



# City of Rhode

City Council Meeting January 14, 2021  
Facilities Assessment/Conditions Report

# Facilities Assessment/Conditions Report

## ASSUMPTIONS

### HIGH LEVEL

Would require architect, structural engineer, etc. to develop plans, specifications and estimates based on thorough evaluation in order to get an actual bid; would require RFP process

### CONSTRUCTION COSTS ONLY

The cost(s) represent the construction costs (not Design) using a generally accepted industry standard for commercial remodel at \$275 square foot and represent a complete remodel (vs. cost to address more limited specific facility issues and/or bring up to code).

### UTILITY, MAINTENANCE, PEST COSTS

The costs listed are budgeted costs. Specifically, maintenance costs do not represent what is NEEDED to fully remedy current needs, only what is budgeted.

# Facilities Assessment/Conditions Report

## POLICE DEPARTMENT - Overview

<b>Structural</b>	Foundation repair, interior cracks, transition between the two buildings, bathroom, shower do not meet ADA or OSHA requirement and standards
<b>Roof</b>	The roof leaks in several areas and will need to be either repaired or replaced
<b>Mechanical</b>	A/C needs to be replaced
<b>Electrical</b>	Breaker box panel needs to be replaced/updated. No smoke detector or emergency exit signs. Not to code
<b>Plumbing</b>	No known issues but will need to be compliant with ADA

# Facilities Assessment/Conditions Report

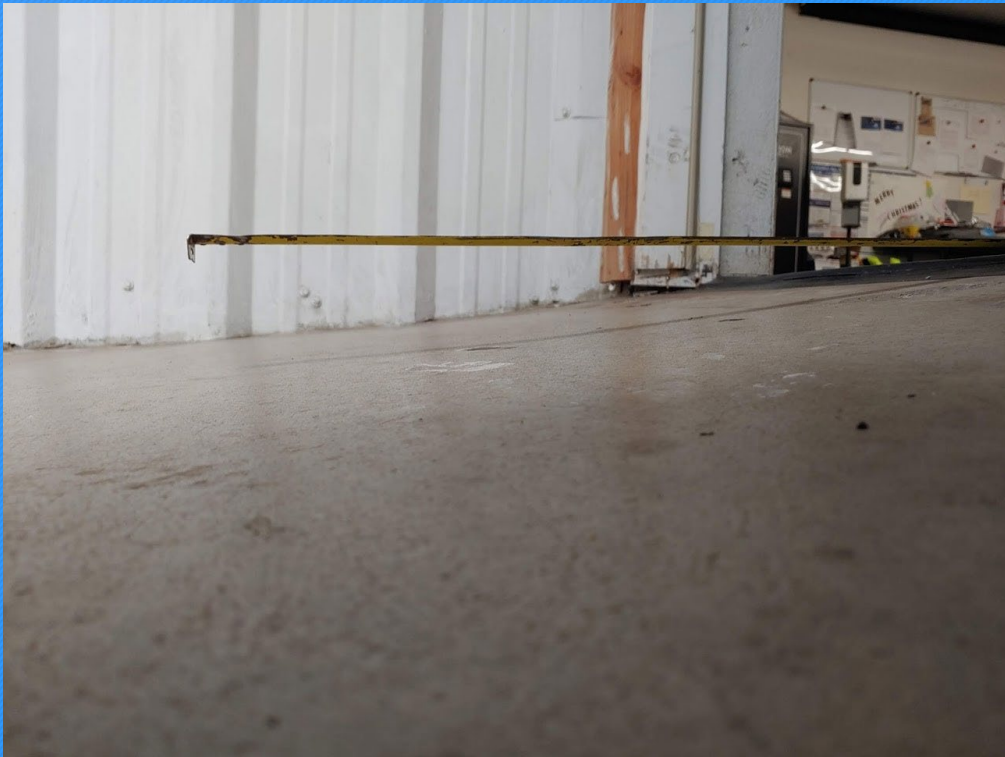
POLICE STATION - 400 BC Rhome	
Year built (approx.)	1985
FY 20/21 – COSTS (Maintenance, utility, pest)	\$5560
Current Office Space	6
Future Office Space needed	7
Square Footage	2,733
Construction Cost per Square Foot	\$ 275
Opinion of Probably Cost - Estimate	
Construction Costs	\$751,575
Owners Contingency	\$75,158
Soft Costs	\$ 100,000
TOTAL	\$ 926,733



# Facilities Assessment/Conditions Report

**POLICE**

Floor transition between bldgs. - slope does not meet ADA requirements



Transition area between bldgs.



