- Clean rest rooms encourage the public to help keep them that way.
- Clean rest room fixtures greatly reduce the possibility of offensive odors (and complaints).

- The most frequent lingering cause of odors in rest rooms is due to uric acid salts.

Remove these salts through proper cleaning procedures and the odors are gone! Rest rooms also require adequate ventilation.

Refilling Dispensers

1. Check all dispensers daily to insure adequate supply.
2. Refill all dispensers as required (including toilet paper dispensers).
3. Interfold the bottom sheet with the remaining top sheet in the dispenser when adding paper towels.
4. Check the working condition of the units.
5. Close and lock dispenser.
6. Spray the surfaces with germicidal/disinfectant solution and wipe dry with paper towel. At the same time check the soap valve to assure proper operating condition.
7. Clean the surface of the dispenser as above.
8. Fill all soap dispensers.
9. Stock the sanitary napkin/tampon dispenser.
10. In the women's restrooms, it is essential that the sanitary napkin/tampon machine be stocked at all times. If the machine becomes inoperable, it must be repaired or reported promptly.
11. Unlock the machine.
12. Refill machine correctly to ensure that it will dispense napkins properly.
13. Close and lock the machine.

Cleaning Sinks and Wash Basins

Several methods can be used to clean sinks with equal final results, however, the following is recommended:

1. Use spray bottle with germicidal/disinfectant solution and spray sink (inside and outside), faucets and adjacent wall areas.
2. Let sit a minute, and then scrub with paper towel, clean cloth, or brush. (Paper towel preferred.)
3. Use a small amount of fine cleanser if necessary.
4. Rinse as necessary and polish with clean cloth or paper towel.
5. Wipe walls adjacent to sinks to remove grime, spots, etc. as above.
6. Clean pipes underneath sinks daily as part of the procedure.
7. Do not use lime de-scaler on counter tops.

Mirrors

Mirrors in rest rooms are easy to keep clean by spraying lightly with glass cleaner or germicidal/detergent solution and wiping dry and/or polishing with a clean, lint free cloth or paper towel. Never use an abrasive cleaner or acid or dirty cloth on minor. These may

mar or scratch surface. Avoid using excessive water as it may get into the frame backing and damage the silvering.

Urinals and Toilet Bowls

Wear rubber gloves at all times. This is for your personal protection.

To clean inside bowl:

1. Flush toilet and/or urinal.
2. Use hospital disinfectant from dispensing system-follow manufacturer's instructions.
3. Use cotton swab (poodle tail) and/or toilet brush and swab inside of bowl using solution.
4. Scrub as necessary-be sure to swab solution up and under the flush rim. Scrub thoroughly.
5. Flush toilet or urinal and rinse swab or brush in clean water before proceeding to next fixture.

To clean seat and outside of fixtures using sprayer:

1. Spray germicidal/disinfectant solution on toilet seat (both sides), and all of the outside surfaces of the fixtures (toilets and urinals).
2. Let stand a minute or so.
3. Wipe dry with paper towels starting with the top of the seat, then underside and finally the balance of the fixture down to the floor.

Note: This procedure is the most effective way to sanitize a fixture, because you are always using clean solution with no chance of cross-contamination. Also, plastic spray bottles or one (1) gallon pressure sprayers can be used.

Note: Be sure to spray plunger with disinfectant after use. Keep in a bucket when not in use.

Bathroom Walls and Partitions:

1. Spray or damp dust with a germicidal/detergent solution on surfaces such as ledges, partitions, dispensers, wainscoting, shelves, areas around urinals and toilets, and lower walls as necessary.
2. Use either sprayers or bucket with germicidal/detergent solution, paper towels, clean cloths or a brush.
3. Wipe dry, if necessary, with paper towels or clean cloth to prevent streaks and spotting.

Additional Notes

To discourage graffiti, always remove it right away. Test chemical or cleaner in an obscure area prior to use. In older buildings it may be necessary to paint the stalls frequently to maintain desired levels of appearance.

Bathroom and Shower Floors: (Does not include wood floors)

The floors are made of a variety of materials. Some judgment is necessary as to the use of strong chemicals and excessive amounts of water. If the floor can be damaged by over-wetting, substitute with light damp mopping.

1. Mix mopping solution per manufacturer's instructions.
2. Use clean, wet mop and wet down the floor thoroughly with the solution (damp mop if floor would be damaged as above).
3. Let stand a few moments for the chemicals to work.
4. Agitate the solution with your mop as needed.
5. Pick up soiled solution with mop, floor squeegee, and pick-up pan or floor drain, or use wet-vac for pick up. Clean all corners and edges. (Scrape if necessary.)
6. Return all receptacles to proper position.

Note: Do not rinse floor as we want to take full advantage of the residual benefits of the germicide. Before leaving the rest room, take a quick visual check of the area and see if it smells clean and looks clean! Be proud of doing the job well.

Benches Furniture and Lockers

1. Spray or wipe (with cloth) with germicide/disinfectant solution and scrub or wipe dry with clean cloth.
2. Spot clean walls and lights as needed (as above). Replace burned out lights.
3. Replenish paper towels, soap, etc. Clean dispensers and lock.

Floor Surfaces

The flooring surfaces vary considerably in the different buildings, however, the following is recommended:

1. Sweep or dust mop (treated) floor to remove large pieces of paper and other debris.
2. Pick up towels, socks, shoes, etc. and store appropriately (PE teachers and students should assist).
3. Lightly flood floors with germicide/detergent solution and warm water.
4. Let stand 3 minutes or more for chemical action.
5. Agitate or scrub with wet mop, brush (long handled),or power buffer, if necessary.
6. Pick up soiled solution with mop, squeegee to drain, or wet vacuum up.

Note: Rinsing not necessary as the residual benefits of the germicide are desirable. Clean all equipment and store properly.

Vomit Cleanup

Clean up vomit as soon as possible and always use gloves. Follow the instructions below:

1. If on carpeting only, use absorbent granules, sweep, then extract with disinfectant and dump waste directly into basin.
2. Clean off furniture.
3. Clean all equipment and store properly.

Gym and Multi-Purpose Room Floors

These areas present two (2) different types of flooring material (wood and resilient flooring), therefore each type of flooring will be addressed here.

Resilient Floors

These include such flooring surfaces as asphalt tile, hard vinyl tile, sheet goods, and resilient ‘poured’ floors. Most of the custodian’s work in these areas will consist of floor care procedures, with a limited amount of time spent dusting or cleaning benches, bleachers, or chairs.

1. Use treated dust mop using factory recommended treatment to clean floor. Do not ‘sweep’ with dust mop as this will scatter dust into the air. Keep dust mop on the floor and clean in long ‘runs’. Clean out dust mop by carefully shaking where appropriate or clean with vacuum cleaner.
2. Re-treat lightly with ‘mop dressing’ as needed.
3. Pick up dust and debris with dust pan and counter brush or with vacuum and dispose of trash.
4. Wet mop total floor or damp mop as needed to remove spots. Use detergent and water solution. Agitate with wet mop or lightly scrub with buffer if necessary.
5. Pick up soiled solution.

6. Reseal as necessary (floors are sealed when new).
7. High speed buff as needed. Very effective way to clean and repair floor.
8. Spray buff as needed. Very effective, spray as you go.

Maple Wood Floors-Follow manufacturer's instructions.

Daily:

1. Pick up and dispose of debris.
2. Remove chewing gum.
3. Dust mop floor with a clean and properly treated mop.
4. Wipe floor with bare hand to test if dust remains on the floor. If dust is detected, repeat step No. 3.
5. For normal soil removal, use a waterless cleaner suitable for wood surfaces and as recommended by the manufacturer.

Monthly:

1. Remove rubber burns and floor marks with a solvent-dampened cloth as recommended by the manufacturer.
2. Tack or damp-mop floor with solvent cleaner.

Annually :

1. For lightly worn floors, a light "screening" may be required and one coat of floor finish. Consult manufacturer for approved finishes.
2. For badly worn or damaged floors, consult your installer to determine if heavy screening or sanding is needed.
3. Don't use an automatic scrubber on wood floor.
4. Don't allow water or liquids to stand on floor.
5. Most manufacturers recommend maintaining relative humidity between 35-50% year round.

5 - GROUNDS MAINTENANCE

Summer

- Grass shall be cut based on weather according to the schedule established by the Grounds Supervisor.
- Athletic fields shall be overseeded and resodded as necessary.
- Grass shall be irrigated as necessary based on weather.
- Playgrounds and outdoor bleachers shall be inspected annually for general condition of components and tightness of connections. Every two years bleachers must be inspected by a licensed engineer, architect, or individual certified by the manufacturer as required by the Life Safety Code.
- Asphalt surfaces shall be sealed every five years.
- Running tracks and tennis courts shall be sealed every five years.

Fall

- Grass cutting shall continue until the growing season has ended.
- Fall athletic fields shall be marked prior to the first competition and as necessary thereafter.
- Leaves shall be raked and removed weekly.
- Trash shall be picked up and trash containers emptied after every event.

Winter

- Snow and ice shall be removed from entry ways and sidewalks at least 30 minutes prior to the start of school for the day.

- Sidewalks and entry ways shall be sanded as necessary.

- When snow continues to fall after the start of the school day, the main entrance shall be cleared hourly. Other entrances and sidewalks shall be cleared at least every two hours.

- The snow plowing contractor shall clear all parking lots and driveways at least one hour prior to the start of school. A decision to plow once school has started shall be made by the Grounds Supervisor in cooperation with the School Principal. Maintenance staff shall assist in coordinating the movement of vehicles as necessary.

Spring

- All grass surfaces shall be raked as soon as weather conditions allow.

- All storms drains and culverts shall be cleared of debris.

- Mulch shall be placed around planted shrubs.

- Pesticides shall be applied as directed by the Grounds Supervisor.

- Spring athletic fields shall be marked prior to the first competition and as necessary thereafter.

- Trash shall be picked up and trash containers emptied after every event.

6 - INTEGRATED PEST MANAGEMENT

Four Points of IPM:
1. Prevention of pest population.
2. Application of pesticides only as needed.
3. Selecting the least hazardous pesticides effective for control of targeted pests.
4. Precision targeting of pesticides to areas not contacted or accessible to the children, faculty or staff.

What is IPM?

Integrated pest management (IPM) is a decision-making process following a set of detailed procedures describing how particular pest problems will be avoided or managed. Such pest management tactics may involve the activities of all users of a school facility- teachers, students, administration, and parents- not just staff responsible for pest management. How a school is used has great bearing on the types of pest problems which may occur. Integrated Pest Management (IPM) maintains a high standard of pest control
while reducing reliance on pesticides. IPM is:
1. monitoring pests to detect problems early;
2. acting against pests only when necessary;
3. choosing the most effective control option with the least risk to people and the environment; and
4. applying our growing knowledge about pests to create long-term, low-risk solutions.
Routine pesticide applications, made on a regular calendar-based schedule, are not part of IPM. Allowing pests to flourish, increasing health risks to building occupants and others, is also not part of IPM.

IPM Policy
Pest management practices will be based on the following principles:
· Whenever possible, prevention of pests will be the primary strategy to hinder their establishment and reduce the need for pesticide use.
· Knowledge of the pest's identity, biology and life cycle will establish the basis for selection of appropriate management strategies.
· Monitoring of pest numbers and record-keeping will be used to identify pests and sites requiring management action.
· Management strategies will be selected after consideration of the full variety of available options. Strategies will include all practical structural, nonchemical and biological management measures. Chemical measures will be utilized only as a last resort, when other methods fail.
· When necessary, monitoring results will be used objectively to determine action thresholds (the defined level of unacceptable numbers of a particular pest) at which least toxic controls will be employed.
· Educational activities will be conducted to enhance the cooperation and understanding among staff, students and the public.

About KEY PESTS
A key pest is one that is usually encountered at unacceptable levels at least once each school year. Geographic region and climate; surrounding landscape features; and type of construction, age and condition of school buildings influence which pests become key pests for your school. Typical key pests in and around school buildings include ants, birds, cockroaches, head lice, yellow jackets and rodents. Typical pests on grounds are weeds and crabgrass. Routine or regularly scheduled pesticide applications can mask key pests, which may not become apparent for some time after routine pesticide applications have been stopped. For key pests, it makes sense to plan ahead and determine which inspection and monitoring procedures will be used to detect problems early, and how

many pests or how much pest damage can be tolerated before action must be taken. Levels of weed tolerance and standards for turf maintenance are included in the IPM plan.

Key pests include:
· **Ants**
· **Flies**
· **Mice**
· **Bees, wasps and yellow jackets**
· **Cockroaches (prevention only)**
· **Head lice**
· **Weeds, crabgrass**

IPM Planning & Communication
1. Compliance with regulations: The District Building Maintenance Manager and the Principal understand and ensure that school meets all Federal, State and local legal requirements related to pest management in schools (e.g., posting, notification, pesticide management, etc.)
2. IPM Plan: A written IPM policy is adopted stating a commitment to IPM implementation and identifying overall objectives relating to pest and pesticide risk management. The policy is used to guide decision-making, and is reviewed at least once every three years and revised as needed.
3. IPM Committee: An IPM Committee is formed to maintain the IPM policy, provide guidance in interpreting the policy, and provide oversight of the IPM program. The IPM Committee shall meet at least 3 times a year.
4. IPM Coordinator: The District Building and Grounds Director will have primary responsibility for coordination of IPM. The Head Custodian will be the IPM Coordinator for the school and is designated to provide day-to-day oversight of IPM implementation. IPM coordinators are aware of and understand Federal, State and Local laws and regulations pertaining to pest management in school buildings.
5. Pest management roles are developed for and communicated to administrators, teachers, custodians, food handlers, students, parents and outside contractors (e.g., pest control operators, food suppliers).
6. Schedule of inspection and monitoring: The written IPM Plan includes a schedule for comprehensive inspection and monitoring of buildings and adjacent grounds; schedule for areas requiring more frequent inspection/ monitoring (e.g., food storage, preparation and serving areas); and a list of key pests and action thresholds for each key pest.
7. Posting: At least 24 hours prior to pesticide application, postings are placed in the main office detailing locations to be treated and contact information for further information. Copies of the pesticide label and MSDS sheet for the material(s) to be used are included in the posting and maintained on file. This notice remains posted for at least 48 hours after the application.
8. Record-keeping: Complete records of each pesticide application, including product name, quantity used, date and time of application, location, application method and target pest are maintained by the district and the PCO for at least three years.

9. Public access is provided to all information about the IPM policy, IPM plan and implementation. The IPM plan and MSDS are available in the main office for review by interested persons.