# Facilities Assessment/Conditions Report

**POLICE**

Exterior doorway will need to be removed and sealed off



Multiple roof leaks





# Facilities Assessment/Conditions Report

POLICE

Electrical panel and wiring needs to be replaced and updated



Update and replace breaker box



# Facilities Assessment/Conditions Report

POLICE

All wiring needs to be upgraded and compliant with codes



Floor drops 2 inches on E & W side of bldg. - foundation repair will be needed





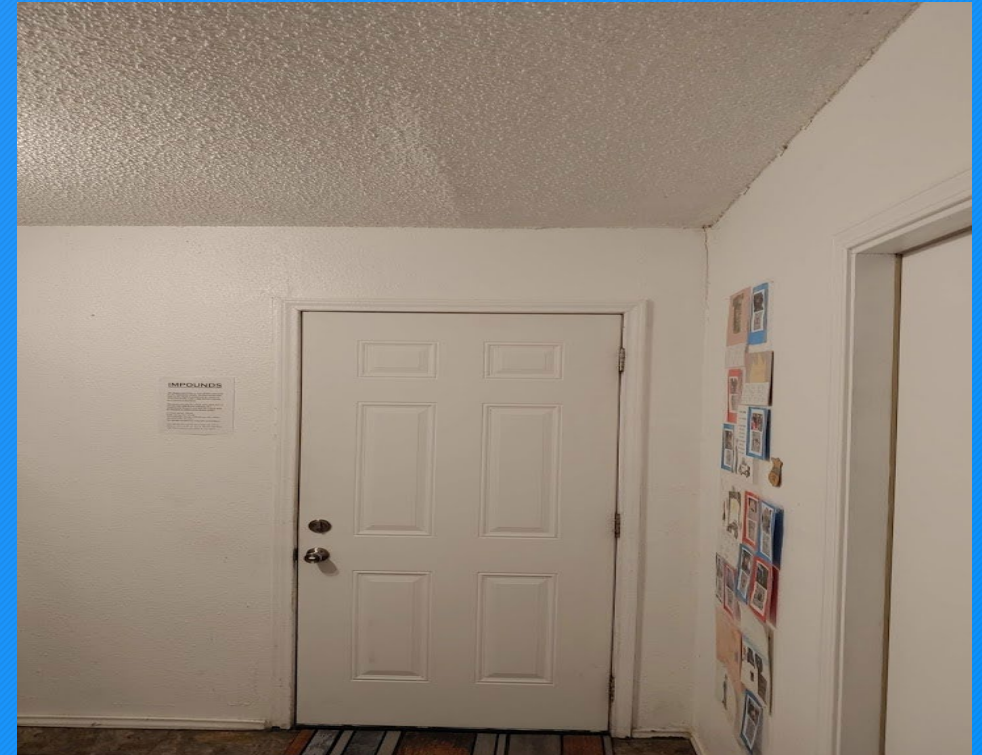
# Facilities Assessment/Conditions Report

**POLICE**

Needs hard-wired exit sign



Needs exit sign



# Facilities Assessment/Conditions Report

**POLICE**

Bathroom does not meet ADA requirements



No hand rail - too narrow

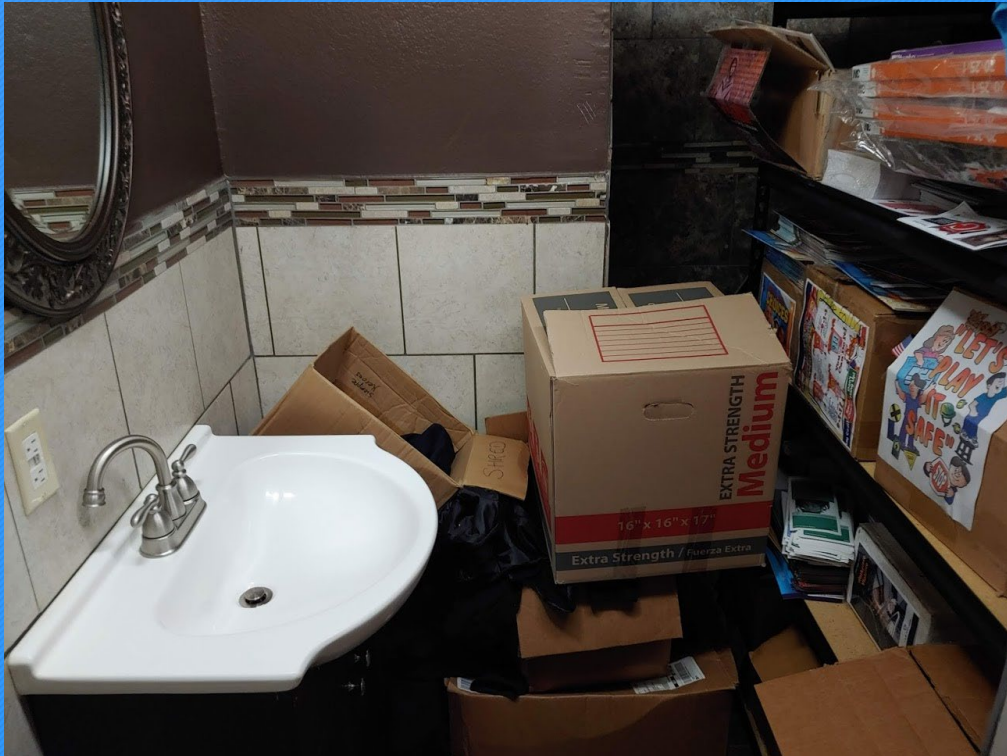




# Facilities Assessment/Conditions Report

POLICE

Shower area not ADA compliant - currently used as storage due to lack of storage space



Flooring needs to be replaced - carpet is worn and coming apart





# Facilities Assessment/Conditions Report

**POLICE**

Carpet worn - taped together



Commercial vent hood and hard-wired smoke detectors required

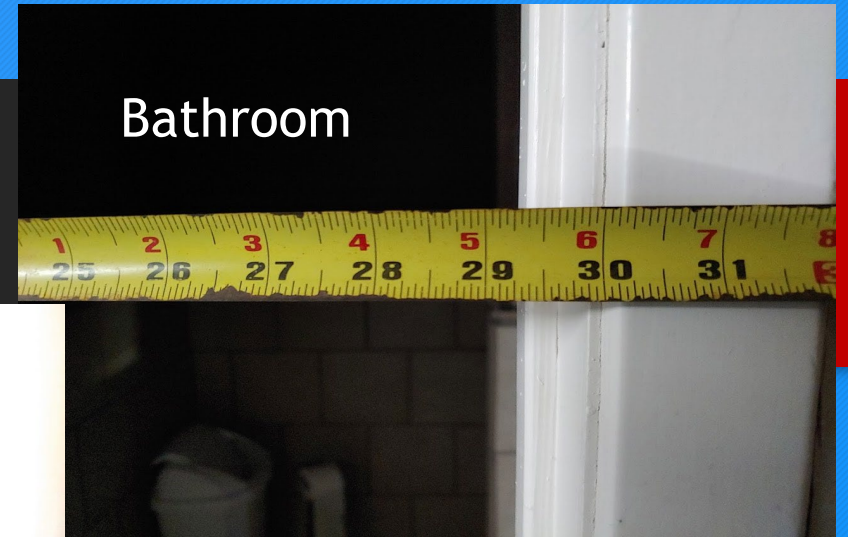






Shower  
area

**POLICE**



Bathroom



Conference Room



Kitchen

Interior doorways  
do not meet ADA  
min.  
requirement of 32"



Storage  
area

# Facilities Assessment/Conditions Report

## FIRE DEPARTMENT - Overview

<b>Structural</b>	Bathroom doorways and number of do not meet ADA & OSHA requirements. Bunk room area ceiling tile are warped due to excessive moisture. No permits/inspections; needs to be brought up to code. Asbestos removal will be required Holes in walls to exterior/outside
<b>Roof</b>	Roof leaks, ceiling insulation falling apart
<b>Mechanical</b>	Not permitted/inspected when A/C installed and A/C will need to be replaced Dryer vent needs to be installed Bunker gear cleaning equipment will need to be installed
<b>Electrical</b>	Extension cord used as wiring, no smoke detector or emergency exit signs; needs to be brought up to code
<b>Plumbing</b>	Not all shower heads work; bathroom in rear does not have water

# Facilities Assessment/Conditions Report

FIRE DEPARTMENT - 261 N School Road	
Year built (approx.)	50's/60's
FY 20/21 – COSTS (Maintenance, utility, pest)	\$4560
Current Office Space	3
Future Office Space needed	6
Square Footage	7800
Construction Cost per Square Foot	\$ 275
Opinion of Probably Cost - Estimate	
Construction Costs	\$2,245,000
Owners Contingency	\$214,500
Soft Costs	\$ 100,000
TOTAL	\$2,459,500



# Facilities Assessment/Conditions Report

FD

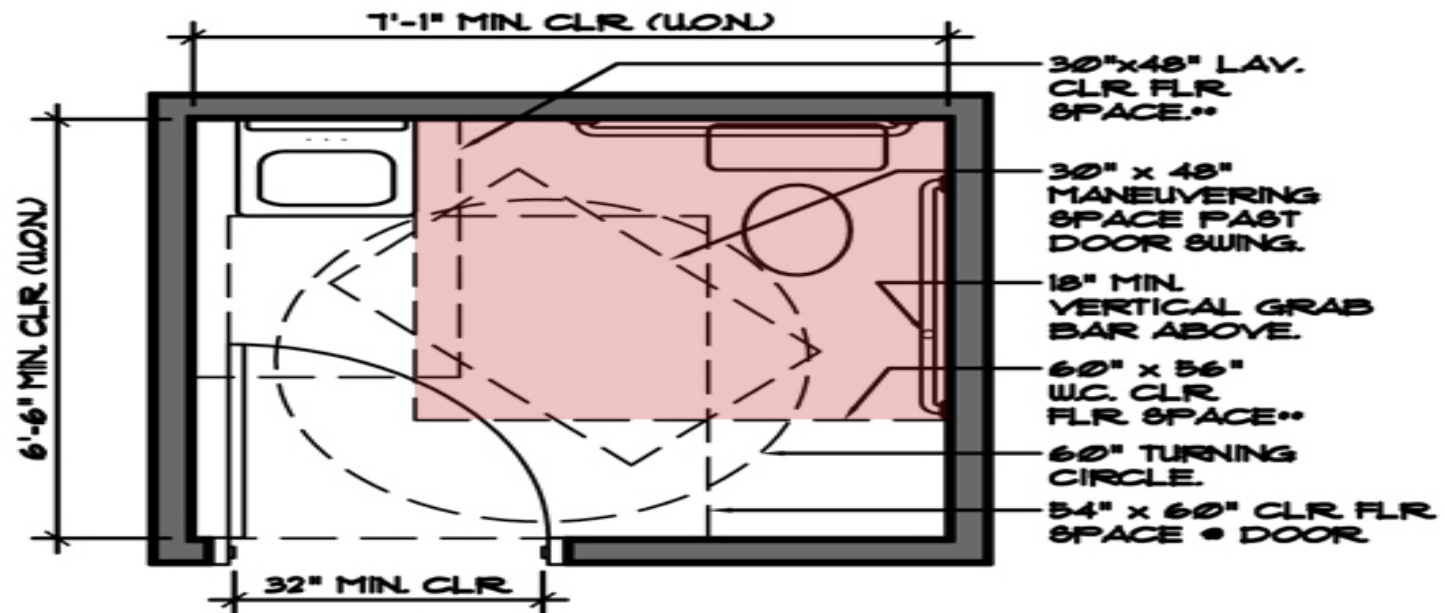
Bathroom next to bunk room - door doesn't meet min ADA requirements of 32". Metal door frame and walls are haydite/cinder block