10. PCO Contracts: If outside contractors are used to provide pest control services,
· a written contract is signed identifying specific IPM practices to be used, including regular inspections, monitoring where appropriate, record-keeping and agreement to abide by the IPM Policy and IPM Plan, including use of only Reduced-Risk or Least-Risk Options.
· contract proposals are not evaluated on the basis of low bid only, but are also valuated on the basis of the contractor's experience and performance history with an IPM approach, ability to conduct preventative inspections and demonstrated practice of using chemical controls as a last resort.
11. A Pest Sightings Report Log Book is maintained in the kitchen. Staff and students are instructed to report all pest-related incidents to the custodian including date, time and exact location of the sighting, a description of the pest or pest damage, and the name of the person reporting the incident. Staff and students are encouraged to use zip lock bags to collect and identify specimens. The log is used to direct pest management activities, and the custodian or PCO service representative record responses taken to each report**.** Pest management roles communicated at least annually to all turf and landscape maintenance personnel include prompt reporting of pest sightings, pest damage or conditions favoring pests to the pest manager.
12. Inspection records: Records are maintained of inspection results, pest management actions and evaluations of results.
13. Notification
· If anyone requests, the school maintains a registry of chemically sensitive students, staff and others requesting special consideration in the event of a pesticide application. School provides direct notification to those individuals at least 24 hours in advance of any pesticide application.
14. Registry: School maintains a registry of individuals who have requested notification of pesticide use. School provides direct notification to those individuals at least 24 hours in advance of the application of any pesticide not on the Reduced-Risk or Least-Risk Pest Control Option List (toxicity level IV or higher).
15. **Training:** Key staff, including new staff, are provided with initial training IPM and with informational updates as needed.
16. **Prevention strategies- building:**
· The IPM Plan includes a list of actions to prevent and avoid key pest problems (e.g., building repair, waste handling equipment upgrades) and a timeline for implementation.
· The IPM plan specifies policies for building maintenance, new or renovated building design that build in preventative and avoidance strategies for pests.
16. A complete **inventory of all existing lawn maintenance equipment** is maintained, as well as a list of desired equipment for reduced risk pest control options (e.g., aerator, de-thatcher, spring-tooth harrow, flotation tires, etc.).
Desired equipment is worked into the budget.
17. **Prevention strategies- grounds:**

· The IPM Plan includes a list of actions to prevent and avoid key pest problems (e.g., replacement of problem plants, moving problem plants to more favorable locations, slope modification, pavement replacement and repair) and a timeline for implementation.
· The IPM plan specifies policies for grounds maintenance, new or renovated landscape design that build in preventative and avoidance strategies for pests such as avoiding pest-prone plants, proper placement, etc**.**
18. Newsletter: An informational bulletin or newsletter will be distributed at least two times per year to inform staff, students, parents and others as appropriate about key IPM issues such as pest management roles, reporting, sanitation, etc.
19. **Inclusion/ education of students:** Teachers incorporate school building IPM into curricula and/or class projects. We will also explore doing an enrichment program on IPM and environmental issues to be showcased in an April environmental health fair or similar event.

IPM Administration, Inspection, Sanitation & Exclusion
1. **Inspection:** A comprehensive inspection of all buildings is conducted by Head Custodian and District Building and Grounds Director at least annually or defects including cracks, crevices and other pest entryways; food, moisture and shelter resources available to pests; moisture, pest or other damage to structural elements; termite earthen tunnels, pest fecal matter or other signs of pest activity; etc. A report of all defects is prepared, corrective actions are identified and a timeline is established for completion.

2. **IPM inspection checklist** is used for periodic inspections, listing each building feature (e.g., foundation, eaves, etc.) and room to be inspected, including specific locations within features or rooms (e.g., vents, storage closets) to be included in the inspection, and specific conditions to be noted (e.g., repair, cleaning needs). Attached checklist developed by MN Dept. of Agriculture will be utilized.
3. **Food policies for areas other than kitchen and cafeteria:** Food and beverages are allowed only in designated areas.
· **Snacks/food items in all classrooms kept in sealed plastic containers.**
· **Food in teacher's lounge kept in refrigerator or sealed containers.**
· **Students instructed not to leave food in lockers or desks overnight.**
· Pest management roles communicated to staff and students include removing food or food wrappers from lockers and desks on a daily basis.
· Lockers and desks are emptied and thoroughly cleaned at least once a year.
· **Posters of food policies will be displayed throughout the school.**
4. **Cleaning of floors and carpets:**
· Floors are cleaned and carpets vacuumed daily in areas where food is served, and at least weekly in other areas.
· Furniture in classrooms and offices that are rarely moved (e.g., staff desks, bookcases, filing cabinets) receive a thorough cleaning around and under to remove accumulated lint, etc., at least annually.
5. **Food storage:** Inspection aisles are maintained around stored products.

Stored products are not permitted direct contact with walls or floors, allowing access for inspection and reducing pest harborages. Metal mesh shelving in food storage areas is sufficient.
6. **Food rotation:** Stored products are rotated on a “first in, first out” basis to reduce potential for pest harborage and reproduction.
7. **Storage of food products in non-food areas:** Food products and other potential pest food items (e.g., plant seeds, pet food and bedding, decorative corn, gourds) are refrigerated or stored in glass, metal or plastic containers with pest-proof lids. Food items used as crafts materials (e.g. seeds) are stored in pest-proof plastic containers.
8. **Recycling** is placed in plastic bags, sealed with twist ties and disposed of on a daily basis.
9. **Cleaning in food areas:**
· Food-contaminated dishes, utensils and surfaces are cleaned by the end of each day; sponges, mops and mop buckets are properly dried and stored
(e.g., mops are hung upside down, buckets are emptied).
· Surfaces in food preparation and serving areas are regularly cleaned of any grease deposits. Appliances and furnishings in these areas that are rarely moved (e.g., refrigerators, freezers, shelve units) receive a thorough cleaning around and under to remove accumulated grease, dust, etc., at least monthly.
· Food waste from preparation and serving areas, and waste with food residues (e.g., milk cartons, juice boxes) is drained of excess moisture before discarding and stored in sealed plastic bags before removal from school grounds.
10. **Trash/recycling rooms and dumpsters:**
· are regularly inspected and spills cleaned up promptly; indoor garbage is kept in lined, covered containers and emptied daily. All garbage cans and dumpsters are cleaned regularly.
· Trash cans are double bagged or single bagged and cleaned on a regular basis.
· Outdoor garbage containers and storage are placed away from building entrances. Stored waste is collected and moved off site at least weekly.
11. **Food delivery:** To the extent possible, food products not delivered in pestproof containers (e.g., paper, cardboard boxes) are stored refrigerated or transferred to pest-proof containers upon delivery.
12. **Quarantine:** Incoming shipments of food products, paper supplies, etc. are inspected for pests and rejected if infested. Staff who handle incoming food boxes are instructed to put an infested box in a sealed plastic bag, so pests do not escape, and to place it in the dumpster immediately.
13. **Cardboard reduction:** Storage of food, paper products and other kitchen items in cardboard boxes is reduced.
14. **Vending machines** are cleaned regularly.
15. **Waste materials in all rooms** within the school building are collected and removed to a dumpster or compactor daily.
16. **Packing/shipping trash** (bags, boxes, pallets) is promptly and properly disposed of or recycled.
17. **Exterior doors** throughout the building are kept shut when not in use.
18. **Head lice:** Students are advised not to exchange hats, combs or hairbrushes.

If head lice are reported, the School Nurse distributes educational materials which describe cleaning methods, how to prevent spread and non-toxic treatment with *Dippity-do* or mayonnaise and combing. School will also try the "zapper" comb and the new enzyme products (*Lice Be Gone*, *Nature's Best*) to see how effective they are. If nurse identifies resource issues with families of students with chronic head lice problems, we will establish a small emergency fund to help these families afford the laundromat and the treatment products.

19. **Animal wastes from classroom pets or laboratory animals** are flushed or placed in sealed containers before disposal.

20. **Floor and sink drain traps** are kept full of water. In food service areas, drain covers are removed and drains are cleaned weekly with a long-handled brush and cleaning solution. In other areas, such as drains under refrigeration units, drains are cleaned monthly.

21. **Window screens**: Windows and vents are screened or filtered. School policy requires use of screens, when windows are opened.

22. **Vent and duct cleaning:** The inside of vents and ducts are cleaned annually. Vent or heater filters are cleaned or replaced at least annually.

23. **Vegetation near structure:**

· vegetation, shrubs and wood mulch are kept at least one foot away from structures.

· Tree or shrub limbs and branches are maintained at least 6' away from structures.

24. **Building eaves, walls and roofs are inspected** frequently during nesting season for bird and other nests, and these are removed.

25. **Weather stripping and door sweeps** are placed on all doors to exclude pest entry.

26. **Moisture sources** are corrected (e.g., areas where condensation forms frequently are ventilated, plumbing and roof leaks fixed, dripping air conditioners repaired). Floor drains are screened and sewer lines are in good repair.

27. **Cracks and crevices** in walls, floors and pavement are corrected.

28. **Openings around potential insect and rodent runways** (electrical conduits, heating ducts, plumbing pipes) are sealed.

29. **New purchases:**

· Purchases of new kitchen appliances and fixtures are of pest-resistant design (i.e., open design, few or no hiding places for roaches, freestanding and on casters to ease thorough cleaning).

· Purchases of new office and classroom furniture that is rarely moved (e.g., staff desks, bookcases, filing cabinets) are of a design that permits complete cleaning under and around the furniture, or ready movement for cleaning purposes.

Building Pest & Pesticide Risk Management

1. **Pesticide applicators:** All pesticide applications are made by a person licensed and/or certified by the state to apply pesticides in commercial facilities, except that an unlicensed custodian is authorized to apply wasp and hornet and ant treatments in emergency situations. Licensed persons include district and PCO staff.

2. **Pesticide applications** are made only after detection of a verifiable pest problem and accurate identification of the pest. Applications are not made on a routine or regularly scheduled basis (e.g., weekly, monthly applications are not made).
3. **Pest contamination:** Food that has come in direct contact with pests (e.g., ants, cockroaches, mice) is considered contaminated and is disposed of. 4. **Baits:** Chemical baits, if used (e.g., for ants, cockroaches, rodents), are placed in a locked, distinctively marked, tamper-resistant container designed specifically for holding baits and constructed of metal, plastic or wood. Bait containers are securely attached to floors, walls, etc. such that the container cannot be picked up and moved. Baits must always be placed in the baffle protected feeding chamber of the container and not in the runway.
Parafinized or weatherproof baits are used in wet areas. All bait use is in areas inaccessible or off-limits to children. Baits are not used outdoors unless bait containers are inaccessible to children (e.g., placed underground in pest nests or on building roofs).
5. **Mapping of baits and traps:** If baits or traps of any kind are used, a map or floor plan of each area where baits or traps are located is prepared, numbering each bait station or trap, and entering the location of each numbered bait station or trap on the map. Bait stations or traps are marked with appropriate warning language.
6. If **dust formulations** are used, these are applied only to areas that can be sealed (e.g., wall voids) to prevent exposure of students to airborne dust particles.
7. **Reduced-Risk or Least-Risk Options are the only pest controls used**. No pesticide applications are made for pests that cause aesthetic damage only.
8. **Storage of pesticides on school grounds:** No pesticides are stored on school grounds**,** except for wasp and hornet and ant treatments.

IPM for Grounds: Inspection & Pest & Pesticide Risk Management
1. **IPM Plan:** A written IPM Plan is prepared that includes a schedule for comprehensive inspection and monitoring of school grounds; schedule for areas requiring more frequent inspection/monitoring (e.g., athletic fields); and
a list of key pests and action thresholds for each key pest.
2. **Turf and landscape maintenance:** The IPM plan divides turf and landscape areas by basic level of use (i.e., athletic fields vs. lawns, highly visible landscape areas vs. less visible areas). Monitoring schedules and action thresholds are appropriate to each level**.** Turf will be maintained at levels I (high maintenance) to IV (low maintenance), according to use patterns and visibility, as specified in the Turf Maintenance chart.
3. **Inspection:** A comprehensive inspection of all school grounds is conducted by the district ground supervisor and head custodian at least annually to monitor turf quality, health of landscape plants, and other potential problems.
4. **Pesticide applicators:** All pesticide applications are made by a person licensed and/or certified by the state to apply pesticides in commercial settings. This includes contracted PCO or district grounds staff. Unlicensed custodial staff may use and wasp and hornet treatment in emergency situations only**.**
5. **Pesticide applications** are made only after detection of a verifiable pest problem and accurate identification of the pest. Applications are not made on a routine or regularly scheduled basis (e.g., weekly, monthly applications).

6. All **pesticide application equipment** is calibrated at the start of each growing season. Calibration records are dated and maintained with spray records. All pesticide application equipment is re-calibrated at mid-season.
7. **Pesticide and fertilizers are loaded** into application equipment over a hard surface where spills can be promptly and thoroughly cleaned up, without danger of spill runoff or leaching into soil.
8. **Baits:** Chemical baits, if used (e.g., for voles, moles, etc.), are placed in a locked, distinctively marked, tamper-resistant container designed specifically for holding baits and constructed of metal, plastic or wood. Bait containers are securely attached to immovable objects such that the container cannot be picked up and moved. Baits must always be placed in the baffle-protected feeding chamber of the container and not in the runway. Paraffinized or weatherproof baits are used in wet areas. All bait use is in areas inaccessible or off-limits to children (e.g., placed underground in pest nests or on building roofs).
9. **Mapping of baits and traps:** If baits or traps of any kind are used, a map of each area where baits or traps are located is prepared, numbering each bait station or trap, and entering the location of each numbered station or trap on the map. Bait stations or traps are marked with appropriate warning language.
10. **Spot pesticide applications** limited to affected areas, plants or plant parts are made in place of an entire management unit, group of plants or entire plant, respectively (e.g., one corner of a lawn is treated for grubs instead of treating the entire lawn, or one shrub or portion of a shrub is treated instead of treating all like-shrubs or the entire shrub).
11. When **effective control can be achieved at reduced rates**, pesticide applications are made at less of the full-labeled rate.
12. **Use of colorant:** Where appropriate (e.g., herbicide applications), a colorant is used to mark the treated area. (Optional)**.**
13. **Reduced-Risk or Least-Risk Options** are the only controls used.
14. **Landscape plants:**
· Pest Manager can correctly identify the landscape plants present on school grounds.
· Landscape plants are scouted at least monthly during the growing season for conditions requiring action, including damaged, diseased or dead limbs; soil erosion and compaction; and insect, disease and weed pests and damage. A regular pattern is used to ensure that all plantings are scouted. Scouting results are noted in writing and these records are maintained for at least three years.
15. **Soil testing:** Soil in landscape plantings is tested at least every five years for nitrogen, phosphorus, potassium and pH. Fertilizers and other soil amendments are applied according to soil and/or plant foliage test results, not on a routine or regularly scheduled basis.
16. **Soil compaction is monitored** regularly and problem areas corrected.
17. **Irrigation** of established plants is scheduled according to soil moisture and anticipated weather, and not on a routine or regularly scheduled basis.
18. **Renovation:**
· When renovating, adding new plants or establishing new landscape areas, plant species are selected to address site-specific growing conditions (e.g., tolerance to key pests, pH levels, soil type, light levels, hardiness zone, annual rainfall, etc.). Plant spacing is adequate to ensure adequate light, nutrients and water.

· When renovating, changes in grade or drainage around established trees is avoided.
· Key plants in the landscape are removed and replaced with plants less susceptible to pest problems.
· Native species are used, when possible.
19. **Mulching:** Trees, shrubs and perennial beds are mulched to conserve soil moisture, improve organic matter, reduce compaction and moderate soil temperature.

7 - PREVENTIVE MAINTENANCE

The focus of the district's maintenance program shall be on preventive maintenance. Every part of the facility shall be inspected according to the following schedules. Mechanical equipment shall be serviced according to the instructions from the manufacturer. Filters shall be changed and equipment shall be adjusted and lubricated according to the appropriate operations and maintenance instructions.

Servicing and adjustments shall be done during inspections unless parts need to be ordered. In the event parts are to be ordered, the person conducting the preventive maintenance inspection shall complete and submit a work order for parts and any necessary work that was not completed at the time of the inspection.

Deferred maintenance shall be avoided unless time, facility use, or funding prevents immediate completion of necessary maintenance or repairs. All deferred work orders shall be reviewed monthly and completed at the earliest possible time. Every effort will be made to eliminate all remaining deferred maintenance work orders during the summer months so that no deferred maintenance will remain at the beginning of every school year.

Every six months the Maintenance Supervisor shall review the work order log for the previous 24 months to identify trends and equipment that fails or requires adjustment more frequently than the manufacturer's recommended maintenance schedule or more frequently than other equipment of the same type. Special attention will be given to equipment under warranty.

Equipment identified as requiring an unexpected level of attention will be considered for replacement at the earliest opportunity. If appropriate, technical assistance shall be requested from the manufacturer.