ADA requires 60" radius & handrails. Block will need to be pushed out to meet min radius req. and distance between toilet and sink



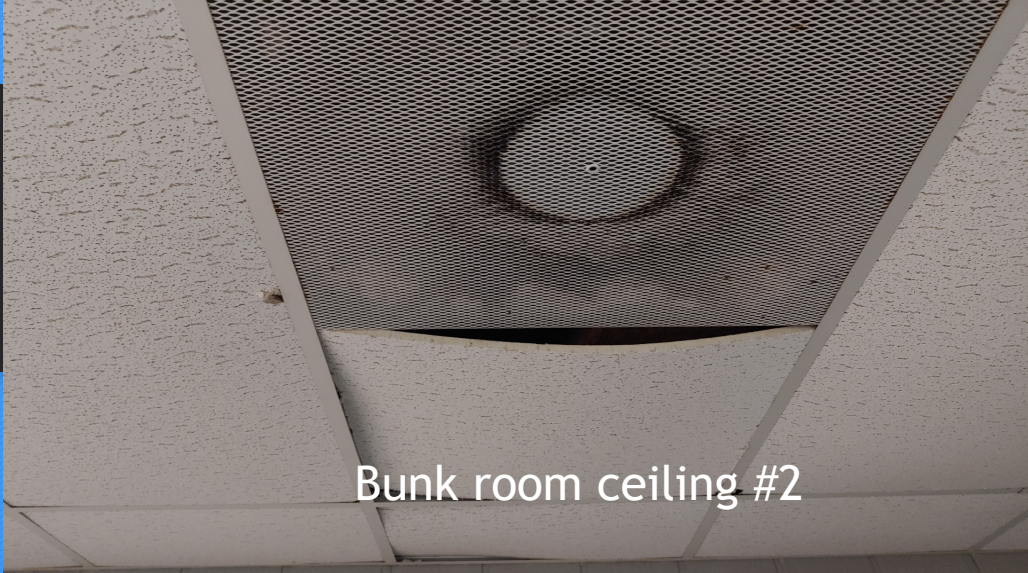
## Typical ADA compliant bathroom



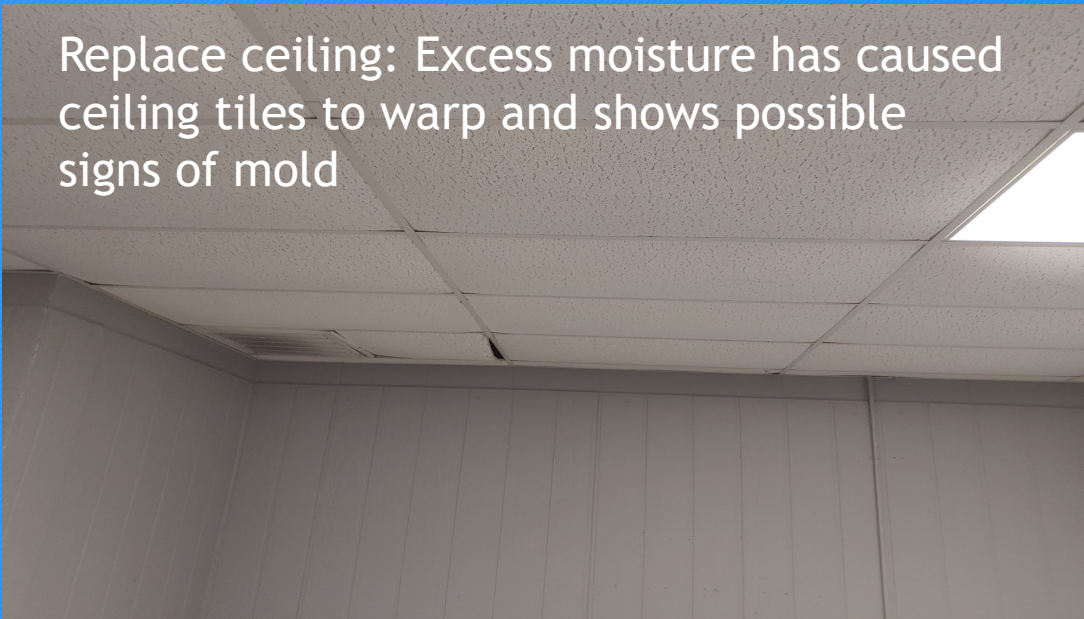
(NEW CODE)




FD

A close-up photograph of a circular light fixture set into a ceiling tile. The tile is severely damaged, with a large, irregular hole and significant warping around the fixture. The surrounding tiles are also visible, showing some minor discoloration and wear.