Every two weeks. Inspect the following items. Adjust as appropriate. Repair immediately or complete work order for future repairs.

Automatic Doors

All automatic doors will be inspected biweekly. These include automatic vehicular gates, doors with ADA controls, and overhead doors in delivery areas and shops. Routine maintenance is the best method to ensure operational integrity.

_____*Nut, bolt, and fastener conditions*

_____*Operating devices (motors), pneumatic powering*

_____*Cleanliness*

_____*Lubrication*

_____*Stability*

_____*Structural integrity*

_____*Shaft conditions*

_____*Bearing conditions*

_____*Overload and other relay conditions*

_____*Circuit breaker conditions*

_____*Overall appearance for damage or vandalism*

_____*Overall operation*

_____*Weatherproofing/caulking condition*

_____*Lubrication of guides, hinges, and locks*

_____*Roller alignment*

_____*Glazing integrity*

_____*Hinge conditions*

_____*Lock conditions and security*

_____*Alignment*

_____*Plumb*

_____*Building settlement*

_____*Straightness of guides*

_____*Overall condition for deficiencies such as water intrusion and corrosion*

Lighting: Exterior and Interior

All lighting systems will be inspected biweekly. Extreme care must be taken to identify and correct deficiencies.

This checklist will be applied to the following lighting systems:

- Building exterior
- Pedestrian
- Parking area
- Field and sports areas
- Building interior (classrooms, common areas, offices, hallways, exits, etc.)
- Emergency

Various fixture and lamp types are used according to area needs, including fluorescent, incandescent, high intensity discharge (HID), mercury vapor, metal halide and arcs, or high pressure sodium (HPS). It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration. Illumination will be maintained according to the Illuminating Engineering Society's recommended levels.

_____***Cleanliness***

_____***Voltage consistency***

_____***Glassware conditions***

_____***Diffusing louver conditions***

_____***Counter reflector conditions***

_____***Fixture support conditions***

_____***Stanchion conditions***

_____***Luminary conditions***

_____***Wire conditions***

_____***Ballast conditions***

_____***Timers/sensors function (make seasonal adjustments)***

_____***Junction box and cover conditions***

_____***Switch conditions***

_____***Outlet and cord conditions (if applicable)***

_____***Protective caging conditions (if applicable)***

_____***Overall condition for deficiencies such as arcing, wire exposure, unauthorized connections, and moisture problems***

Security Systems

Biweekly preventive maintenance of security systems is critical for occupant safety.

_____***Pagers***

_____*Charge*

_____*Battery efficiency*

_____*Function*

_____*Possession by authorized users*

_____*Battery Chargers*

_____*Overall condition*

_____*Spare Batteries*

_____***Portable Radios***

_____*Charge*

_____*Battery efficiency*

_____*Function*

_____*Possession by authorized users*

_____*Battery Chargers*

_____*Overall condition*

_____***Spare Batteries***

_____***Metal detectors***

_____*Function*

_____*Service schedule by appropriate servicing agent for timeliness*

_____*Power source stability and continuity*

_____*Overall condition*

_____***Surveillance cameras and monitors***

_____*Function*

_____*Fixture integrity*

_____*Mounting condition/stability*

_____*Location accuracy*

_____*General console condition*

_____*Power source continuity*

_____*Overall condition*

_____*Function*

Monthly. Inspect the following items. Adjust as appropriate. Repair immediately or complete work order for future repairs.

Alarm Systems

The following checklist covers automated smoke and burglar alarm systems throughout the school. Preventive maintenance consists of validating that all equipment is present and functional on a monthly basis. Only certified professionals shall make repairs or adjustments to alarm systems. Maintenance staff will accompany professionals during statutory inspections.

____***Smoke detectors:***

_____*Operation*

Procedure: Use UL-approved smoke alarm tester in aerosol can. One spray will activate both photo electric and ionization detectors.

_____*Battery efficiency*

_____*Hard wire connections*

_____*Housing condition*

_____*Overall condition*

_____***Intruder alarm system:***

Note: Many systems are self-tested on a daily basis. Manufacturer's instructions should be followed at all times.

Fire Suppression System Testing

The fire sprinkler system shall comply with the requirements of the National Fire Protection Association (NFPA) *Fire Protection Handbook* (NFPA 72, *National Fire Alarm Code*).

Preventive maintenance in this area consists of validating that all equipment is present and functional on a monthly basis. Only certified professionals should make repairs or adjustments to sprinkler systems. Maintenance personnel must be familiar with the testing procedures.

_____***Fire department connection***

_____*Inlet cap conditions*

_____*Couplet conditions*

_____*Gasket conditions*

_____*Clipper valve conditions*

_____***Control valve conditions***

_____***Riser conditions***

_____***Gauge conditions***

_____*System pressure*

_____*Supply pressure*

_____***Sprinkler conditions and performance***

_____***Gravity condition and function***

_____***Suction tank condition and function***

_____***Reservoir supply***

_____***Pressure tank supply***

_____***Overall condition for signs of obstructions***

Doors and Windows

Inspect all doors and windows for general condition and operability. Adjust and repair as necessary.

_____***Windows***

_____*Pane conditions*

_____*Screen conditions*

_____*Storm window conditions*

_____*Lock operation*

_____*Frame alignment and conditions*

_____*Security*

_____*Weather sealing condition*

_____*Paint or surface conditions*

_____*Blind function and conditions*

_____*Hardware conditions and lubrication*

_____*Overall condition*

_____***Doors and hardware***

_____*Automatic closure operation. Must open with no more than 5 pounds of force pulling or pushing.*

_____*Lock operation*

_____*Hardware conditions and lubrication*

_____*Weather sealing condition*

_____*Paint or surface conditions*

_____*Frame alignment and conditions*

_____*Door stop placement and stability*

_____*Alarm system operation*

_____*Overall condition*

Gas Connections

The following check shall be performed monthly for all gas connections and main valves throughout the facility. The gas company should be contacted if:

- There is an odor of gas anywhere at any time, or
- Valves cannot be turned off or appear to be rusted or damaged, or
- For minor repairs if maintenance personnel do not have adequate training or tools.

When gas is detected by odor, building occupants should immediately evacuate, and the gas company and fire department should be contacted.

_____***Possible undetected leakage: Visually check – <u>Do not open and close valves</u>***

_____*Operation*

Procedure: Perform a bubble test with soap and water, or use a handheld combustible gas

detector (of professional quality).

Restrooms

The following checklist shall be applied monthly to all restrooms within the school facility.

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of paper/flammable materials away from heat sources*

_____*Accessible route*

_____*Visible exit*

_____***ADA accessibility***

_____*Accessible toilet stalls with wheelchair turning radius*

_____*Accessible sinks*

_____*Accessible mirror*

_____*Hand rail stability and condition*

_____*Special features function such as "help" mechanisms and automated systems*

_____*Overall condition*

_____***Plumbing***

_____ *Inspect all component conditions for deficiencies such as leakage, corrosion, and failure potential*

_____***Sinks and hardware***

_____*Faucet function and hardware conditions*

_____*Drain function*

_____*Water flow/pressure*

_____*Overall condition*

_____***Urinals***

_____*Water flow/pressure*

_____*Cap and part conditions*

_____*Overall condition*

_____***Toilets***

_____*Water flow/pressure*

_____*Cap and part conditions*

_____*Seat support conditions*

_____*Overall condition*

_____***Dispenser operation and conditions (soap, paper towels, etc.)***

_____***Partitions***

_____*Stability*

_____*Surface conditions for deficiencies such as sharp or worn areas or vandalism*

_____*Part conditions*

_____*Security*

_____*Overall condition*

_____***Trash receptacles***

_____*Sanitation conditions*

_____*Stability*

_____*Overall condition*

_____***Mirrors***

_____*Cleanliness*

_____*Overall condition for deficiencies such as cracks, sharp edges, or vandalism*

_____***Overall cleanliness***

_____***Overall privacy***

_____***Overall appearance for damage and vandalism such as graffiti***

_____***Fire extinguishers (See also annual inspection of Fire Extinguishers)***

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Offices

Check the following once per month.

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of paper/flammable materials away from heat sources*

_____*Accessible route*

_____*Visible exit*

_____***Emergency control panels***

_____*Operation*

_____*Part conditions*

_____*Overall condition*

_____***Floor condition for deficiencies such as excessive wear, tears, stains, and tripping hazards***

_____***Walls/ceiling condition***

_____***Furniture: desks, chairs, tables, and shelves***

_____*Stability*

_____*Surface conditions for deficiencies such as sharp or rough edges or protruding hardware*

_____*Lubrication of hardware*

_____*Overall condition*

_____***File cabinets***

_____*Stability*

_____*Lock function*

_____*Overall condition*

_____***Stationary partitions***

_____*Stability*

_____*Surface conditions for deficiencies such as sharp or worn areas and vandalism*

_____*Overall condition*

_____***PA system***

_____*Operation*

_____*Overall condition*

_____***Alarm system for student records (if applicable)***

_____*Operation*

_____*Power source stability and continuity*

_____*Overall condition*

_____***Fire extinguishers (See also annual inspection of Fire Extinguishers)***

_____ *Charge*

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Kitchen and Dining Areas

School kitchens and dining areas contain many pieces of equipment that can jeopardize life safety if preventive maintenance is neglected. The following monthly checklist includes common cooking equipment and dining furniture. Preventive maintenance for general features including **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists.

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of paper/flammable materials away from heat sources*

_____*Accessible route*

_____*Emergency exit visibility*

_____***Equipment***

Note: When checking kitchen equipment, first consult operating or area personnel for any deficiencies. For each item, check overall condition, switches, timers, piping and valves for leaks, wiring, pilots, doors, gaskets, and belts, where applicable. Always follow manufacturers' guidelines.

_____*Beverage dispenser*

_____*Broiler*

_____*Cooker*

_____*Dishwasher*

_____*Drink cooler*

_____*Food slicer or chopper*

_____*Freezer*

_____*Fryer*

_____*Garbage disposal*

_____*Grill*

_____*Ice machine*

_____*Mixer*

_____*Oven*

_____*Refrigerator*

_____*Steamer*

_____*Toaster*

_____***Gas connections (See Gas Connections checklist)***

_____***Floor condition for deficiencies such as excessive wear, stains, and tripping hazards***

_____***Exhaust system***

_____*Hood function and condition*

_____*Grease trap function and condition*

_____*Filter condition*

_____*Exhaust duct condition*

_____*Fan function and condition*

_____*Supply duct condition (if applicable)*

_____***Furniture: counters, tables, benches, and chairs***

_____*Stability*

_____*Surface condition for deficiencies such as rough areas or protruding hardware*

_____*Overall condition*

_____***Fire extinguishers (See also annual inspection of Fire Extinguishers)***

_____ *Charge*

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Classrooms

Classrooms comprise the bulk of the rooms in a school facility. While their usage can vary and require special equipment, such as in laboratory or shop classrooms, their basic components are similar. Classrooms have, in recent years, grown to accommodate audiovisual, computer, and collaborative learning equipment. Many classrooms have moveable partitions to allow the room to be more functional. All of these elements create a need for more intensive maintenance and greater diligence during the monthly PM process.

Classrooms with special uses may have additional equipment that needs to be inspected and maintained. Examples include laboratory, art, wood and automotive shop, and culinary classrooms. Career-technical centers will have additional space and equipment requirements. Maintenance personnel should clarify preventive maintenance duties with instructors and administrators. Some equipment procedures may include a check of gas valve security, ventilation systems, and special storage areas in laboratories. Art classrooms may require inspections of kilns, pottery wheels, and easels, for example. Staff should check with administration regarding off-hours use of these areas and equipment, which may limit their availability for maintenance procedures. PM for **Gas Connections**, **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to classroom areas. Refer to the corresponding checklists.

_____ ***Fire safety***

_____*Electrical outlet load*

_____*Positioning of paper/flammable materials away from heat sources*

_____*Accessible route*

_____*Emergency exit visibility*

_____***Furniture: desks, chairs, tables, and shelves***

_____*Surface conditions for deficiencies such as excess wear, rough areas, or protruding hardware*

_____*Part conditions*

_____*Cleanliness*

_____*Stability*

_____*Overall condition*

_____***Blackboard/marker board***

_____*Mounting condition/stability*

_____*Overall appearance*

_____*Cleaning capability*

_____*Overall condition*

_____***Audio/visual equipment***

_____*Overhead equipment condition and stability*

_____*Housing condition*

_____*Electrical service condition*

_____*Part conditions*

_____*Screen operation and condition*

_____*Speaker system operation*

_____*Electrical cord and outlet conditions*

_____*Overall condition*

_____***Computer system/Work stations***

_____*Electrical integrity/surge protector conditions*

_____*Equipment condition*

_____*Cleanliness*

_____*Overall operation*

_____*Work station and member parts function*

_____*Overall condition*

_____***Partitions***

_____*Lubrication*

_____*Stability*

_____*Overall condition for deficiencies such as excessive wear, vandalism, improper function, or broken/missing parts*

_____***Flooring***

_____*Surface condition for deficiencies such as excessive wear, stains, tears, and tripping hazards*

_____***Plumbing systems (if applicable)***

_____*Sink conditions and drainage*

_____*Overall condition for deficiencies such as leaks, corrosion, or failure potential*

_____***Timer function (if applicable)***

_____***Trash receptacles***

_____*Location*

_____*Cleanliness*

_____*Overall condition*

_____***Inter-class speaker system operation***

_____***Clock function***

_____***Closets/storage areas***

_____*Door/lock operation*

_____*Appearance, interior and exterior*

_____*Overall condition for debris and safety hazards*

_____***Wall map function and general condition***

_____***Panic button/security operation***

_____ ***Fire extinguishers (See also annual inspection of Fire Extinguishers)***

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Library (Learning Commons in the Upper Academy design)

K-12 schools employ a library/media center as a central information resource for students, faculty, and staff. In addition to books and periodicals, this area may house videotapes, cassettes, CDs, computers, closed circuit TV programming and production areas, cameras, and projection equipment. Monthly attention to its overall maintenance needs is critical. Preventive maintenance for general features including **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists.

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of paper/flammable materials away from heat sources*

_____*Accessible route*

_____*Emergency exit visibility*

_____***Furniture: tables, chairs, and other seating***

_____*Surface conditions for deficiencies such as rough areas, excess wear, or protruding hardware*

_____*Cleanliness*

_____*Stability*

_____*Part conditions*

_____*Overall condition*

_____***Shelving***

_____*Structural alignment*

_____*Overall appearance*

_____*Stability*

_____*Overall condition*

_____***Bulletin board***

_____*Mounting condition/stability*

_____*General appearance*

_____*Overall condition*

_____***Audio/visual and micro-fiche equipment***

_____*Housing condition*

_____*Electrical service condition*

_____*Part conditions*

_____*Screen function and condition*

_____*Speaker system operation*

_____*Electrical cord and outlet conditions*

_____*Overall condition*

_____***Partitions***

_____*Lubrication*

_____*Stability*

_____*Mechanical function, if operable*

_____*Overall condition for deficiencies such as excessive wear, vandalism, improper function, or broken/missing parts*

_____***Floors***

_____*Surface integrity*

_____*Overall condition for deficiencies such as excessive wear, stains, tears, and tripping hazards*

_____***Signage (See also Signage checklist)***

_____*Cleanliness*

_____*Visibility*

_____*General appearance*

_____*Message currency*

_____*Overall condition*

_____***Walls/ceiling***

_____*Structural integrity*

_____*Paint condition*

_____*Plaster/drywall condition*

_____*Molding condition*

_____*Overall condition*

_____***Inter-class speaker system operation***

_____***Clock operation***

_____***Closets/storage areas***

_____*Door/lock operation*

_____*Appearance, interior and exterior*

_____*Overall condition for debris and safety hazards*

_____***Wall map condition***

_____***Turnstiles***

_____*Lubrication*

_____*Operation*

_____*Edge conditions*

_____*Integrity of member pieces*

_____*Overall condition*

_____***File systems***

_____*Overall function*

_____*Lubrication*

_____*Overall condition*

_____***Librarian consoles (including desks, chairs, partitions, and counters)***

_____*Operation*

_____*Surface condition for deficiencies such as excessive wear, rough areas, or protruding hardware*

_____*Part conditions*

_____*Overall condition*

_____***Security system (See also Alarm Systems checklist)***

_____*Overall operation*

_____*Speaker/communication system function*

_____*Hardware conditions*

_____*Cameras/video operation*

_____*Panic button operation*

_____*Alarm operation*

_____*Light operation and conditions*

_____*Overall condition*

_____***Computer systems, modules***

_____*Electrical integrity (including surge protectors)*

_____*Equipment completeness*

_____*Cleanliness*

_____*Operation*

_____*Work station function*

_____*Overall condition*

_____***Fire extinguishers (See also annual inspection of Fire Extinguishers)***

_____ *Charge*

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Auditorium (Cafeteria Multipurpose Space in Upper Academy design)

Auditoriums are a focal point in school facilities, as they are areas that service a great number of students, faculty, parents, and community members. Auditoriums must comply with ADA accessibility standards, including those for seating, sight lines, fire egress, and listening systems. These areas are often open for access both during school and after hours, often late into the night. With such use comes wear and abuse. Monthly preventive

maintenance serves a vital role in promoting and sustaining the life of this important school asset. Preventive maintenance for general features including **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists.