Bunk room ceiling #2

A wide-angle photograph of a ceiling in a room. Several ceiling tiles are missing or severely damaged, revealing the underlying structure. The remaining tiles are warped and discolored, with visible signs of mold growth. The walls of the room are visible in the background, showing vertical paneling.

Replace ceiling: Excess moisture has caused ceiling tiles to warp and shows possible signs of mold

A close-up photograph of a ceiling tile with a grid pattern. The tile is severely damaged, with a large, irregular hole and significant warping. The surrounding tiles are also visible, showing some minor discoloration and wear.

Bunk room ceiling #3



# Facilities Assessment/Conditions Report

FD

Workout/Shower Area: OSHA requirement is a min. of 2 separate bathrooms for places with 16-35 employees. This area could be designed for a separate female shower/dress area.



Shower area: All shower heads do not work. Floor Drain is an open channel and is not safe. This area will need to be re-designed to accommodate both male and female firefighters.







Does not meet ADA requirements

FD



Door width doesn't meet ADA & metal door  
Frame and walls are Haydite/cinderblock







Roof/wall insulation needs to be replaced

FD



Extension cords used to power bay door opener and truck re-charge





# Facilities Assessment/Conditions Report

## OLD CITY HALL- Overview

<b>Structural</b>	Interior will need complete demo. Engineering and plan design is needed to fully assess interior office spaces, HVAC, electrical and plumbing. Concrete or pier and beam floor installation required Asbestos and mold were remediated
<b>Roof</b>	No signs of leaks
<b>HVAC/Mechanical</b>	R-22 unit needs to be replaced Complete replacement of duct system A/C unit current standard 410A
<b>Electrical</b>	All electrical needs to be removed/replaced to code New meter base and weather head
<b>Plumbing</b>	All plumbing needs to be removed/replaced

# Facilities Assessment/Conditions Report

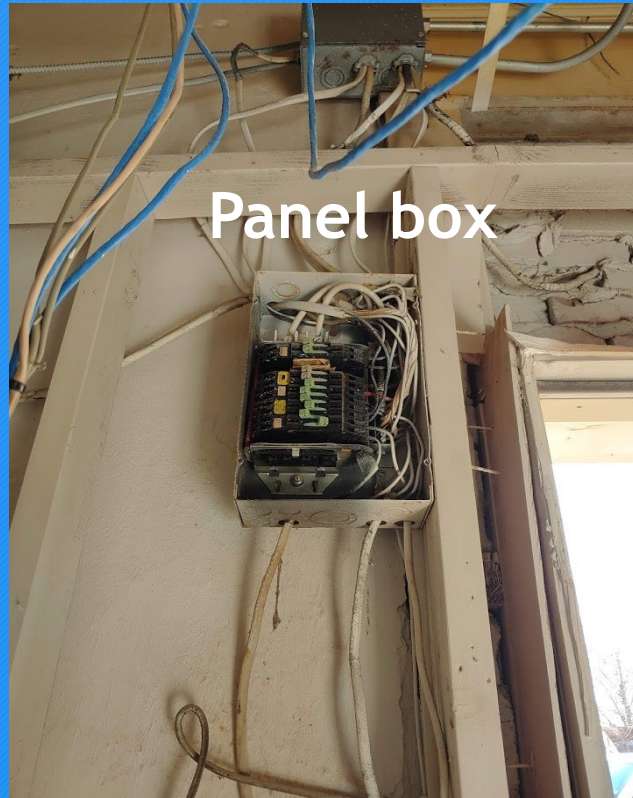
OLD CITY HALL- 105 W First Street	
Year built (approx.)	1904
FY 20/21 – COSTS (Maintenance, utility, pest)	NA
Current Office Space for Admin (leased City Hall)	5
Future Office Space for Admin needed	8
Square Footage	2750
Construction Cost per Square Foot	\$ 275
Opinion of Probably Cost - Estimate	
Construction Costs	\$756,250
Owners Contingency	\$75,625
Soft Costs	\$150,000
TOTAL	\$981,875

Breaker box



Old panel box and breaker box  
replaced/upgraded to meet code

Panel box

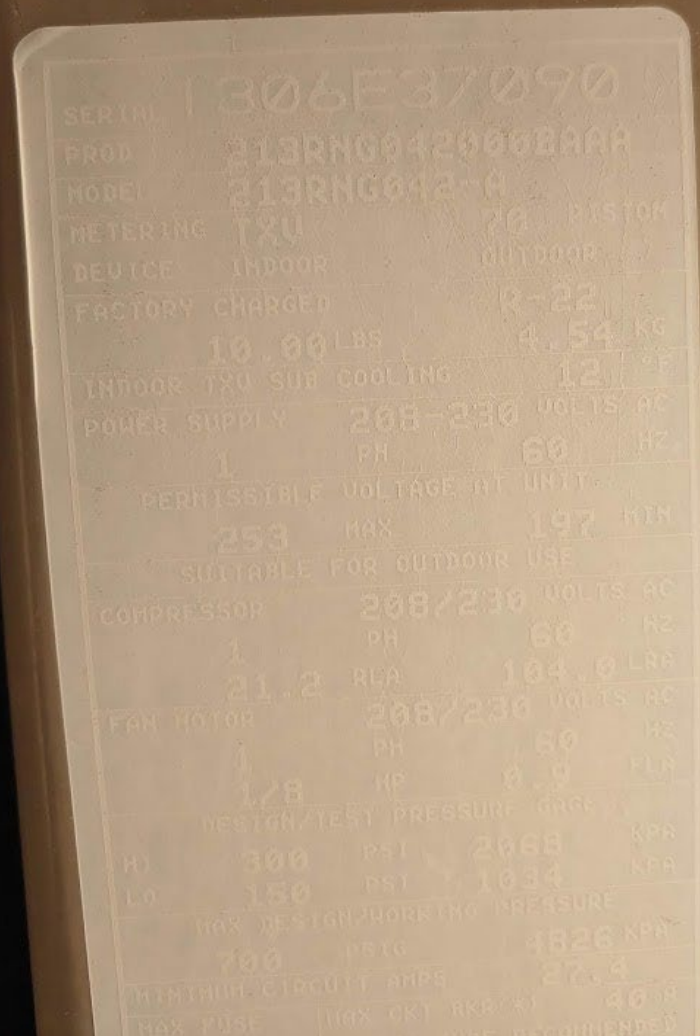


Weather head and meter  
base will need to be replaced





A/C is R-22; must be replaced with 410A unit



Demo existing framework: Floor plan needs to be designed to included new office floor layout







Duct work must be replaced/re-designed  
Based on new floorplan



Needs new base floor installed



# Facilities Assessment/Conditions Report

## OLD SCHOOL BUILDING - Overview

<b>Structural</b>	Interior will need complete demo. Engineering/plan design has already been completed (2020)
<b>Roof</b>	Replaced in 2018
<b>Mechanical</b>	See plans
<b>Electrical</b>	See plans
<b>Plumbing</b>	See plans

# Facilities Assessment/Conditions Report

OLD SCHOOL BUILDING – 261 N School Road	
Year built (approx.)	1929
FY 20/21 – COSTS (Maintenance, utility, pest)	NA
Current Office Space	NA
Future Office Space	15+ ofc, mtg rooms, storage, etc. (see plans)
Square Footage	11,100
Construction Cost per Square Foot	\$ 311
Opinion of Probably Cost - Estimate	
Construction Costs	\$3,456,383
Owners Contingency	\$691,277
Soft Costs	\$259,000
TOTAL	\$4,406,660

# Facilities Assessment/Conditions Report

## COMMUNITY CENTER - Overview

<b>Structural</b>	Bathroom doorway and bathroom size not ADA compliant, number of bathrooms doesn't meet OSHA standards
<b>Roof</b>	Signs of roof leaks; soffits need repair
<b>Mechanical</b>	A/C unit is R-22; will need to be replaced with 410A Unit
<b>Electrical</b>	No permit/inspection done on electrical; no smoke detector or emergency exit signs
<b>Plumbing</b>	Hot water heater sits directly on floor – does not meet code

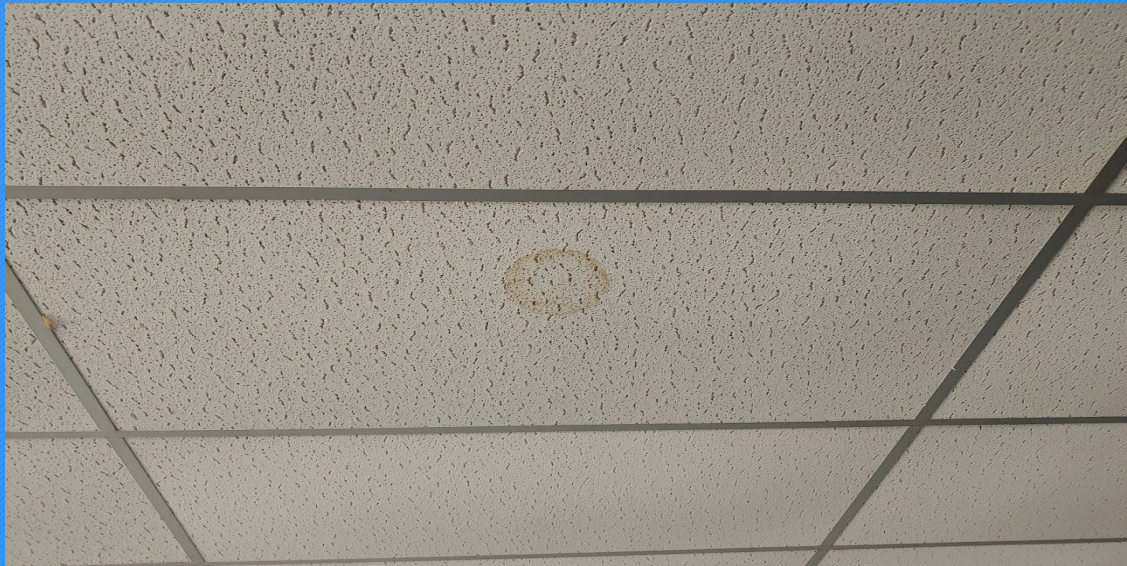
# Facilities Assessment/Conditions Report