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of flammable materials away from heat sources*

_____*Accessible route*

_____*Evacuation plan visibility*

_____***Seating***

_____*Surface conditions for deficiencies such as tears, blemishes, and excessive wear*

_____*Track alignment*

_____*Lubrication of chair mechanisms*

_____*Stability*

_____*Overall integrity*

_____*Upholstery condition*

_____*Passageway clearance and markings*

_____*Folding arm conditions*

_____*Floor mounting conditions*

_____***Risers***

_____*Overall condition for tripping hazards*

_____*Lighting function and conditions*

_____*Safety tread conditions*

_____*Overall condition*

_____***Message boards/marquees***

_____*Stability of mountings*

_____*Overall appearance*

_____*Lighting condition*

_____*Cleanliness*

_____*Glass condition*

_____*Lettering condition*

_____*Overall condition*

_____***Stage***

_____*Overall condition for deficiencies such as excessive wear, stains, and tripping hazards*

_____***Curtains***

_____*Cleanliness*

_____*Alignment*

_____*Function*

_____*Pulley, weight, counterweight, and hoist conditions*

_____*Cable/rope conditions*

_____*Electrical connection conditions*

_____*Lubrication*

_____*General safety conditions*

_____*Current certifications from authorized agents*

_____*Overall condition for deficiencies such as tears, tripping hazards, and missing parts*

_____***Costume rooms***

_____*Cleanliness*

_____*Overall condition for deficiencies such as excessive wear and safety hazards*

_____***Floor***

_____*Surface condition for deficiencies such as excessive wear, stains, and tripping hazards*

_____***Area lighting***

_____*Bulb conditions*

_____*Switch conditions*

_____*Guard conditions*

_____*Fixture conditions and stability*

_____*Overall condition*

_____***Stage lighting***

_____*Overall operation*

_____*Cleanliness of lenses*

_____*Apparatus stability and movement per design*

_____*Dimmer circuit operation*

_____*Light circuit quantities and distribution*

_____*Electrical feed conditions*

_____*Control console operation*

_____*Patch panel operation*

_____*Transfer panel operation*

_____*Marquee lighting operation*

_____*Follow spot operation*

_____*Lighting fixtures cleanliness and operation*

_____*Connector strip conditions*

_____*Box boom conditions*

_____*Cove, beam, slot, and truss conditions*

_____*Control booth overall condition*

_____*Dimmer room overall condition*

_____*Boom, ladder, torm, and tormentor locations and conditions*

_____*Pipe, batten, and electric locations and operation*

_____***Catwalks***

_____*Overall structural stability*

_____*Railing stability*

_____*Walkway stability*

_____*Overall condition for deficiencies such as tripping hazards, impediments, and electrical contact*

_____***Staging equipment***

_____*Member integrity*

_____*Wheel conditions*

_____*Overall function as intended*

_____*Overall condition*

_____***Sound system***

_____*Operation*

_____*Part conditions*

_____*Overall condition*

_____***Trash receptacles***

_____*Location*

_____*Overall condition*

_____***Walls/ceiling***

_____*Paint condition*

_____*Plaster/drywall conditions*

_____*Acoustical material conditions*

_____*Overall condition*

_____***Clock operation***

_____***Closets/storage areas***

_____*Door/lock operation*

_____*Overall appearance, interior and exterior*

_____*Overall condition for debris and safety hazards*

_____***Lobby/entrance area***

_____*Accessibility*

_____*Overall condition*

_____***Refreshment stand/area (if applicable)***

_____*Cleanliness*

_____*Appliance operation and cleanliness*

_____*Utility connection conditions (check for gas leaks)*

_____*Table/chair conditions and stability*

_____*Roll top door operation*

_____*Floor conditions*

_____*Wall and ceiling conditions*

_____*Grease trap cleanliness*

_____*Vent cleanliness*

_____*Overall condition*

_____***Signage (See also Signage checklist)***

_____*Cleanliness*

_____*Currency of message*

_____*General appearance*

_____*Overall condition*

_____***Emergency exit visibility and lighting conditions***

_____***Fire extinguishers (See also annual checklist for Fire Extinguishers)***

_____ *Charge*

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code (e.g. lighting/curtain areas)*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Gymnasium

The gymnasium is a multi-venue event center where heavy traffic can have a dramatic impact on the life expectancy of the equipment and area. With such extreme use, monthly preventive maintenance is critical. The Life Safety Code requires an annual inspection of bleachers by the school staff and a biennial inspection by a licensed engineer, architect, or individual certified by the manufacturer. *(Preventive maintenance for general features including* ***Lighting****,* ***Alarms Systems****,* ***Fire Extinguishers****,* ***Doors and Windows****, and* ***HVAC Systems*** *also applies to this area. Refer to the corresponding checklists. Also see* ***Locker Room*** *checklist.)*

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of flammable materials away from heat sources*

_____*Accessible route*

_____*Emergency exit visibility*

_____ ***Seating***

_____*Surface conditions for deficiencies such as excessive wear, rough areas, or protruding hardware*

_____*Track alignment*

_____*Overall stability*

_____*Overall integrity*

_____*Railing conditions (per code requirements)*

_____*Lubrication*

_____*Passageway clearance and markings*

_____*Overall condition*

_____***Floors and mats***

_____*Surface integrity*

_____*Overall condition for deficiencies such as excessive wear, stains, tears, and tripping hazards*

_____***Walls/ceiling***

_____*Paint condition*

_____*Plaster/drywall condition*

_____*Overall condition*

_____***Bell system operation***

_____***Scoreboard***

_____*Operation (audio and visual)*

_____*Bulb conditions*

_____*Overall condition*

_____***Sound/speaker system***

_____*Operation*

_____*Clarity*

_____***Lighting fixture protection conditions***

_____***Gymnastic equipment***

_____*Positioning*

_____*Member integrity*

_____*Bar/rope conditions*

_____*Overall condition*

_____***Team/coaches' benches***

_____*Stability*

_____*Condition of surfaces for deficiencies such as excessive wear, rough areas, or protruding hardware*

_____*Cleanliness*

_____*Positioning*

_____*Overall condition*

_____***Staging equipment***

_____*Member integrity*

_____*Wheel conditions*

_____*Edge conditions*

_____*Overall condition*

_____***Signage (See also Signage checklist)***

_____*Currency of message*

_____*Location*

_____*Overall condition*

_____***Fire extinguishers (See also annual checklist for Fire Extinguishers)***

_____ *Charge*

_____*Tag currency*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

_____***Trash receptacles***

_____*Location*

_____*Overall condition*

_____***Clock operation***

_____***Closets/equipment storage area***

_____*Door/lock operation*

_____*Appearance, interior and exterior*

_____*Overall condition for debris and safety hazards*

_____***Refreshment stand/area (if applicable)***

_____*Cleanliness*

_____*Appliance operation and condition* (See also **Kitchen and Dining Areas** checklist)

_____*Utility connections (check for gas leaks)* (See also **Gas Connections** checklist)

_____*Furniture condition and cleanliness*

_____*Floor condition and cleanliness*

____***Wall and ceiling conditions and cleanliness***

_____*Vent and trap cleanliness*

_____*Overall condition*

Monthly

_____***Fire safety***

_____*Electrical outlet load*

_____*Positioning of flammable materials away from heat sources*

_____*Accessible route*

_____*Emergency exit visibility*

_____***Benches***

_____*Surface conditions for deficiencies such as excessive wear, rough areas, or protruding hardware*

_____*Stability*

_____*Overall condition*

_____***Exercise/weight equipment***

_____*Bolt conditions*

_____*Fastener conditions*

_____*Cable conditions*

_____*Electrical connection conditions*

_____*Pad conditions*

_____*Runner conditions*

_____*Overall condition*

_____***Bulletin board***

_____*Mounting condition/stability*

_____*Overall appearance*

_____*Overall condition*

_____***Floors***

_____*Surface integrity*

_____*Overall condition for deficiencies such as excessive wear, stains, tears, and tripping hazards*

_____***Lockers***

_____*Lock operation*

_____*Hinge conditions*

_____*Paint condition*

_____*Shelf stability and condition*

_____***Overall appearance***

_____*Overall condition of lockers (group appearance)*

_____***Plumbing (See also Restrooms checklist)***

_____*Connection conditions for deficiencies such as leaks, corrosion, and failure potential*

_____*Overall appearance*

_____*Overall condition*

_____***Showers***

_____*Fixture conditions*

_____*Surface/tile conditions*

_____*Overall condition*

_____***Whirlpool function (if applicable)***

_____***Sinks and faucets***

_____*Drainage function*

_____*Hardware conditions*

_____*Overall condition*

_____***Timer function (if applicable)***

_____***Trash receptacles***

_____*Location*

_____*Overall condition*

_____***Walls/ceiling***

_____*Paint condition*

_____*Plaster/drywall condition*

_____ *Ceramic tile condition*

_____*Overall condition*

_____***Signage (See also Signage checklist)***

_____*Cleanliness*

_____*Message currency*

_____*General appearance*

_____*Overall condition*

_____***Fire extinguishers (See also annual checklist for Fire Extinguishers)***

_____*Tag currency*

_____ *Charge*

_____*Placement in correct proximity to potential hazards per code*

_____*Housing condition*

_____*Hose condition*

_____*Overall condition*

Monthly

Landscape

Due to the comprehensive nature of preventive maintenance, select critical areas within the landscape domain should be inspected monthly. Note: Make sure the actual number of drains and their locations correspond with those shown on the "as built" drawings. *(The **Irrigation Controllers** checklist also applies to this area.)*

_____***Drains***

_____*Proper water flow*

_____*Piping conditions*

_____*Cover conditions*

_____*Overall condition for obstructions*

_____***Vegetation conditions for deficiencies such as root systems near buildings and walkways, shrubs and trees near buildings and power lines, vines on buildings (except as designed), and overgrown shrubs***

_____***Irrigation systems (See also annual Irrigation Controllers checklist)***

_____*Sprinkler head operation and direction of water flow*

_____*Piping integrity*

_____*Runoff conditions*

_____***Overall appearance***

Monthly

Asphalt

Asphalt surfaces at school facilities receive extensive wear and tear from contact with buses, cars, and pedestrians. Because such deficiencies as potholes, broken edges, and

eroded areas can jeopardize life safety, it is essential for maintenance personnel to take monthly measures to promptly address and anticipate failing elements. The Americans with Disabilities Act also requires accessible parking spaces and pathways, slip-resistant surfaces, and curb cuts.

This checklist can be applied to all of the following areas.

- Walkways
- Parking lots
- Driveways
- Other athletic activity areas *(See also **Playgrounds** and **Tennis Courts**)*

_____***Parking bumper conditions and position***

_____***Speed bump conditions***

_____***Striping and pavement signage conditions***

_____***ADA accessibility***

_____***Signage (See also Signage checklist)***

_____*Compliance with codes and standards*

_____*Message currency*

_____*Visibility*

_____*Overall condition*

_____***Edge conditions***

_____***Surface conditions for deficiencies such as buildup from salt, ice melting materials, motor oil, or gasoline***

_____***Overall appearance***

_____***Overall condition for deficiencies such as potholes, softening, erosion, weed and root encroachment, chalking, cracking, and tripping hazards***

Monthly

Signage

Signage is not only important for directing school occupants and visitors, but it is also a reflection of the facility's character. Dirty, damaged, or inaccurate signage can send the wrong message to the community by making the school as a whole appear neglected. It can also jeopardize the safety of users. Signage must comply with codes and standards,

such as the ADA, and is important for alerting area users of potential hazards, recent changes, or other important messages. A critical eye is needed in the maintenance process to address and anticipate sign inadequacy. The following monthly checklist applies to wall-mounted and pole-mounted exterior signage, as well as interior signage.

_____***Compliance with codes and standards***

_____***Cleanliness***

_____***Accuracy of message***

_____***Accuracy of lettering and numbering***

_____***Adherence to surface or stabilizer***

_____***Hardware conditions***

_____***Illumination (if applicable)***

_____***Location and visibility***

_____***Paint condition***

_____***Overall appearance***

_____***Overall condition for deficiencies such as excessive wear, missing or broken parts, obstruction from view, or message inaccuracy***

Monthly (In Season)

Track and Field Areas

The following checklist refers to permanently installed equipment and materials within track and field areas such as surfaces, bleacher/grandstand systems, goal posts (for sports such as football), water fountains, and surrounding fencing systems. Monthly preventive maintenance of these areas is crucial, as life safety can be jeopardized by something as small as a rusted fastener or missing part. *(The **Exterior Lighting** and **Fences** checklists also apply to this area.)* .

_____***Concrete, turf, dirt, and sand areas***

_____*Overall integrity*

_____*Overall condition for deficiencies such as tripping hazards, holes, cracks, and stray equipment*

_____***Water fountains***

_____*Operation*

_____*Bolt, nut, and anchor conditions*

_____*Mounting security, if applicable*

_____*Cleanliness*

_____*Overall condition*

_____***Bleacher systems***

_____*Structural stability, including railing, seating, and foundation*

_____*Bolt, nut, spring, and anchor conditions*

_____*Edge and surface conditions*

_____*Overall safety and code compliance*

_____*Overall condition for deficiencies such as rusted, missing, or broken components*

_____***Equipment***

_____*Goal post stability*

_____*Overall integrity*

_____*Proper function, as intended*

_____*Overall safety and code compliance*

_____*Overall condition*

_____***Fencing (See also semiannual Fences checklist)***

_____*Post stability*

_____*Overall condition for deficiencies such as gaps, root/weed encroachment, and failing areas*

_____***Paint condition (of equipment, seating, etc.)***

Monthly (In Season)

Playgrounds

Playgrounds are areas of substantial liability and mandate frequent inspections and

diligent maintenance. As playgrounds experience intense usage during the school day, after hours, and off-season, the wear of equipment and surfacing must be carefully monitored. Common equipment includes swing sets, climbing equipment and bars, slides, seesaws, sandboxes, merry-go-rounds, and skating areas, among other items.

Surfaced areas are of particular safety concern. Resilient surfaces, such as sand, mulch, and commercially prepared materials, shall be used beneath equipment to provide effective cushioning against falls. Child safety guidelines require a safe fall area extending around all equipment. Playground areas and equipment must be as accessible as possible to students with disabilities. Often special ramps, surfaces, and equipment height requirements may be needed. At the minimum, there must be an accessible route to and through the areas, and 50% of elevated play components must be accessible by ramp or transfer platform.

This checklist provides a general safety and maintenance protocol only, as playground areas, surfaces, and equipment vary widely. Schools should work with insurance companies for additional specific recommendations and should consult manufacturers' specifications. *(The Fences, Signage, and Asphalt checklists also apply to this area.).*

_____***General safety***

_____*Signage visibility and currency* (See also monthly **Signage** checklist)

_____*Safety/first aid equipment location near play areas*

_____*Fence conditions for deficiencies such as holes, weed encroachment, and trash buildup* (See also semiannual **Fences** checklist)

_____*Overall condition of grounds for deficiencies such as vandalism, debris buildup, trash, or tripping hazards*

_____***Playground equipment***

_____*Performance as intended, as per manufacturers' specifications*

_____*Location of each piece of equipment (more than 30" high) at least 9' away from other items and away from curbs, rocks, or other hard surfaces*

_____*Stability (equipment must be securely anchored into the ground. Footings must be unexposed. Follow manufacturers' guidelines)*

_____*Surface conditions for deficiencies such as excess wear, rough or protruding edges, wood splintering, metal exposed to the sun (can cause burns), or rust*

_____*Hardware conditions for deficiencies such as open S-hooks, protruding bolt ends, and loose parts*

_____*Chain/cable conditions for integrity and durability*

_____*Paint conditions for deficiencies such as paint chips, cracks, chalking, or rust*

_____*Spring conditions for deficiencies such as improper compression, rust, or breakage*

_____*Lubrication of all adjacent moving parts*

_____*Railing stability and surface conditions*

_____*Drainage from surfaces (equipment should drain water properly to deter slippage)*

_____*Overall condition and durability for deficiencies such as excess wear, rot, rust, splintering, warping, cracking, insect infestation, or broken or missing parts*

_____***Playground surfaces***

_____*Asphalt: See **Asphalt** checklist.*
Note: Asphalt surfacing should not be used under playground equipment.

_____*Concrete*
Note: Concrete surfacing should not be used under playground equipment.

_____*Overall condition for deficiencies such as tripping hazards, alkali-aggregate expansion, cavitation, honeycombing, spalling, chipping, cracks, crazing, dusting, efflorescence, charred surfaces, stains, lifts, pock marks/pop-outs, scaling, slippery areas, unevenness, or voids*

_____*Loose material: sand, gravel, wood fiber, or shredded rubber*

_____*Layer depth/coverage of ground (consistent depth of at least 12")*
Tip: Place depth marker nearby to ensure constant adequate depth.

_____*Boundary/containment conditions to ensure material stays where intended*

_____*Dispersion to ensure material evenly covers areas at least 6' in all directions from equipment*

_____*Material conditions for deficiencies such as clumping, rot, or fungus infiltration*

_____*Drainage*

_____*Overall condition for deficiencies such as foreign objects, trash, and contamination from oil, grasses, gravel, animal matter, or weeds*

_____*Compressed rubber matting*

_____*Overall integrity and durability*

_____*Adherence to surface*

_____*Overall condition for deficiencies such as excessive wear, holes, curling, tightness of seams, tears, stains, vandalism, debris buildup, or trash*

_____*Adjacent area conditions for objects that could harm material such as rocks, sticks, loose gravel, sand, or sprinkler overspray*

_____*Grass*
Note: Grass should not be used under playground equipment.

_____*Overall condition for deficiencies such as overgrowth, exposed soil, excess fertilization (granules left on surface), contamination from foreign substances, rodent infestation (e.g., gopher holes), root encroachment, depressions, or other tripping hazards such as rocks, elevated sprinkler heads, hoses, field markers, exposed irrigation pipes, or base markers*
_____*Soil*
Note: Soil should not be used under playground equipment.

_____*Overall condition for deficiencies such as eroded areas, pot holes, depressions, mud buildup, contamination from foreign substances, uneven surfaces, excess dust buildup, or tripping hazards such as root encroachment, base markers, or rocks*

Monthly (In Season)

Tennis Courts (Hard)

The safety of students and visitors is the focus of PM for tennis courts, which should be maintained monthly. Tennis courts are widely used by sporting teams and the general student population, as well as community members. Such use can lead to rapid wear and tear. *(The **Exterior Lighting** and **Fences** checklists also apply to this area.)*

_____***Deck***

_____*Coating condition*

_____*Overall condition for deficiencies such as ponding, cracks, holes, weed/root encroachment, tripping hazards, or excessive wear*

_____***Fencing (See also semiannual Fences checklist)***

_____*Post stability*

_____*Alignment*

_____*Backdrop condition (where applicable)*

_____*Overall condition for deficiencies such as gaps, weed/root encroachment, and failing areas*

_____***Gates***

_____*Lock function*

_____*Closure function*

_____*Hinge conditions*

_____*Alignment*

_____*Lubrication*

_____*Webbing condition*

_____*Overall condition*

_____***Nets***

_____*Overall condition for deficiencies such as holes, slack areas, and sagging*

_____***Posts***

_____*Alignment*

_____*Hardware conditions*

_____*Stability*

_____*Base integrity*

_____*Overall condition*

_____***Overall condition***

Monthly

Exterior Stairs, Decks, and Landings

The following is a PM checklist for exterior stairways, decks, and landings. Maintenance personnel should carefully check the building materials, particularly concrete, on a monthly basis. *(The **Exterior Lighting** checklist is also applicable to these areas.)*

_____***Overall appearance***

_____***Concrete***

_____*Expansion joint conditions*

_____*Metal spacer conditions*

_____*Overall condition for deficiencies such as alkali-aggregate expansion, cavitation (honeycombing, spalling around projections), chips, cracks, crazing, dusting, efflorescence, charred and spalled surfaces,*
stains, lifted areas, pock marks/pop-outs, scaling, tripping hazards, unevenness, or voids

_____***Railings***

_____*Stability*

_____*Hardware conditions*

_____*Overall condition*

_____***Wood material (if applicable)***

_____*Stability*

_____*Overall condition for deficiencies such as dry rot, termites, instability, worn edges, cracks, holes, and splintering*

_____***Coverings***

_____*Surface condition*

_____*Overall integrity*

_____*Overall condition*

_____***Grade appearance***

_____***Footings/foundation***

_____*Stability*

_____*Overall condition for deficiencies such as cracks and broken or missing components*

Monthly

Non-Power Gates

The operational integrity of gates on school grounds is crucial to ensure that the elements of safety and controlled access are not compromised. Whereas automated gates should be inspected biweekly, non-power gates shall be examined monthly.

_____***Chains***

_____*Linkage conditions*

_____*Lubrication*

_____*Overall condition for deficiencies such as cracks and excess tension*

_____***Emergency key boxes***

_____*Hinge conditions and operation*

_____*Lock conditions and operation*

_____*Key placement*

_____*Overall condition*

_____***Hinge conditions and lubrication***

_____***Weld joint conditions***

_____***Bolt and screw conditions***

_____***Locks***

_____*Overall operation*

_____*Lubrication*

_____*Security*

_____*Overall condition*

_____***Painted surfaces***

_____*Overall condition for deficiencies such as rust, peeling, and abrasion*

_____***Structural condition***

_____*Stability*

_____*Joint conditions*

_____*Overall condition for deficiencies such as weak spots, rust, or missing parts*

_____***Tracks***

_____*Alignment*

_____*Lubrication*

_____*Adherence to surface*

_____***Overall condition for deficiencies such as dents and rust***

Semiannual

Fences

Fences on school property are usually made of aluminum, steel, concrete block, or wood. Metal fences, such as chain link, require regular inspection of paint condition, rust and other corrosion, and vegetation and trash buildup. Wood fences are additionally susceptible to rot and loose components, such as pickets, planks, and braces. Perimeter and boundary fences shall be checked semiannually.

_____***Alignment***

_____***Structural stability***

_____*Post integrity and alignment*

_____*Foundation integrity*

_____*Overall condition*

_____***Paint condition***

_____***Hardware condition and lubrication***

_____***Gate and lock function and conditions***

_____***Safety for deficiencies such as sharp edges, large gaps, and splintering***

_____***Overall condition for deficiencies such as vegetation encroachment, debris buildup, holes, sagging areas, missing segments, rot, fungus, termites, and rust***

Semiannual

HVAC Systems

Regular preventive maintenance of HVAC (heating, ventilation, and air-conditioning) systems is crucial to the quality of air and comfort level within school facilities. HVAC systems should always sufficiently control temperature and humidity, distribute outside air uniformly, and isolate and remove odors and pollutants. Improper function and maintenance can cause indoor air pollution by allowing stale or contaminated air to remain in the building. As there are many areas within a school that house activities with unique ventilation requirements, such as art, shop, culinary, and laboratory classrooms, it is essential that the HVAC system has fully functional and regularly inspected pressure control, filtration, and exhaust equipment.

The following checklist shall be used for semiannual inspections of the HVAC system.

When performing any maintenance procedures, always refer to manufacturers' recommendations.

For all types of HVAC systems, change filters twice a year and post a sticker on the HVAC unit with the date of change and initials of the mechanic. Use only MERV 13 rated filters unless otherwise directed by the Maintenance Supervisor.

_____***General conditions***

_____*Overall cleanliness*

_____*Wall mount stability*

_____*System calibration*

_____*Condensation drain condition (A/C only)*

_____*Electrical connection conditions*

_____*Filter conditions (Use only MERV filters)*

_____*Motor*

_____*Lubrication*

_____*Housing stability*

_____*Connection conditions*

_____*Oil cup conditions*

_____*Unit operation and noise level*

_____*Coil conditions*

_____*Window seal and gasket conditions*

_____***Central/ground or roof mounted***

_____*Air filter conditions*

_____*Burner assembly conditions*

_____*Circulation*

_____*Combustion chamber/smoke pipe conditions*

_____*Condensate drain conditions (A/C only)*

_____*Condenser/compressor function*

_____*Cooling coil conditions*

_____*Electrical disconnect function*

_____*Electrical heating unit function*

_____*General wiring and electrical control conditions*

_____*Guard, casing, hanger, support, platform, and mounting bolt conditions*

_____*Piping conditions*

_____*Liquid receiver conditions*

_____*Lubrication*

_____*Motor, driver, and assembly conditions*

_____*Platform stability*

_____*Pump unit function*

_____*Refrigerant dryer, strainer, valve, oil trap, and accessories conditions*

_____*Refrigeration lines/coil conditions for deficiencies such as frosting or icing*

_____*Registers and ducts for proper air distribution*

_____*Temperature and humidity control function*

_____*Thermal insulation and vapor barrier conditions*

_____*Water spray, weir, and similar device conditions*

_____*Overall cleanliness*

_____*Overall condition for deficiencies such as rust, corrosion, and mineral deposits*

_____***Heat pumps***

Check all items listed above under "central/ground/roof mounted," plus:

_____*Temperature setting*

_____*Noise and vibration levels*

_____***Heating systems (See also annual checklist for Hot Water Heaters)***

_____*Amp draw per manufacturer's specs*

_____*Equipment cleanliness*

_____*Flow switch operation*

_____*Mechanical equipment function*

_____*Pull header conditions (on units more than 5 years in age)*

_____*Pumps*

_____*Function*

_____*Oil condition*

_____*Overall condition*

_____*Safety limit switch operation*

_____*Water temperature (in and out)*

_____*Overall condition for deficiencies such as corrosion, scale, and entrapped air*

_____***Boilers***

(Note: Shall be performed by a licensed professional inspector/maintenance contractor to ensure compliance with state and federal regulations.)

_____*Air heater function*

_____*Auxiliary equipment function*

_____*Back feed pumps function*

_____*Blowoff and blowdown lines function*

_____*Boiler room log condition*

_____*Burner and control conditions*

_____*Deaerator function*

_____*Energy efficiency*

_____*Electric power function*

_____*Feedwater supply conditions*

_____*Feedwater treatment/control*

_____*Firing rate control conditions*

_____*Fuel supply line conditions*

_____*Fuel system/control conditions*

_____*Heat recovery equipment conditions*

_____*Limit device conditions*

_____*Pressure gauge and relief valve function*

_____*Overall cleanliness*

_____*Overall condition*

_____***Overall safety***

_____*Anchor stability*

_____*Deck areas for deficiencies such as moisture, grease, mold, and tripping hazards*

_____*Doors*

_____*Hinge conditions*

_____*Lock and knob function*

_____*Guard stability per code*

_____*Overall condition*

_____*Handrail stability*

_____*Harness*

_____*Fastener conditions*

_____*Strap conditions*

_____*Tie conditions*

_____*Overall condition*

_____*Ladders*

_____*Step conditions*

_____*Rail stability*

_____*Overall condition*

_____*Vibration limit switch function*

_____*Work area conditions*

_____*Top surface/fan deck conditions*

_____*Water distribution system*

_____*Distribution pipe condition*

_____*Eliminator conditions*

_____*Hot water distribution basin support member conditions*

_____*Internal strainer conditions (if applicable)*

_____*Lubrication of flow control valves*

_____*Spill flash bar conditions*

_____*Structural integrity*

_____*Bolted joint conditions*

_____*Nozzle conditions*

_____*Overall condition for deficiencies such as leads between joints, leaks, corrosion, buildup, breaks, and obstructions*

_____*Overall condition for deficiencies such as leaks, cracks, deterioration, end panel separation, corrosion, pitting, wood casing for signs of rot, brittleness or cracking of fiberglass*

_____*Safety limit and interlock function*

_____*Shutdown operation*

_____*Walkway/platform stability and condition*

_____***Overall condition***

Semiannual

Asbestos

As required by federal law all identified asbestos containing materials (ACM) must be inspected every six months by a trained school staff member. Physically look at each area identified in the school's asbestos management plan to ensure that ACM have not been damaged or deteriorated so as to become friable. In the event any ACM must be removed, mark the area according to the plan and perform abatement as necessary.

Smoke Alarms

The following is a preventive maintenance checklist for individually installed smoke alarms that are not part of the larger automated alarm system. This check shall be performed semiannually. These smoke alarms may be battery-operated or hard-wired, and may be found in various areas of the facility, including out buildings. *(See **Alarm Systems** checklist for automated smoke alarms.)*

_____***Battery efficiency (if not hard wired)***

_____***Connection conditions for proper wiring and deficiencies such as arcing or exposed wires***

_____***Housing condition***

_____***Mounting security***

_____***Overall operation***

_____***Overall condition***

Semiannual

Structural Members

Preventive maintenance entails a comprehensive visual inspection of each building material twice a year. Particular emphasis during this inspection process should be on load-bearing support areas that can be observed externally during a walking tour. The greatest cause of building demise is the penetration of water. Particular attention should be given at this time to evaluate the potential for access by water into building materials.

_____***Beam integrity for deficiencies such as rot, termites, bowing, splitting, slippage, or fungus***

_____***Foundation condition for deficiencies such as cracking, slippage, or water encroachment***

_____***Joist conditions for deficiencies such as rot, termites, bowing, splitting, or fungus***

_____ ***Overall building integrity for signs of structural failure***

_____***Sill conditions for deficiencies such as rot, termites, or fungus***

_____***Stud conditions for deficiencies such as rot, termites, bowing, splitting, or fungus***

_____***Wall conditions***

_____*Masonry for deficiencies such as cracks, scaling, mortar, crumbling, or efflorescence*

_____*Wood for deficiencies such as termites, peeling paint, dry rot, popping, or fungus*

_____***Overall condition***

Annual

Emergency Generators

The emergency generator in a school should be maintained annually. However, during the school year, the fuel level, battery charge, cleanliness, and wiring shall be checked monthly. PM shall also be performed after each use of the generators.