COMMUNITY CENTER – 261 N School Road	
Year built (approx.)	50's/60's
FY 20/21 – COSTS (Maintenance, utility, pest)	\$1,600
Square Footage	1400
Construction Cost per Square Foot	\$ 275
Opinion of Probably Cost - Estimate	
Construction Costs	\$385,000
Owners Contingency	\$62,000
Soft Costs	\$75,000
TOTAL	\$446,000





**Ceilings: Signs of roof leaks.  
TML adjuster has come to do  
inspection & waiting on report**





Bathroom doorway not ADA compliant



Number of bathrooms not ADA compliant







Water Heater will need to be  
Upgraded to plumbing code;  
No permit/inspection



Kitchen: Fire suppression & fan equip. replaced,  
brought up to code





# Facilities Assessment/Conditions Report

Community  
Center

No smoke detection within building; needs to be brought up to code





# Facilities Assessment/Conditions Report

## SENIOR CENTER- Overview

<b>Structural</b>	Replace windows with energy efficiency windows
<b>Roof</b>	Signs of leaks; repair eaves
<b>Mechanical</b>	Needs commercial vent hood
<b>Electrical</b>	125 amp breaker; no smoke detector or emergency exit signs
<b>Plumbing</b>	No known plumbing issues;

# Facilities Assessment/Conditions Report

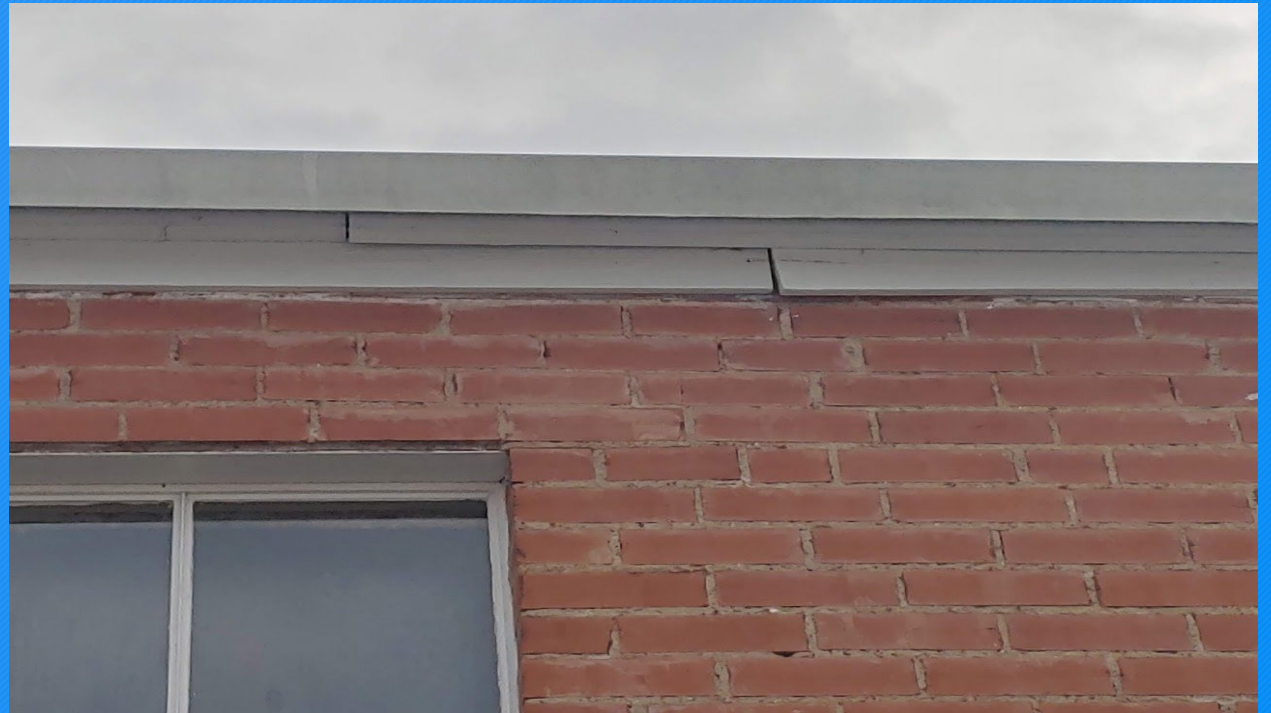
SENIOR CENTER – 261 N School Road	
Year built (approx.)	60's
FY 20/21 – COSTS (Maintenance, utility, pest)	\$1560
Current Office Space	NA
Future Office Space	
Square Footage	1,000 (approx.)
Construction Cost per Square Foot	\$ 275
Opinion of Probably Cost - Estimate	
Construction Costs	\$275,000
Owners Contingency	\$27,500
Soft Costs	\$75,000
TOTAL	\$377,500



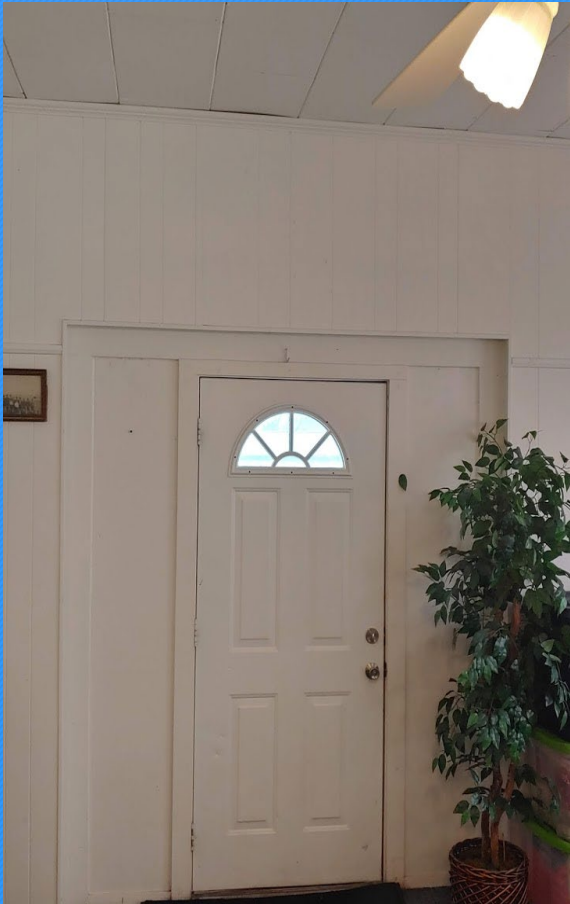


Wall panels showing signs of moisture.  
Remove and repair

Repair/replace outside eaves



Front Door: No exit  
sign & must be hard-  
wired



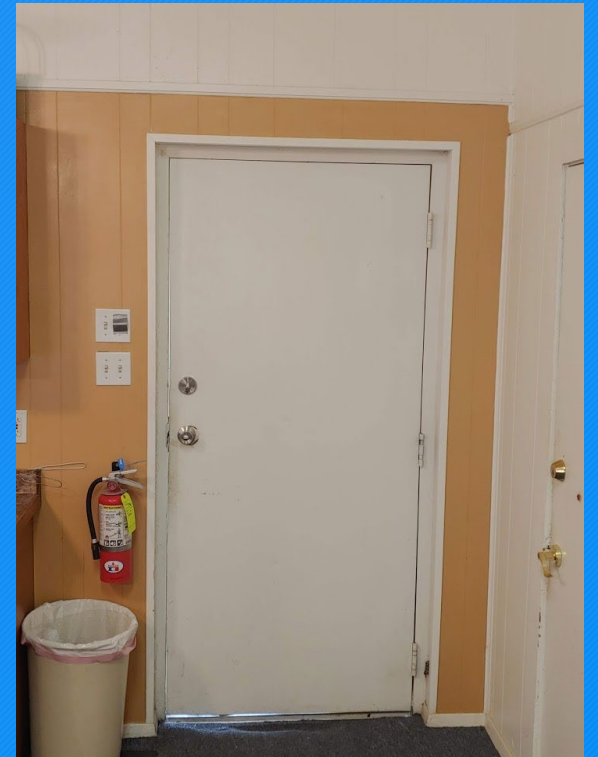




Needs commercial vent hood

Senior  
Center

Back Door: No emergency  
Exit sign





No smoke detectors

Senior  
Center

Replace window with  
energy efficient windows/panels





# Facilities Assessment/Conditions Report

## PUBLIC WORKS- Overview

<b>Structural</b>	No permit/inspections done on PW offices
<b>Roof</b>	Signs of roof leaks; roof may need repair/replacement
<b>Mechanical</b>	No permit/inspection done on PW offices or A/C install – A/C unit meets current 410A standard
<b>Electrical</b>	No permit/inspection done on electrical; no smoke detector or emergency exit signs
<b>Plumbing</b>	No permit/inspection; bathroom size not ADA compliant

# Facilities Assessment/Conditions Report

PUBLIC WORKS – 261 N School Road	
Year built (approx.)	50's/60's
FY 20/21 – COSTS (Maintenance, utility, pest)	\$4260
Current Office Space	2
Future Office Space	6
Square Footage	2616
Construction Cost per Square Foot	\$ 275
Opinion of Probably Cost - Estimate	
Construction Costs	\$719,400
Owners Contingency	\$71,940
Soft Costs	\$75,000
TOTAL	\$866,340