_____***Operation***

_____***Fuel level***

_____***Oil and engine air filter conditions***

_____***Battery charger condition***

_____***Battery conditions for proper charge and connection***

_____***Gauge conditions***

_____***Circuit breaker conditions***

_____***Activation device conditions (starter, pull cord, switches, etc.)***

_____***Spark plug conditions***

_____***Terminal conditions***

_____***Belt conditions for deficiencies such as wear and stress***

_____***Wiring conditions***

_____***Cleanliness***

_____***Overall condition***

Annual

Backflow Devices

Backflow devices prevent the flow of water or other liquids, mixtures, or substances into the distributing pipes of a potable supply of water from any source other than intended. All backflow devices shall be tested annually by a certified contractor. Maintenance personnel shall monitor the contractor's performance and obtain written certification upon completion of work.

_____***Backflow devices (shall be tested only by a certified contractor)***

Annual

Electrical Systems

Electrical systems and closets shall be inspected annually. Maintenance personnel will be familiar with the locations of all electrical equipment, including circuit breakers, fuses,

main feeders, subfeeders, panel boards, and substations. All wiring shall be in compliance with the National Electric Code. The safety of workers is paramount; staff shall ensure that power is shut off and/or lines are de-energized where work is performed and that the LOCK-OUT TAG-OUT system is used. Electrical equipment will be serviced by outside contractors unless there is a licensed journeyman electrician among the in-house staff. .

_____***Equipment cleanliness***

_____***Distribution system***

_____*Wire and cable conditions for deficiencies such as corrosion, dirt, moisture, and fire hazards*

_____*Connection conditions*

_____*Overall condition*

_____***Circuit breakers***

_____*Oil level and potential leakage*

_____*Hardware conditions*

_____*Porcelain condition*

_____*Cotter pin conditions*

_____*Air supplier operation*

_____*Overall condition for deficiencies such as corrosion, noise, and excessive temperatures*

_____***Fuses***

_____*Insulator conditions for deficiencies such as burns or cracks*

_____*Contact surface conditions for deficiencies such as burning, pressure, and misalignment*

_____*Fuse holder conditions*

_____*Hardware condition*

_____*Overall condition*

_____***Lock security and lubrication***

_____***Utility room cleanliness and safety***

_____***Overall integrity***

_____***Overall condition for deficiencies such as loose wires, debris, corrosion, potential power failure, and water encroachment***

Annual
Elevators
Elevators shall be serviced annually by a licensed elevator contractor. Elevators shall be
Inspected annually by the state Department of Labor.

_____ ***Elevators***

Annual

Fire Extinguishers

The following annual PM checklist is for fire extinguishers throughout the school facility. This inspection and certification must be conducted by a licensed specialty contractor and should be scheduled in advance to ensure that the date on extinguishers will not expire. *Monthly inspections of fire extinguishers' general condition, housing, and location per code shall be conducted as part of preventive maintenance procedures in areas of the school including* ***Business Offices****,* ***Kitchen and Dining Areas****,* ***Classrooms****,* ***Auditorium****,* ***Library****,* ***Gymnasium****,* ***Locker Rooms****,* ***Restrooms****, and* ***Swimming Pools****. (See corresponding checklists.)*

_____***Certification***

_____ ***Charge***

_____***Housing condition***

_____***Hose condition***

_____ ***Proper location per code***

_____***Overall condition***

Annual

Hot Water Heaters

Preventive maintenance of hot water heaters shall be performed annually. *(See also* ***HVAC Systems*** *for other heating components.)*

_____***Circulation pump connections***

_____***Gas flame color (gas pilot should be blue with yellow at tip)***

_____***Burner conditions for deficiencies such as corrosion, inordinate flame pattern, and cinders***

_____***Pilot function***

_____***Tank plate and jacket conditions for deficiencies such as corrosion or rust***

_____***Door and lock function***

_____***Drain valve lubrication and function***

_____***Earthquake strap and bolt conditions***

_____***Gas shut-off valve lubrication and function***

_____***Piping supply lines for leaks***
(Note: Use soap and water and/or hand-held gas detector)

_____***Pressure relief valve function***

_____***Temperature setting***
(Note: Use commercial grade thermometer)

_____***Draft diverter conditions***

_____***Flue and chimney conditions***

_____***Vent condition***

_____***Utility room for deficiencies such as dirt, debris, and storage of materials***

_____***Overall condition for deficiencies such as rust in water, water and fuel leaks, and unusual sounds or odors***

Annual

Roofing

The roof is the most costly and abused area of the facility, subject to a variety of weather conditions and temperature fluctuations. The early discovery and preventive maintenance of minor deficiencies extends its life and reduces the chance of premature failure and costly repairs.

Annual inspections of both membrane and building components shall be conducted for all roofs, including newly installed ones. Adequate time will be allotted to properly perform the many tasks involved in inspection. A roof will be surveyed completely, either by carefully walking it in its entirety where accessible (wearing soft shoes), or by visual inspection with binoculars where inaccessible. Visual inspection from the attic side is also important.

Attention should be paid to southern and northern exposures, weather-generated problems, horizontal lines, peak areas, and areas of sagging. Ventilation areas should also be examined for obstructions. *(For preventive maintenance of* ***Gutters/Roof Drains****, see corresponding annual checklist.)*

_____***Supporting structural integrity for deficiencies such as cracks, moisture stains, and potential failure***

_____***Flashing conditions for deficiencies such as water penetration, displacement, oxidation, excessive stretching, delamination, and tearing***

_____***Surface conditions for deficiencies such as contaminants such as exhaust or vegetation buildup***

_____***Subsurface conditions (including insulation) for signs of moisture penetration***

_____***Membrane conditions***

_____***Chimney conditions***

_____***Parapet integrity***

_____***Plumbing stack vent and roof connection conditions***

_____***Roof ventilation conditions***

_____***Skylight conditions for deficiencies such as broken glass or frames and flashing corrosion or rust***

_____***Structural conditions for deficiencies such as settling of the deck, membrane splits, or cracks in walls***

_____***Roof edging conditions for deficiencies such as deterioration and loose fasteners***

_____***Expansion joint conditions for punctures, splits, and insecure fasteners***

_____***Shingle conditions***

_____***Asphalt roof conditions for deficiencies such as brittle or missing shingles,***

cracking, curled edges, erosion, or exposed wood

_____***Flat roof conditions for evenness across the horizontal plane and deficiencies such as bare areas, blisters, cove areas abutting parapets, cracks, curling, exposed nail heads, or ponding***

_____***Overall condition***

Annual

Gutters/Roof Drains

Drainage devices are important in protecting buildings from water intrusion and damage. The following is an annual preventive maintenance checklist for gutters, downspouts, scuppers, and roof drains. Maintenance personnel shall ensure that these areas are free of debris such as leaves and branches, and that large debris has also been removed from the roof.

_____***Mounting stability***

_____***Bolt, screw, and strap conditions***

_____***Discharge area function for proper drainage away from building***

_____***Joint conditions and stability***

_____***Roof atrium drains***

_____*Cleanliness*

_____*Caulking condition*

_____*Mounting stability*

_____*Overall condition for deficiencies such as blockage and cracks*

_____***Splash block location***

_____***Seam and elbow conditions***

_____***Caulking condition***

_____***Gutter positioning toward downspouts***

_____***Overall condition for deficiencies such as corrosion, rust, blockage, obstructions, and disconnection***

Annual

Sewer Laterals

All drain lines in the physical school facility connect to the main drain, which is referred to as the "sewer" beyond the foundation. All sewer lines outside of the foundation have clean-out points at various locations. Reaming from these points requires the use of a high-power hose, hydro-jet, or power equipment. Sewer laterals should be annually reamed from clean-out points by in-house personnel.

_____***Caulking condition adjacent to building exit point***

_____***Plug conditions***

_____***Pipe integrity***

_____***Plaster condition adjacent to building exit point***

_____***Overall condition for deficiencies such as soil erosion (if line exits ground)***

Annual

Irrigation Controllers

Annual inspection of each irrigation controller helps guarantee operational performance. This should be done jointly with a landscape contractor. *(See also monthly* ***Landscape*** *checklist.)*

_____***Timer accuracy***

_____***Housing condition for deficiencies such as water encroachment***

_____***Door and lock function and conditions***

_____***Electrical connection conditions***

_____***Security (stations should be locked)***

_____***Overall condition***

Annual

Storm Drains

Storm drains or sewers are underground systems used to collect and dispose of surface water. They shall be cleaned and flushed annually to ensure blockages are removed and piping is functional.

_____ ***Grate conditions***

_____***Cover conditions***

_____***Adjacent concrete or asphalt conditions***

_____***Drainage***

_____***General safety conditions***

_____***Overall condition for deficiencies such as dirt buildup around drain that might preclude proper directional flow***

Every Two Years

Outdoor Grandstands and Indoor Bleachers must be inspected by a professional engineer, registered architect, or individual certified by the manufacturer as required by the Life safety Code, NFPA 101-2003 Sections 13.7.9 and 13.7.10.

Every Three Years

Asbestos. Every three years an inspection of all asbestos containing materials (ACM) must be performed by a licensed asbestos contractor as required by federal law.

Every Five Years

Fire System Certification

Comprehensive servicing and certification of the entire fire suppression system should be done every five years in accordance with current local, state, and federal requirements, including NFPA-defined guidelines. A licensed state contractor must be used, and this work shall be validated by local fire authorities.

The following items should be inspected by the contractor during this process.

- Signal initiation
- Manual alarm operation
- Water flow system components including valves, piping, pressure regulators, gauges, sprinkler heads, and shut-off operation
- Smoke detection systems
- Voice systems
- Automatic extinguishing systems
- Signage, visual notifications
- Supervisory signals
- Maintenance testing and protocol
- Central station monitoring
- Code compliance

_____***Fire system certification (should be tested only by a certified contractor)***

8 - WORK ORDER SYSTEM

Any school staff member may submit a work order for facility maintenance or an event support request using one of the following forms. The requestor shall complete section 1 of the appropriate form and submit the form to the maintenance department administrative assistant. In the event of an emergency such as a broken pipe, the requester shall notify the maintenance department by the fastest possible means. A work order for emergency work shall be completed after the fact by the maintenance department administrative assistant.

The maintenance department administrative assistant shall initiate work orders for preventive maintenance (PM) according to the PM schedule.

The maintenance department administrative assistant shall review all submitted forms for completeness, assign a work order number, enter the form in the work order log, and forward the form to the maintenance supervisor.

The maintenance supervisor shall review the request and assign one of the following priorities:

IMMEDIATE - Work must be completed within 4 hours to prevent further damage to property or to correct an immediate safety risk.

URGENT - Work must be completed within 48 hours to prevent an unacceptable interruption of school operations.

ROUTINE – Work must be completed as soon as possible, but the problem is not expected to adversely affect school operations.

DEFERRED – Work shall be completed at a future date when resources are available.

The maintenance supervisor shall assign the work to a technician and schedule the work for completion.

The technician shall complete the assigned work or indicate that parts need to be ordered. If parts need to be ordered the technician shall enter the necessary information on the work order and return it to the maintenance supervisor. If parts do not need to be ordered, the technician shall complete the work and indicate completion on the work order which shall then be returned to the maintenance administrative assistant.

If parts are to be ordered, the maintenance supervisor shall review and approve the parts request and forward the work order to the maintenance administrative assistant who will order the parts. When the parts are received, the administrative assistant shall notify the maintenance supervisor who shall assign and schedule the work for completion.

The maintenance administrative assistant shall log all completed work orders and notify the requestor that the work has been completed.

_____ SCHOOL DISTRICT FACILITY WORK ORDER

SECTION 1 To be completed by the individual requesting work

REQUESTED BY DATE

PROBLEM OR WORK REQUESTED

SECTION 2 To be completed by the maintenance department

DATE RECEIVED WO #

PRIORITY: IMMEDIATE URGENT ROUTINE DEFERRED

APPROVED BY

ASSIGNED TO DATE

PARTS REQUIRED

PARTS APPROVED BY DATE

PARTS ORDERED BY DATE

WORK COMPLETED BY DATE

WORK PERFORMED

_____ SCHOOL DISTRICT EVENT SUPPORT REQUEST

SECTION 1 To be completed by the individual requesting support

REQUESTED BY DATE OF REQUEST

EVENT DATE OF EVENT

LOCATION START TIME

END TIME

SUPPORT REQUESTED (Circle all that apply)

FOLDING CHAIRS #_____ BLEACHERS

SOUND SYSTEM TELEVISION

PROJECTOR SCREEN PROJECTOR

ROUND TABLES #_____ LONG TABLES #_____

FIELD MARKING OTHER:

_____

SPECIAL INSTRUCTIONS

SECTION 2 To be completed by the maintenance department

DATE RECEIVED WO #

APPROVED BY DATE

ASSIGNED TO DATE

INSTRUCTIONS

9 - CONTRACTED SERVICES
(List name, address, and phone number for contractors)

Refuse Removal:

Snow Removal:

Cleaning Service:

Elevator Service:

Security Systems:

Fire Protection:

Electrician:

Plumber:

Telephone Systems:

Cable TV:

Hazardous Materials Disposal:

Recycling:

Sewer/Septic System:

10 – ENERGY MANAGEMENT

Energy Management Guidelines

Wise energy management is good for everyone. It contributes to the national goal of energy conservation, therefore extending the life of our available natural fuel reserves. It helps preserve our environment. Reducing the demand for electricity will reduce the amounts of emissions that power plants add to the air. This will also reduce the number of new power plants that will need to be built. Whatever we can do to modify our behavior and become more conscious of how electricity is used and wasted will benefit us all.

Energy Saving Strategies (Behavior Modification)

In our school district electricity costs are second only to salaries and benefits, exceeding the cost of textbooks or supplies or diesel fuel for the school buses. The U.S. Department of Energy estimates that at least a quarter of the dollars spent could be saved through better energy management. While it is true that much of these savings would require equipment or systems changes to achieve, just modifying the way we use our building will help tremendously. If each one of our schools turned off the lights for 1 minute the savings would be about $655. If the same schools turned off the lights when they went to lunch the savings would be about $19,650! If each school will reduce energy consumption even a small percentage a considerable amount of money will be available to reinforce our other budgetary needs.

Keep the doors closed when A/C is running. Air conditioning is a wonderful thing, but it is very costly. We have the capability of monitoring and controlling most of our systems from a central point and of adjusting run-time schedules that will keep the buildings comfortable and clean and still be efficient.

Turn the lights off when the room is unoccupied, even for only a few minutes. As much as 40% of the energy consumed is for lighting. Some rooms have wall switches that allow for partial lighting. Some have occupancy sensors. Both of these strategies can help reduce lighting costs. But, the biggest savings will be achieved by turning the lights OFF when the room is unoccupied. While it is true the life of a bulb can be shortened by turning it on and off, the balance point between turning a light on and off many times versus the energy savings gained by turning lights off when not needed is usually ten minutes or less. So, the rule of thumb should be: If a room is unoccupied for ten minutes or longer the lights should be turned off. This rule applies to either incandescent or fluorescent lights. Modern fluorescent lights use little starting energy contrary to the myth that operating fluorescent lights is cheaper than turning them on and off for brief periods. Turning them off helps them last longer and lowers energy costs.

Turn off televisions and VCRs when not is use. Like the lights, leaving equipment running when not in use wastes energy. The savings realized by turning off each TV or VCR might seem insignificant, but not when you

multiply it by the number of machines in your school or the entire district.
Turn off computers at night and on weekends. That computer costs more than you think! The computer hard drive will use about 15.2 KWH per month if turned on/off each day and about 77.1 KWH if left on for 24 hours. By turning the computer and the monitor off at the end of each day and in the summer we will save about $100 per year, per computer. And, computers generate a significant amount of heat that will need to be removed from the room.

Unplug appliances such as televisions and VCRs over the summer.
Appliances like these draw a small amount of power even when turned off. Although the savings on each appliance is small, the number of TVs and VCRs in the building magnifies it.

Energy Management Checklist

To reduce energy consumption for air conditioning:
A. Reset or set back thermostats to maintain specified settings for cooling and heating.
B. Minimize conditioning of seldom-used spaces, such as storerooms or unoccupied classrooms.
C. Where possible, such as in portable classrooms, turn the air conditioning off on weekends, holidays and off-shift hours.
D. Turn off ventilating and exhaust equipment when not in use, such as in bathrooms and storerooms.
E. Check for good fitting doors and windows.
F. Block out morning and afternoon sun from shining through windows.
G. Be sure the thermostat is working and the fan is set in the “Auto” mode.

To reduce energy consumption for lighting:
A. Turn lights off in areas when they are not occupied.
B. Reduce lighting levels where safety and performance would not be adversely affected, for example in hallways.
C. Check the level of outdoor security lighting and make sure is turned off during daylight hours.
D. Turn off sport fields, parking lot and gymnasium lights when not in use.

To reduce energy consumption for equipment:
A. Turn off computers, overhead projectors, VCR’s, TV’s and copiers when not in use.
B. Turn off water coolers and vending machines during vacation periods.
C. Disconnect AV equipment during vacation periods.
D. If possible stagger the start times on major equipment, such as air handlers and exhaust fans.

Borrowing Resolution

I, Raymond Leveille, Treasurer of RISE PREP ACADEMIES, certify that:

1. The following resolutions were approved by the Board of Directors of RISE PREP ACADEMIES, a Rhode Island non-profit corporation (the "**Corporation**"), at a meeting duly called and held on February 20, 2026, at which meeting a quorum of said Board was at all times present in person and acting, and such resolutions continue in full force and effect and no other resolutions have been adopted by the Board of Directors of the Corporation relating to the security agreement referred to below and the transactions referred to in such resolutions:

"RESOLVED, that it is in the best interests of the Corporation, and the Corporation hereby is authorized, to obtain a loan or issue a bond to acquire and demolish 120 Spring Street, Woonsocket, RI 02895 and 168 Spring Street, Woonsocket RI 02895 (the "Properties"), and subsequently build a new structure for use as a charter school facility, in the amount of up to **FIFTY ONE MILLION SIX HUNDRED EIGHTY THOUSAND SIX HUNDRED THIRTY TWO DOLLARS** ($51,680,632) (the "**Bond**") through the Rhode Island Health and Education Building Corporation ("**RIHEBC**).

FURTHER RESOLVED, that the Chair of the Corporation or his designee hereby is authorized to arrange for the Bond, and to negotiate the specific terms and conditions of the Bond and the interest and charges in connection therewith, and from time to time to do and perform all such further acts and things and to enter into, execute and deliver for and on behalf of the Corporation, all such agreements, documents, certificates and instruments as the Chair or such officer may deem necessary or appropriate in connection with the Loan or the exercise of the performance of the obligations of this Corporation thereunder; and

FURTHER RESOLVED, that all actions heretofore taken by the Chair, any officer or director of the Corporation in connection with the foregoing matters are hereby ratified, confirmed and approved in all respects."

2. Attached hereto as Exhibits A and B are the articles of organization and by-laws of the Corporation, respectively, which articles of incorporation and by-laws have not been modified or amended and remain in full force and effect. No action has been taken by the Borrower, its directors or officers in contemplation of the liquidation or dissolution of the Borrower.

IN WITNESS WHEREOF, the undersigned has executed this Borrowing Resolution as of February 20, 2026.

By:_____
Name: Raymond Leveille
Title: Treasurer

Filing Fee: $35.00

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Office of the Secretary of State
Division of Business Services
148 W. River Street
Providence, Rhode Island 02904-2615

RECEIVED
SECRETARY OF STATE
CORPORATIONS DIV
2014 NOV 18 AM 11:35

NON-PROFIT CORPORATION

ARTICLES OF INCORPORATION

The undersigned, acting as incorporator(s) of a corporation under Chapter 7-6 of the General Laws of Rhode Island, 1956, as amended, adopt(s) the following Articles of Incorporation for such corporation:

1. The name of the corporation is **RISE Prep Mayoral Academy**

2. The period of its duration is (if perpetual, so state) **Perpetual**

3. The specific purpose or purposes for which the corporation is organized are:

exclusively for educational purposes, and in particular, to provide a charter public school as a mayoral academy serving Burrillville, North Smithfield, and Woonsocket, Rhode Island.

4. Provisions, if any, not inconsistent with the law, which the incorporators elect to set forth in these articles of incorporation for the regulation of the internal affairs of the corporation are:

See attached Article 4.

Form No. 200
Revised: 12/05

5. The address of the initial registered office of the corporation is:
160 Westminster Street, Suite 400
(Street Address, **not** P.O. Box)

Providence, RI **02903** and the name of its initial registered agent at such address is **Daniel C. Waugh**.
(City/Town) (Zip Code) (Name of Agent)

6. The number of directors constituting the initial Board of Directors of the Corporation is **3** (not less than 3 directors) and the names and address of the persons who are to serve as the initial directors are:

Name	*Address*
Lisa Baldelli-Hunt	**304 Prospect Street, Woonsocket, Rhode Island**
Paulette Hamilton	**437 Black Plain Road, North Smithfield, Rhode Island**
Chris Gruttadauria	**1 CVS Drive, Woonsocket, Rhode Island**

7. The name and address of each incorporator is:

Name	*Address*
Michael Magee	**160 Westminster St., Suite 201, Providence, RI 02903**

8. These Articles of Incorporation shall be effective upon filing unless a specified date is provided which shall be no later than the 30th day after the date of this filing **upon filing**

Under penalty of perjury, I/we declare and affirm that I/we have examined these Articles of Incorporation, including any accompanying attachments, and that all statements contained herein are true and correct.

Date: 11/17/14

Signature of each Incorporator

RISE Prep Mayoral Academy
Articles of Incorporation

ARTICLE 4.

A. No part of the net earnings of the corporation shall inure to the benefit of any private shareholder or individual.

B. Each member of the board of directors must be resident in or otherwise represent the city of Woonsocket or the town of Burrillville or North Smithfield.. The board of directors shall be chaired by the mayor of Woonsocket or the elected town administrator of North Smithfield.

C. The provisions of this Article 4.C shall apply so long as the recognition of Rhode Island Mayoral Academies as an organization described in section 501(c)(3) of the Internal Revenue Code has not been revoked by the Internal Revenue Service and for such longer period as Rhode Island Mayoral Academies may be contesting such revocation pursuant to section 7428 or seeking retroactive reinstatement pursuant to section 6033(j)(3); provided, however, that no part of the net earnings of the corporation shall be distributed to or otherwise inure to the benefit of Rhode Island Mayoral Academies after revocation of the recognition of Rhode Island Mayoral Academies until such time as such recognition has been reinstated.

1. Upon dissolution, the net assets of the corporation shall be distributed to Rhode Island Mayoral Academies.

2.

D. Except as provided in Article 4.C, upon dissolution, the net assets of the corporation shall be distributed to one or more educational or charitable organizations described in section 501(c)(3) or state or local governmental organizations having aims similar to those of the corporation.

E. The term "Mayoral Academy" is a service mark of Rhode Island Mayoral Academies and is used with permission.

F. RISE Prep Mayoral Academy shall admit students of any race, color, national origin, and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the Mayoral Academy. The corporation shall not discriminate on the basis of race, color, national origin, or ethnic origin in the administration of its educational policies, admission policies, scholarship and loan programs, and athletic and other school-administered programs.

RISE Prep Academies By-Laws

Adopted December 22, 2014
Revised July 9, 2024

ARTICLE I
Name, Office, Purpose and Objectives

Section 1.1 Name. The name of the organization will be RISE Prep Academies.

Section 1.2 Principal Office. The principal location of RISE Prep Academies shall be at 30 Cumberland Street within the State of Rhode Island as the Board of Directors may designate from time to time.

Section 1.3 Purpose. The purpose and mission of RISE Prep Academies is to prepare students in grades K-12 for educational success in high school and college, through a rigorous academic program and character education. Each student must be resident in one of the Sending Districts, which are the City of Woonsocket, the Town of Burrillville, and the Town of North Smithfield. Children of the organization's founders and current staff members are able to enroll their children at RISE Prep Academies if they live outside of the sending communities as approved in RISE Prep Academies' charter.

Section 1.4 Dissolution. If, for any reason, the organization should dissolve, upon dissolution organization assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

ARTICLE II
Board of Directors

Section 2.1 General Powers. The Board of Directors (the "Board") shall have the power to govern the business, affairs, and property of RISE Prep Academies in accordance with the applicable laws and regulations of the state of Rhode Island and any limitations in the Articles of Incorporation or these Bylaws. All Directors will have identical rights and responsibilities.

Section 2.2 Number and Qualification of Directors. (a) The Board of Directors may fix the number of Directors at any number between three (3) and fifteen (15).

(b) The Board of Directors may by resolution expand or contract the number of Directors fixed within the limits prescribed by subsection (a). A resolution to expand the number of Directors shall take effect upon the earlier adjournment of the next meeting. A resolution contracting the number of Directors shall not affect the term of any Director then in office.

Section 2.3 Appointment of Directors by the Board. The Board of Directors shall elect members of the Board of Directors. The Board of Directors shall ensure that (except in the case of the initial Board of Directors) each Sending District is represented by at least one Director. Each Director must be reappointed by the Board of Directors every three (3) years. In electing Directors, the Board of Directors shall ensure that the number of Directors in each class remains as nearly equal as possible.

Section 2.4 Eligibility for appointment to the Board of Directors. In order to ensure accountability to the Sending District), the Board of Directors will include parental, professional educator, and community involvement in the governance and operation of the School. Application for voting membership on the Board of Directors shall include at least one current resident, property owner, or business operator in Woonsocket, North Smithfield, and Burrillville who supports the aims, objectives, and purpose of the School. Other Directors may live or work outside of the Sending District; these members should possess personal or professional qualifications that further RISE Prep Academies's mission and objectives. A letter

of interest and resume from an interested board prospective candidate must be sent to the Executive Director who will work with members of the Governance Committee to schedule an interview and school tour with the candidate. The Executive Director and Governance Committee will make a recommendation to the Board of Directors at the subsequent Board Meeting for a vote on the appointment of the candidate by the full Board of Directors. All appointments shall be granted upon a majority vote of the board. Directors will be selected based on their qualifications and diversity of expertise to fulfill RISE Prep Academies's mission and objectives.

Section 2.5 Selection. The Board shall nominate and approve Directors to the Board at regularly scheduled Board meetings, in accordance with Open Meeting Laws.

Section 2.6 Classification of Initial Directors. The initial Board of Directors shall divide themselves into three (3) classes, as equally as may be, the first of which (Class A) shall have terms expiring on June 30, 2015, the second of which (Class B) shall have terms expiring on June 30, 2016, and the third of which (Class C) shall have terms expiring June 30, 2017. The classification schedule shall follow a three (3) year staggered cycle.

Section 2.7 Executive Director. The Executive Director shall have the same rights as a Director, except that the Executive Director shall not have the right to vote.

Section 2.8 Compensation. Directors shall serve without compensation.

Section 2.9 Tenure. After election, the term of an elected Director may not be reduced, although a Director may be removed for cause as specified in these bylaws.

Section 2.10 Vacancy. Any vacancy occurring in the Board of Directors and any position to be filled by reason of an increase in the number of Directors may be filled, upon recommendation of a qualified candidate, by majority vote of the seated Directors. A Director elected to fill the vacancy shall be elected for the unexpired term of his/her predecessor in office. Once appointed, the new Director shall be assigned to a class within the Classification of Directors.

Section 2.11 Resignation. A Director may resign at any time by filing a written resignation with the Chair of the Board and the Head of School.

Section 2.12 Removal. The Board may remove any Officer or elected Director by majority vote of the entire Board of Directors at any regular or special meeting of the Board, provided that a statement of the reason or reasons shall have been mailed by Registered Mail to the Officer or Director proposed for removal at least thirty (30) days before any final action is taken by the Board. This statement shall be accompanied by a notice of the time when, and the place where, the Board is to take action on the removal. The Officer or Director shall be given an opportunity to be heard and the matter considered by the Board at the time and place mentioned in the notice.

Section 2.13 Board Attendance Policy. Appointed governing board members shall be available for the regular monthly meetings of the governing board to conduct School business. Appointed governing board members shall be permitted three (3) absences of regular board meetings in one year — July 1 through June 30 with advanced notice to the Executive Director to the greatest extent possible. Absences will be recorded by the secretary in the minutes of the meeting. The secretary shall maintain an attendance record for each meeting. If a member anticipates an extended absence, he or she shall make the board aware of the circumstance so that the board can plan for and manage the work assigned to that member. If there are more than three (3) absences in a twelve-month period, the board and member shall evaluate his or her board participation, and may result in a decision by vote of a majority of the board to remove a member from the board.

Section 2.14 Board Onboarding and Training. New governing board appointees shall participate in onboarding and training meetings. Onboarding and training meetings shall include introducing the appointee the person to the organization, discussing board service and commitment, and defining the aims, objectives and purpose of the School. Onboarding and training meetings shall be organized and conducted by the Head of School. Every new board member shall be assigned a mentor by the Governance Committee to facilitate the learning process, and answer detailed questions that might surface during orientation and/or during board meetings.

ARTICLE III
Officers

Section 3.1 Number. There shall be four (4) elective Officers of the Board: a Chair, a Vice Chair, a Secretary, and a Treasurer.

Section 3.2 Election. The Directors shall present Officers to the Board of Directors, except that the initial slate of Officers shall be elected without the necessity of presentation by the Governance Committee, if any. The nominated Officers shall be drawn from among the members of the Board of Directors. The election of Officers shall be held annually at regularly scheduled meetings of the Board in accordance with Open Meeting Laws.

Section 3.3 Tenure. The newly elected Officers shall take office on July 1 following the close of the meeting at which they are elected and the term of office shall be one year, or until respective successors assume office. A Director may serve more than one (1) term in the same office.

ARTICLE IV
Meetings

Section 4.1 Regular Meetings. There shall be at least six (6) regular meetings of the Board held each year. Notice shall be given to each Director two (2) business days prior to the date of every regular meeting of the Board. Notice of any meeting to the public shall include the date, time, and place of a meeting and a statement or agenda specifying the nature of business to be conducted at the meeting. Such notice shall also comply with the requirements regarding the posting and notice of meetings to the public, pursuant to the Rhode Island Open Meetings Act, R.I.G.L. 42-46-1, et seq.

Section 4.2 Annual Meeting. The annual meeting of the Board of Directors shall occur in the last quarter of the fiscal year. The annual meeting may be held in conjunction with a regular meeting.

Section 4.3 Special Meetings. Special Meetings of the Board of Directors may be called by the Chair or by a Director of the Board by stating the object, date, and hour therefore, due notice having been given each Director two (2) business days prior to the meeting. Notice of any meeting to the public shall include the date, time, and place of a meeting and a statement or agenda specifying the nature of business to be conducted at the meeting. Such notice shall also comply with the requirements regarding the posting and notice of meetings to the public, pursuant to the Rhode Island Open Meetings Act, R.I.G.L. 42-46-1, et seq.

Section 4.4 Quorum. One-half of the Directors then in office shall constitute a quorum for the transaction of business at any regular or special meeting of the Board of Directors, except where otherwise required by these Bylaws.

Section 4.5 Minutes. Minutes of each meeting of the Board of Directors shall be recorded in writing and kept with the records of RISE Prep Academies. The contents of such minutes, as well as the provisions for providing the minutes to the public, shall comply with the provisions of Section 42-46-7, or any other applicable provisions of the Rhode Island Open Meetings Act.

Section 4.6 Open Meetings. Meetings of the Board of Directors shall be public in accordance with Rhode Island laws and regulations.

ARTICLE V
Conflict of Interest

Section 5.1 Purpose. The purpose of the conflicts of interest policy is to protect RISE Prep Academies' interest when it is contemplating entering into a transaction or arrangement. The policy is intended to supplement but not replace any applicable Rhode Island laws governing conflicts of interest applicable to RISE Prep Academies, including but not limited to the Public Officers and Employees Code of Ethics as enacted in R.I. Gen. Laws § 36-14-1 et seq.

Section 5.2. Definitions. For purposes of this Article:

(a) "Interested Person" shall mean any Director or principal officer who has a direct or indirect financial interest as defined below.

(b) A person has a "Financial Interest" if the person has, directly or indirectly through business, investment or family:

(1) an ownership or investment interest in an entity with which RISE Prep Academies has a transaction or arrangement, or

(2) a compensation arrangement with RISE Prep Academies or with any entity or individual with which RISE Prep Academies has a transaction or arrangement, or

(3) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which RISE Prep Academies is negotiating a transaction or arrangement; provided, however, that a person's ownership of less than 1% of the capital or profits interests in any entity shall be disregarded if no compensation arrangement exists or is contemplated with such entity.

(c) "Compensation" means direct or indirect remuneration, as well as gifts or favors that are substantial in

nature. Section 5.3 Procedures.

(a) Duty to Disclose. In connection with any actual or possible conflict of interest, an interested person must disclose the existence and nature of his or her financial interest to the Board of Directors. Each Director shall complete a Conflict of Interest disclosure form annually.

(b) Determining Whether a Conflict Exists. After disclosure of a financial interest, the interested person shall leave the Board of Directors meeting while the financial interest is discussed and voted upon. The remaining board members shall decide if a conflict of interest exists.

(c) Procedures for Addressing the Conflict of Interest.

(1) The Chair shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to proposed transaction or arrangement.

(2) After exercising due diligence, the board or committee shall determine whether RISE Prep Academies can obtain a more advantageous transaction or arrangement with reasonable effort from a person or entity that would not give rise to a conflict of interest.

(3) If a more advantageous transaction is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board of Directors shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in RISE Prep Academies's best interest or for its own benefit and whether the transaction is fair and reasonable to RISE Prep Academies and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.

(d) Violation of the Conflict of Interest Policy.

(1) If the Board of Directors has reasonable cause to believe that a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member the opportunity to explain the alleged failure to disclose.

(2) If, after hearing the response of the member and making further investigation as may be warranted in the circumstances, the board determines that the member has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

Section 5.4. Records of Proceedings. The minutes of the Board of Directors shall contain:

(a) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the board's decision as to whether a conflict of interest existed.

(b) The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement and a record of any votes taken in connection therewith.

Section 5.5. Annual Statements. Each Director and principal officer shall annually sign a statement, which affirms that such person:

(a) has received a copy of the conflicts of interest policy,

(b) has read and understand the policy,

(c) has agreed to comply with such policy, and

(d) understands that RISE Prep Academies is a charitable organization and that in order to maintain its federal tax exemption it must engage primarily in activities, which accomplish one or more of its tax-exempt purposes.

Section 5.6 Periodic Reviews. To ensure that RISE Prep Academies operates in a manner consistent with its charitable purposes and that it does not engage in activities that could jeopardize its status as an organization exempt from federal income tax, periodic reviews shall be conducted. The periodic reviews shall, at a minimum, consider whether compensation arrangements and benefits, management agreements, and all other similar contractual relationships are reasonable, are a result of arms-length bargaining, reflect reasonable payments for goods and/or services, further RISE Prep Academies's charitable purposes and do not result in inurement or impermissible private benefit.

Section 5.7 Use of Outside Experts. In conducting the periodic reviews provided for in Section 5.6, RISE Prep Academies may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the board of its responsibility for ensuring that periodic reviews are conducted.

ARTICLE VI
Committees and Task Forces

Section 6.1 Powers. The Board of Directors may establish, modify, and abolish any such committees as the Board may require. Committee members and a Chair for each committee shall be appointed by the Chair from the membership of Directors then in office. Each committee shall have and exercise the authority delegated to it by the Board of Directors,
provided that no such committee shall have the authority of the Board of Directors. The designation of any such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility imposed by law. The committees shall provide a report to the Board of Directors of their activities at the next regularly scheduled meeting of the Board of Directors. Any committee having more than one (1) member must comply with the provisions of Rhode Island Open Meetings Act.

Section 6.2 Committees. Committees established by the Board of Directors as provided in Section 6.1 above shall conform to the purposes, tasks, and powers specified in the resolution appointed to them, approved by the majority of Directors then in office. Committees shall, upon request, report their activities to the Board of Directors at its regularly scheduled meetings.

6.3 Standing Committees.

The Board of Directors will establish standing committees in the areas including, but not limited to, Governance, Finance, Development, and Communications to facilitate the business of the Board of Directors and the School. Committees must be Board Members and may additionally include individuals not on the Board of Directors. The chair, vice chair, and members of each standing committee shall be recommended by the Chair and approved by the Board. All committee chairs, vice chairs, and a majority of each committee shall be Board members. Any subject not assigned to a standing committee shall be retained for consideration by the Board itself. Such retained subjects specifically include selection and evaluation of the Executive Director, establishment of operating and capital budgets, requests for appropriation of funds, and institutional risk management.

Any matter that would typically fall within the responsibility of one standing committee may be directed by the chair of that committee or the Chair of the Board to any other standing or special committee or the Board itself for consideration. All matters considered by the standing committees requiring action shall be referred to the Board for action except where such authority has been expressly delegated to a committee. Action taken by a committee under such delegated authority shall be promptly reported to the Board. A majority of the committee's voting members shall constitute a quorum. Minutes of all standing committee meetings shall be taken, submitted to the Board, kept by the Secretary, and be open to public inspection following approval.

6.4 Special Committees. Special committees may be established by the Board on the recommendation of the Governance Committee and given such powers and duties as the Board may determine. The chair, vice chair, and members of each special committee shall be recommended by the Chair and approved by the Board. All matters considered by a special committee requiring action shall be referred to the Board for action except where such authority has been expressly delegated to a committee.

6.5 Notice of Meetings of Standing and Special Committees. Meetings of committees of the Board shall be held at such times and places as may be fixed by each committee or its chair. The Secretary of the Board shall give each member of the committee notice of committee meetings in sufficient time and manner to allow attendance at the meetings. Notice of meetings of any committee of the Board at which an action is taken on behalf of the Board pursuant to delegated authority shall be given, when required, in accordance with the applicable law of the State of Rhode Island governing such meetings. The proposed agenda and available

pertinent material delivered to the members of a Standing Committee in advance of the date of a meeting of such committee shall also be posted (with the exception of any materials that are exempt from public disclosure under Rhode Island law).

6.6 Communications to and Appearance Before Standing Committees. Any person who wishes to bring a matter to the attention of a Standing Committee may do so by submitting such communication in writing to the Secretary of the Board for distribution in accordance with the direction of the committee chair. The committee chair is authorized to determine whether any public comments will be permitted at a meeting of a Standing Committee and may place reasonable limits on the length of such comments.

6.7 Advisory Committees and Boards. Advisory committees and boards may be established by the Board on the recommendation of the Governance Committee to provide the School with expert advice on such subjects as the Board may specify. The chair, vice chair, and members of each advisory committee or board shall be recommended by the Governance Committee and approved by the Board. Every advisory committee or board shall include at least one member of the Board. An advisory committee or board shall have no delegated authority to act for the Board but shall simply offer its advice to the Board or to such standing or special committee as the Board determines.

ARTICLE VII
General Provisions

Section 7.1 Fiscal Year. The fiscal year of RISE Prep Academies shall begin on July 1 of each calendar year and terminate on June 30 of the same year.

Section 7.2 Records. The financial records of the organization shall be audited annually by a Certified Public Accountant approved by the Board of Directors and the report of the financial statement of the said accountant shall be filed with the records of RISE Prep Academies. This report shall be open to the public for examination.

Section 7.3 Confidentiality. The Directors and Officers shall not willfully and knowingly disclose to any other person confidential information acquired by them in the course of and by reason of their official duties.

Section 7.4 Severability. If any provision of these By-Laws is held to be unenforceable, all other provisions shall nevertheless be valid and remain in full force and effect.

ARTICLE VIII
Rules of Order

In case of conflict or challenge, the rules of order in the current edition of Robert's Rules of Order shall govern the conduct of all meetings of RISE Mayoral Academy.

ARTICLE IX
Amendments

These Bylaws may be amended at a regular meeting by a two-thirds vote of all Directors then in office; provided that notice of the proposed amendment, together with a copy thereof, is emailed to each Director at least five (5) business days prior to the meeting at which the amendment is to be considered.

ARTICLE X
Indemnification of Directors, Officers, Employees and Agents

Section 10.1. Voluntary Indemnification of Directors. RISE Prep Academies may indemnify any person

made a party to any proceeding by reason of the fact that that person is or was a Director if the Director

(i) acted in good faith,

(ii) reasonably believed:
(A) In the case of conduct in his or her official capacity with RISE Prep Academies, that his or her conduct was in its best interests, and

(B) In all other cases, that his or her conduct was not opposed to its best interests, and (iii) in the case of

any criminal proceeding, had no reasonable cause to believe his or her conduct was unlawful.

RISE Prep Academies may provide indemnification against judgments, penalties, fines, settlements, and reasonable expenses actually incurred by the person in connection with the proceeding; except that if the proceeding was by RISE Prep Academies or in its right, indemnification may be made only against the reasonable expenses and shall not be made in respect of any proceeding in which the person has been adjudged to be liable to RISE Prep Academies. The termination of any proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, is not, of itself, determinative that the person did not meet the requisite standard of conduct set forth in this section.

Section 10.2. Limitation on Indemnification When Director Received Improper Personal Benefit. RISE Prep Academies shall not indemnify a Director under Section 10.1 in respect of any proceeding charging improper personal benefit to him or her, whether or not involving action in his or her official capacity, in which he or she has been adjudged to be liable on the basis that personal benefit was improperly received by him or her.

Section 10.3. Mandatory Indemnification of Directors.

(i) RISE Prep Academies shall indemnify a Director who is wholly successful, on the merits or otherwise, in the defense of any proceeding referred to in Section 10.1 against reasonable expenses incurred by the Director in connection with the proceeding; and

(ii) RISE Prep Academies shall indemnify a Director when so ordered by a court of appropriate jurisdiction.

Section 10.4. Procedure for Voluntary Indemnification of Directors. (1) Except as provided in Section 10.3, RISE Prep Academies shall not indemnify a Director under section 10.1 unless authorized in the specific case after making a determination that indemnification of the Director is permissible in the circumstances because the Director has met the standard of conduct described in Section 10.1. The determination shall be made:
(i) By the Board of Directors by a majority vote of a quorum consisting of Directors not at the time parties to the proceeding;

(ii) If a quorum cannot be obtained, then by a majority vote of a committee of the board, duly designated to act in the matter by a majority vote of the full board (in which designation Directors who are parties may participate), consisting solely of two (2) or more Directors not at the time parties to the proceeding; or
(iii) By special legal counsel, selected by the Board of Directors or a committee of the board by vote as described in subsection 10.4(i) or 10.4(ii), or, if the requisite quorum of the full board cannot be obtained for the vote and the committee cannot be established, by a majority vote of the full board (in which selection Directors who are parties may participate).

(2) Authorization of indemnification and determination as to reasonableness of expenses shall be made in the same manner as the determination that indemnification is permissible, except that if the determination

that indemnification is permissible is made by special legal counsel, authorization of indemnification and determination as to reasonableness of expenses shall be made in a manner specified in Section 10.4(1)(iii) for the selection of counsel.

Section 10.5. Advance Payment of Expenses. Reasonable expenses incurred by a Director who is a party to a proceeding may be paid or reimbursed by RISE Prep Academies in advance of the final disposition of the proceedings upon receipt by RISE Prep Academies of:

(1) A written affirmation by the Director of the Director's good faith belief that the Director has met the standard of conduct necessary for indemnification by RISE Prep Academies as authorized in this section; and

(2) A written undertaking by or on behalf of the Director to repay the amount if it is ultimately determined that the Director has not met the standard of conduct, and after a determination that the facts then known to those making the determination would not preclude indemnification under this section. The undertaking required by this subdivision is an unlimited general obligation of the Director but need not be secured and may be accepted without reference to financial ability to make repayment. Determinations and authorizations of payments under this subsection shall be made in the manner specified in Section 10.4.

Section 10.6. Payment of Expenses of Directors Not Party to a Proceeding. Nothing contained in this Article limits RISE Prep Academies' power to pay or reimburse expenses incurred by a Director in connection with his or her appearance as a witness in a proceeding at a time when he or she has not been named a defendant or respondent in the proceeding.

Section 10.7. Indemnification of Officers and Employees.

(1) An officer of RISE Prep Academies shall be indemnified to the same extent provided in Section 10.4 for a Director and is entitled to the same extent as a Director to seek indemnification pursuant to the provisions of Section 10.4.

(2) RISE Prep Academies may indemnify and advance expenses to its officer, employee, or agent of to the same extent that it may indemnify and advance expenses to Directors pursuant to this Article.

Section 10.8 Insurance. RISE Prep Academies may purchase and maintain insurance on behalf of any person who is or was its Director, officer, employee, or agent, or who, while its Director, officer, employee, or agent, is or was serving at RISE Prep Academies's request as a Director, officer, partner, trustee, employee, or agent of another foreign or domestic corporation, partnership, joint venture, trust, other enterprise, or employee benefit plan, against any liability asserted against the Director and incurred by the Director in any capacity or arising out of the Director's status as Director, whether or not RISE Prep Academies would have the power to indemnify the Director against liability under the provisions of this section.

Section 10.9 Definitions. As used in this Article:

(1) "Director" means any person who is or was a Director of RISE Prep Academies and any person who, while a Director of RISE Prep Academies, is or was serving at RISE Prep Academies's request as a Director, officer, partner, trustee, employee, or agent of another foreign or domestic corporation, partnership, joint
venture, trust, other enterprise, or employee benefit plan. For this purpose, RISE Prep Academies is deemed to have requested a Director to service an employee benefit plan whenever the performance by the Director of the Director's duties to RISE Prep Academies also imposes duties on, or otherwise involves services by, the Director to the plan or participants or beneficiaries of the plan; and action taken or omitted by the Director regarding an employee benefit plan in the performance of the Director's duties for a purpose reasonably believed by the Director to be in the interest of the participants and beneficiaries of the plan are

deemed to be for a purpose which is not opposed to the best interests of RISE Prep Academies.

(2) "Corporation" includes:

(i) Any corporation whether foreign or domestic, and whether a nonprofit or a for profit corporation all of the profits of which go to a nonprofit corporation; and

(ii) Any domestic or foreign predecessor entity of RISE Prep Academies in a merger, consolidation, or other transaction in which the predecessor's existence ceased upon consummation of the transaction.

(3) "Expenses" include attorneys' fees.

(4) "Official capacity" means:

(i) When used with respect to a Director, the office of Director in RISE Prep Academies.

(ii) When used with respect to a person other than a Director, as contemplated in subsection (i), the elective or appointive office in RISE Prep Academies held by the officer or the employment or agency relationship undertaken by the employee or agent on behalf of RISE Prep Academies, but in each case does not include service for any other foreign or domestic corporation or any partnership, joint venture, trust, other enterprise, or employee benefit plan.

(5) "Party" includes a person who was, is, or is threatened to be made, a named defendant or respondent in a proceeding.

(6) "Proceeding" means any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative.