Asset Management Commission

Recommendations to North Kingstown Town Council on Future Use of Town Hall & Brown St. Library (Annex)

October 20, 2016

Asset Management Commission
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TOWN OF
NORTH KINGSTOWN, RHODE ISLAND

To: North Kingstown Town Council
Date: August 31, 2016

Informational Update

At the Asset Management Commission meeting held August 25, 2016

Under Agenda Item:

VII. Discuss options for restoration/disposition of Town Hall & Brown St. Library (Annex)
   a. Matrix Options and Information Gathering

The following motion was approved (7-1):

The Asset Management Commission: *"Recommends that the Council enter into a Memorandum of Intent and Understanding with the Wickford Art Association to negotiate conditions for the potential sale or lease of the Annex building (55 Brown St.)and certain adjacent property for a period of five years or more; and, to negotiate terms for a short term tenancy while long term negotiations take place."*

Submitted by:
James E. McGwin, Jr.
Chairman
North Kingstown Asset Management Commission

TOWN OF

NORTH KINGSTOWN, RHODE ISLAND

To: North Kingstown Town Council
Date: October 24, 2016

Informational Update:
At the Asset Management Commission meeting held August 20, 2016

Under Agenda Item:

V. Recommendations for restoration/disposition of Town Hall and Brown Street Library (Annex)
   a. Draft Report/Recommendations to the Town Council

The Commission reviewed a draft of proposed language for Asset Management Commission recommendations to North Kingstown Town Council for the future use of Town Hall and the Brown Street Library (Annex) and voted on a number of options, contained therein, as well as two additional options made at the meeting. The following recommendation was made by motion and motion and approved with a (5-2) vote:

> *"Option 1.* - Recreation Department as a Guild Community Center - The building would become a community center similar to the Guild in South Kingstown, in which the fees for classes and events would support the operations both in daily operations as well as capital expenses. Essentially, it would be considered self-sufficient to taxpayers. This would be accomplished through an endowment. Ongoing capital improvements could be overseen by Preserve RI and financed through the aforementioned endowment. This would make it a solvent building away from the need for municipal support, but preserved as a historical building for generations of North Kingstown residents. "

The Commission also approved the following motions:

> "Recommendation to the Town Council that the Town adhere to appropriate guidelines for mothballing of Town buildings, and should establish a maintenance and monitoring plan for mothballed buildings and install video security systems as a deterrent to vandalism and trespassing."
>
> "Recommendation that the Town Council include both buildings (Town Hall and Annex) in the local historic district to ensure another level of proper stewardship."

Please also find the full report of Asset Management Commission Recommendations To North Kingstown Town Council on Future Use of Town Hall and the Brown Street Library (Annex)

Submitted by:
James E. McGwin, Jr.
Chairman
North Kingstown Asset Management Commission

Asset Management Commission Recommendations to North Kingstown Town Council on Future Use of Town Hall & Brown St. Library (Annex)

October 20, 2016

In response to a request by the Town Council, Asset Management Commission (AMC) has investigated and discussed with professionals and members of the public a matrix of options for restoration/disposition of Town Hall & Brown St. Library (Annex)

I. Asset Management Commission has consistently identified that both buildings: "Are Historic Community Landmarks that we should ensure that they are preserved into perpetuity and that they should be put to the highest and best use.

II. Review done in alignment with the Town Charter Sec. 820. - The Asset Management Commission shall be responsible for the following:

1. Projecting major expenditures needed to maintain existing municipal and school facilities.
2. Projecting new public facilities and reviewing the five-year, ten-year, and twenty-year capital improvement and asset protection programs.
3. Developing fiscal programs, generating innovative financing options and seeking creative alternative funding for the capital improvement projects and asset protection projects for both town and school facilities.

III. Asset Management Commission Due Diligence:

1. Prior Reports of:
    1. North Kingstown Fire Marshal's Code Compliance Inspection Report for Town Hall, located at 80 Boston Neck Road, dated June 25, 2015. (Notice of Violations)
    2. North Kingstown Building Official's Notice of Violations for Town Hall, located at 80 Boston Neck Road, dated June 5, 2015
       North Kingstown Building Official's Notice of Violations for Town Hall Annex, located at 55 Brown Street, dated August 5, 2015.
    3. AMC report to the Town Council dated September 10, 2015
    4. North Kingstown Director of Public Works' Report, entitled Disposition of Town Hall and Town Hall Annex Code Violations, dated February 2, 2016
    5. Architect – Identifying Code Compliance ---Reports prepared by Architectura Inc., for Town of North Kingstown, entitled North Kingstown Town Hall Remedial Work Recommendations and North Kingstown Town Hall Annex Remedial Work Recommendations, both dated February 2, 2016.
2. Reports requested by Asset Management:
    1. Title Searches Town Hall and Brown Street Library (Annex); Title Examination of NK Town Hall, 80 Boston Neck Road, dated June 28, 2016 and Title Examination of NK Town Hall Annex, 55 Brown Street, dated July 5, 2016, both completed by Paul A. Sollitto, Attorney-at-Law.

2. Architectural/Engineering Study - North Kingstown Town Hall & Annex Building Improvements Feasibility Study 2016, dated September 2016, prepared by Aharonian & Associates, Inc.
3. Real Estate Assessments
    1. Appraisal Report on 55 Brown Street, North Kingstown, dated September 14, 2016, prepared by White Appraisal Co. Inc.
    2. Town Hall (Not Obtainable)
    3. Wickford Art Association (WAA) Gallery at the Town Beach (paid for by WAA)

3. Site visits:
    1. Scheduled a public meeting and tour of the South Kingstown Community Center "Guild" hosted by the Director
    2. Individual site visits to other Town Halls including: East Greenwich, South Kingstown, Narragansett and Warwick
4. Sought information from:
    1. Edward F. Sanderson, Executive Director & State Historic Preservation Officer, Rhode Island Historical Preservation & Heritage Commission participation in meeting agenda and tour
    2. Valerie Talmage, Executive Director Preserve Rhode Island participation in meeting agenda and initial verbal assessment and recommendations by Kurt Bagley, Historic Property Manager
    3. James S. Sanzi, J.D., Vice President of Development, Rhode Island Foundation regarding establishing endowments for the ongoing inspection and preservation of these buildings
    4. Elizabeth Dolan, Economic Development Administrator
    5. Participated in public meeting agendas of both Wickford Economic Development Advisory Board (WEDAB) and North Kingstown Economic Development Advisory Board (EDAB)
    6. North Kingstown Economic Development Advisory Board representatives participation in AMC meeting agenda.
    7. Discussed as an Agenda item at 14 meetings each providing liberal opportunity for public comment, including HistWick President: Larry Ehrhardt
    8. Received and reviewed initial public interest by the Wickford Art Association Director and Board members in possible:
        1. Purchase or lease of the Brown Street Library "Annex"
        2. Sale to the town of the WAA current gallery at the Town Beach.

IV. Recommendations:

1. Brown Street Library "Annex"
    1. Asset Management Commission: "Recommends that the NK Town Council enter into a Memorandum of Intent and Understanding with the Wickford Art Association to negotiate conditions for the potential sale or lease of the Annex building (55 Brown St.) and certain adjacent property for a period of five years or more; and to negotiate terms for a short term tenancy while long term negotiations take place."
        1. Wickford Art Association is planning to ensure that ongoing Capital improvements would be overseen by Preserve RI and supplemented with an endowment.
        2. The Town should enact Historic Zoning on Brown street to not only preserve the Brown Street Library "Annex" but ensure that the historic character of Wickford be preserved.
        3. Other methods of historic preservation should be investigated to preserve the Brown Street Library "Annex."
    2. That the NK Town Council investigate the purchase of the Wickford Art Association Gallery at the Town beach, thus providing:
        1. Complete control of all assets at the town beach
        2. Eliminate the need to invest in significant capital expense in the current community center.
        3. Add parking.
2. Town Hall
    1. North Kingstown's Town Hall is a registered landmark. Moreover it is the symbolic heart of the town in the Village of Wickford. Its preservation, as a visual reminder of our history, is completely consistent with the corporate culture of our town.
    2. North Kingstown's Town Hall has fallen into gross disrepair. The building is not a viable commercial property, because the investment to fix and preserve as a historic landmark would require a significant cost far in excess of commercial leasing rates in either Wickford or North Kingstown as a whole.
    3. For the Town Hall to continue to be utilized for municipal use, between one to two million dollars of repair and a retrofit modification will be required, based on the architectural assessment by the vendor hired through the commission. The exact cost and scope of the reconstruction effort cannot be detailed until more is known about who the next occupant will be. The needs of that tenant will have much to do with determining the final details of floor plan and the configuration of building systems. Despite that, the Town of North Kingstown has to be prepared to invest in the future of its Town Hall before it will be possible for any public,

private, or hybrid enterprise to even consider occupying the building.

4. The Town Council should direct both its Asset Management Commission and its Economic Development Advisory Board to work in conjunction to identify a potential tenant and then detail the division of responsibility between the Town and that entity for returning Town Hall to current code for its new proposed use.
5. Asset Management Commission developed a Matrix of potential options for the future use of Town Hall, leading to the following votes taken on October 20, 2016:
    1. **Approved 5-2** "Recreation Department as a Guild Community Center - The building would become a community center similar to the Guild in South Kingstown, in which the fees for classes and events would support the operations both in daily operations as well as capital expenses. Essentially, it would be considered self-sufficient to taxpayers. This would be accomplished through an endowment. Ongoing capital improvements could be overseen by Preserve RI and financed through the aforementioned endowment. This would make it a solvent building away from the need for municipal support, but preserved as a historical building for generations of North Kingstown residents.
    2. **1-6 against** "North Kingstown School Department (NKSD) - In its current layout Town Hall offers nearly ten percent more office space than is currently occupied by the North Kingstown School Department's administrative function. The lease on the current school department offices at Quonset will expire in just over three years. There is time to make repairs to Town Hall and retrofit it consistent with NKSD needs as a permanent home. This option will require significant attention from the Town Council to work with the NKSD to develop an agreement for occupancy for decades to come."
    3. **0-7 against** - "Private business - Although the need should be defined in detail, there are calls for more public meeting space, museum/public exhibition space, and headquarters space for certain non-governmental organizations, which directly serve the interests of North Kingstown. As indicated, analysis of the exact extent of these needs must precede any planning for repairs or reconfiguration of the Town Hall. It should be noted, however, that the historic landmark is the original building. That structure today is augmented by two additions which were made during the last half of the 20th Century. The removal of those more recent add-ons may leave the core building better suited to the smaller, more intimate needs of potential tenants under this option. The

elimination of these additions would also permit tremendous enhancement to the parking lot. "

4. **0-7 against** "Professional Office Space on the private tax roles - Depending on economic conditions, there may be sufficient demand for professional office space to justify the reconditioning of Town Hall for lease to one or more private enterprises. Research on this option must begin with the Economic Development Advisory Board as the value proposition for professional space in Wickford, and therefore its demand, is not well understood by the Asset Management Commission. While possibly the least likely of the options, this approach may be viable and should be explored."
5. **3-4 against** "Use the building (Town Hall) for government operations, and amended to give the Town Manager discretion to consider other State or Federal governmental use option."

6. The Commission also approved the following motions:
    1. "Recommendation to the Town Council that the Town adhere to appropriate guidelines for mothballing of Town buildings, and should establish a maintenance and monitoring plan for mothballed buildings and install video security systems as a deterrent to vandalism and trespassing."
    2. "Recommendation that the Town Council include both buildings (Town Hall and Annex) in the local historic district to ensure another level of proper stewardship."
7. Conclusion - The Town Council must convene a multidisciplinary task force to address the question of the future of Town Hall. Clearer focus on what is possible and what is within reason for costs must be presented to the Council before it can make a final decision. These costs may be linked to the costs of other public buildings in need of repair such as the Wickford Elementary School. The Town may not be able to afford both renovations and will have to choose one over the other. AMC , as a caveat, does not want the Town Hall to fall into the same problematic issues that the Wickford Elementary project has succumbed to, inactivity and further disrepair. It is recommended that expedited action take place to avoid further erosion of the integrity of this historic landmark.

NORTH KINGSTOWN
Office of the Building Official
55 Brown Street
North Kingstown, RI 02852

Fax 401-295-0703

Ph. 401-294-3331 ext 301

NOTICE OF VIOLATION
RI STATE BUILDING CODE
RIGL 23-27.3-100 ET AL

June 5, 2015

Michael Embury, Town Manager
North Kingstown Town Hall
80 Boston Neck Rd
North Kingstown, RI 02852

Re: 80 Boston Neck Rd Plat: 091 Lot: 151

Dear Mr. Embury:

Please be advised that inspections were conducted on various dates beginning on August 18, 2014 in the North Kingstown town hall. The structure is a masonry and brick building with a wood framed roof. There are two floors above grade and one floor below. The floor below grade is used primarily for the storage of documents and building utilities including a mechanical equipment room. The first floor has business offices, a small assembly room, and a secure vault. The second floor is used for office space and has minimal access to an attic space. Vision Appraisal indicates that the floor space is 11,491 square feet and the structure was built in 1888.

The following violations are grouped by floor level. Where possible, I will try to give possible resolutions. Also, I will try to include industry definitions and comment.

In terms of public health, welfare and safety, the Town Hall falls under the jurisdiction of the Fire Marshall, Building Official and local Health Official. The following codes used for this inspection include the State Building Code *SRC-1 Existing Structures, SBC-1 chp. 34 Existing Structures, NFPA 101 Life Safety Code 2009ed., NFPA 70 (NEC 2011) National Electrical Code, SBC-6 Property Maintenance Code* and certain regulations that fall under the jurisdiction of the *RI Department of Health.*

Basement

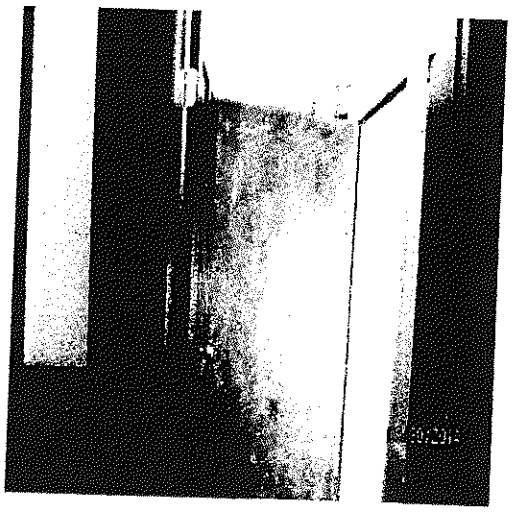
Egress stairway

- Door opens into the means of egress

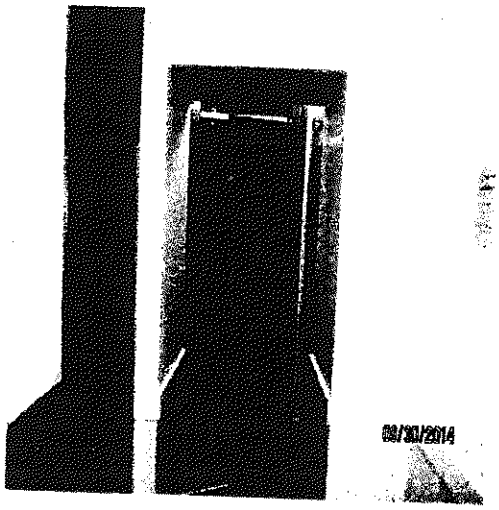
NFPA 101 7.2.1.4.4 during its swing, any door in a means of egress shall leave not less than one-half of the required width of an aisle, corridor or passageway… and shall not project more than 7 inches into the aisle, corridor or passageway…

The existing door completely blocks the means of egress.

Resolution- Interior floor plan modifications



Looking from front lobby toward Finance



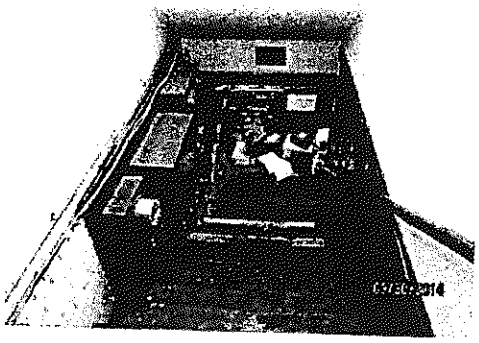
From Finance toward front lobby

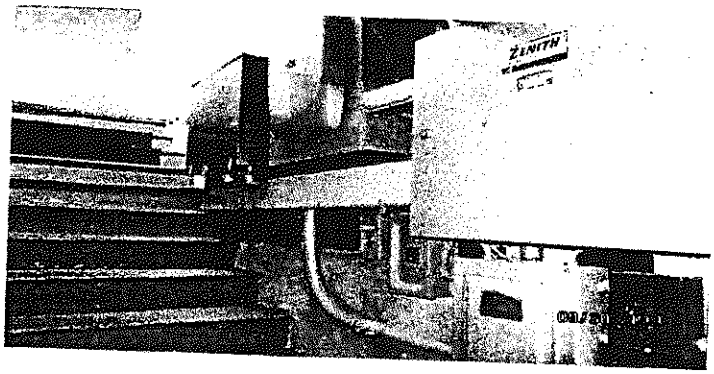
Electrical Service

- Electrical Utilities are mounted in the means of egress stairway

SBC-6 sec.604.3 Electrical Systems Hazard where it is found that the electrical system in a structure constitutes a hazard to the occupants by improper installation… the code official shall require the defects be corrected.

Resolution- relocate electrical utilities and service panels





- One hour fire rated boiler room is being used for storage of documents and miscellaneous office equipment.

Resolution- *remove all items and materials not related to the function of the room.*

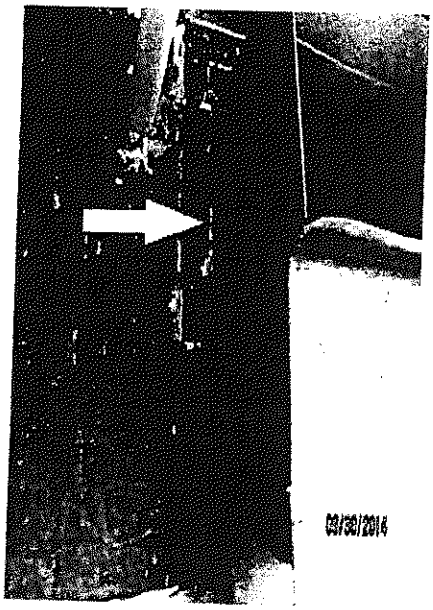
Fire Wall Penetrations

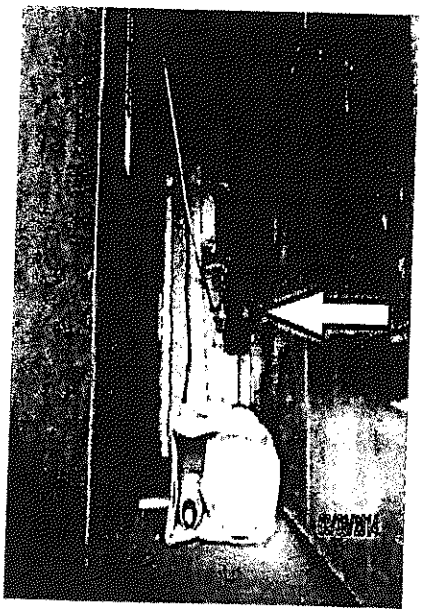
- Penetration of rated fire wall in boiler room
- Openings and penetrations of ceiling / floor assembly between basement and first floor

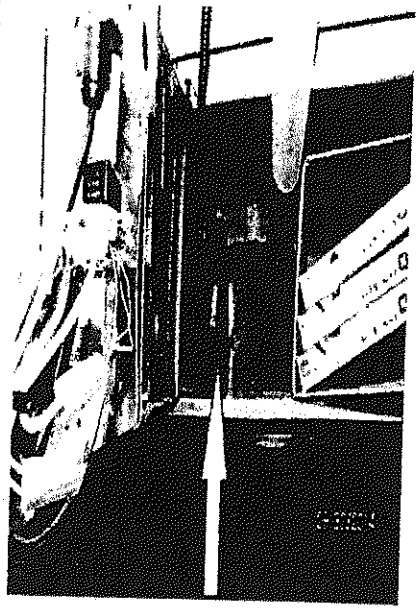
NFPA 101 sec. 39.3.1.2 floors that are below the street floor are used for storage or other than a business occupancy shall have no unprotected openings to business occupancy floors.
SBC-1 sec. 714.3 714.3 Fire-resistance-rated walls. Penetrations into or through *fire walls, fire barriers, smoke barrier* walls and *fire partitions* shall comply with Sections 714.3.1 through714.3.3. Penetrations in *smoke barrier* walls shall also comply with Section 714.5.□

Resolution- *Repair all penetrations of the rated fire walls and ceilings within the mechanical rooms and between the basement and the first floor*

Commentary- In order to maintain the integrity of the fire-resistance rated wall assembly (fire walls, fire barriers, smoke barriers and fire partitions), penetrations into and through the rated assembly must be properly protected. Acceptable protection methods for various penetrations of wall assemblies are identified in Sections714.3.1 through 714.3.4. Additionally, penetrations of smoke barriers are required to meet the test requirements for air leakage given in Section 714.5.







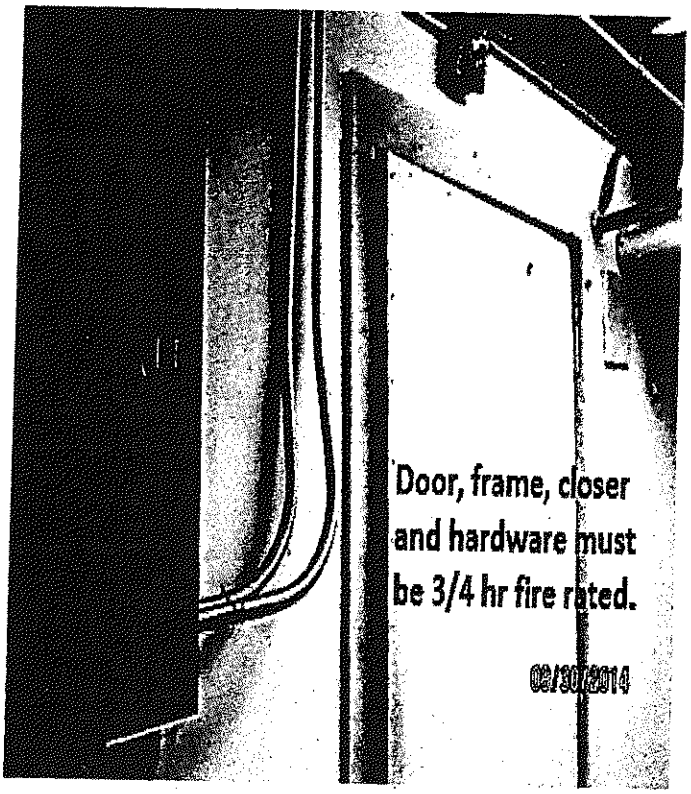
Fire Door Assembly for Boiler Room

- Existing door and hardware for boiler room does not provide the required fire rating

NFPA 101 sec. 8.7.1.3 Doors in barriers required to have a fire resistance rating shall have a minimum ¾ hr fire protection rating and shall be self closing or automatic closing in accordance with 7.2.1.8

Resolution- *Replace door, door frame, and hardware to provide the required fire rating.*

Commentary- When the code refers to a fire door assembly, the intent is that the term "fire door" (see the definition in Section 202) applies to the door itself, while the term "fire door assembly" includes the fire door, the frame, related hardware and accessories, unless otherwise noted (see the definition of "Fire door assembly" in Section 202). Therefore, it is important to realize that a fire door by itself is not generally accepted. An assembly that includes the door is needed. A door by itself cannot provide the protection; it needs to be supported by the hinges, held into a specific frame and generally have latching and closing hardware. By requiring an assembly tested to the specific standards, all of the components needed for protection will be provided. For example, although there is not a direct mention in the section relative to mandating latching hardware, the referenced installation standard , NFPA 80, addresses the requirements relative to positive latch devices.



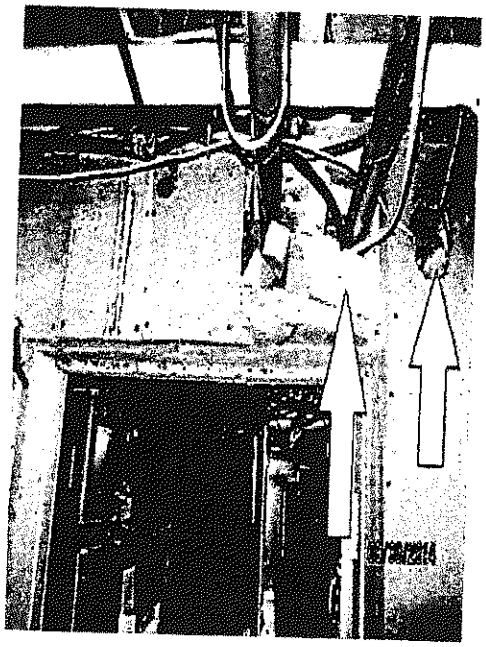
Structural Header between exit access hall and storage room

- Masonry header has been compromised by utility raceways

SBC-6 Sec. 305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings.
1) The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;

Resolution- Rebuild structural members or have design professional review load bearing capacity.

Commentary- Section 305.1.1 describes in detail unsafe conditions related to the interior of the structure to provide the code official the ability to require replacement or repair. Item 1 indicates that if the strength of the structural member is exceeded by either the nominal loads or load effects, the condition is to be regarded as unsafe. Nominal strength and load effects, as defined by the IBC and Items 2–6 of this section, are when a structure or component is regarded as incapable of performing its intended function thus becoming unsafe.



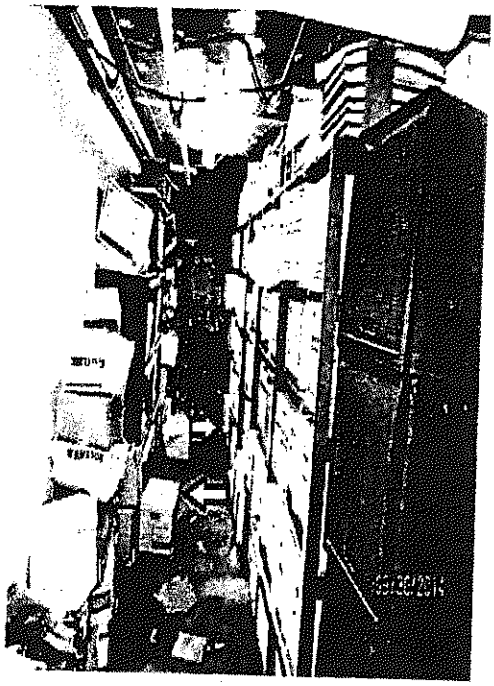
Egress Access in basement, Stairs and Walking surfaces

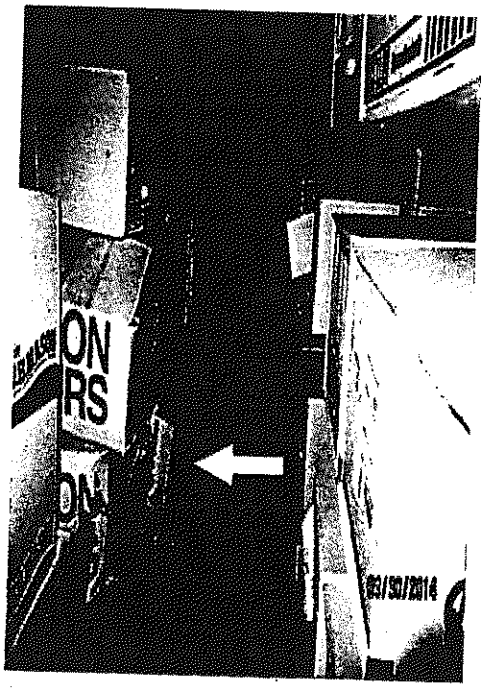
- 28 inch aisles and passageways are not being maintained in basement
- Walking surfaces should be maintained free and clear of all materials

SBC-6 Sec. 702.1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

Resolution- Maintain egress aisles in basement. Eliminate storage if aisles and floors cannot be maintained.

Commentary- Even a slight delay in a fire situation can mean the difference between life and death. Dangerous levels of smoke can develop in a deceptively quick manner at the early stages of a fire, and obstruction to means of egress or insufficient means of egress very often leads to tragedy in a fire. This section prohibits obstruction of corridors, hallways and stairs by miscellaneous storage that could delay egress. It also prohibits dead-end corridors or passageways that could cause confusion or require occupants to retrace their steps to find a way out of the building. Specific requirements for means of egress, such as permissible length of dead-end corridors or required means of egress width are found in the IFC.





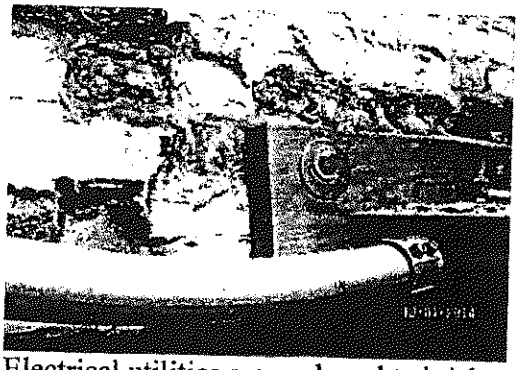
Masonary and Brick Foundation and load walls

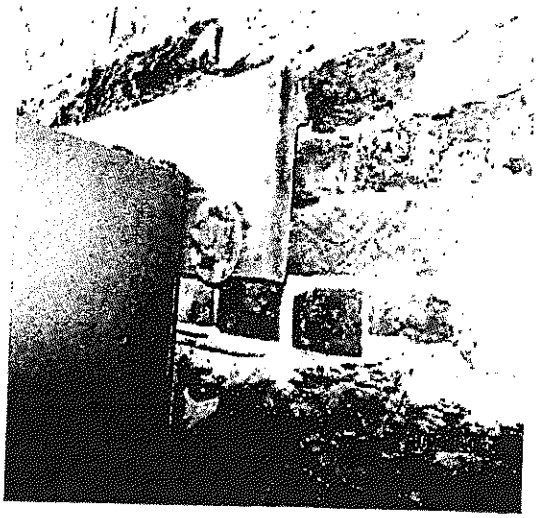
- Masonry and brick foundations and support walls are deteriorating

SBC-6 Sec. **306.1.1 Unsafe conditions.** Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* as required for existing buildings:
2. Concrete that has been subjected to any of the following conditions:
2.1. Deterioration;
2.2. Ultimate deformation;
2.3. Fractures;
2.4. Fissures;
2.5. Spalling;
2.6. Exposed reinforcement; or
2.7. Detached, dislodged or failing connections
4. Masonry that has been subjected to any of the following conditions:
4.1. Deterioration;
4.2. Ultimate deformation;
4.3. Fractures in masonry or mortar joints;
4.4. Fissures in masonry or mortar joints;
4.5. Spalling;
4.6. Exposed reinforcement; or
4.7. Detached, dislodged or failing connections.

Commentary- In order to analyze all of the elements of a building, this section ensures that each component of a building must also meet its intended purpose or the building (or portion thereof) can be regarded as unsafe. This provision specifies that each material (such assoil, concrete, masonry, wood, steel, etc.) that is used to create a building or structure must continue to be viable. Item 1 delineates some conditions of soil or foundation stability that denote unsafe conditions. Any of these allow the code official to determine that an unsafe condition exists. Items 2 through 6 delineate some of conditions of typical building materials that if present in structural elements are sufficient to determine that an unsafe condition exists.

Basement- brick has totally disintegrated

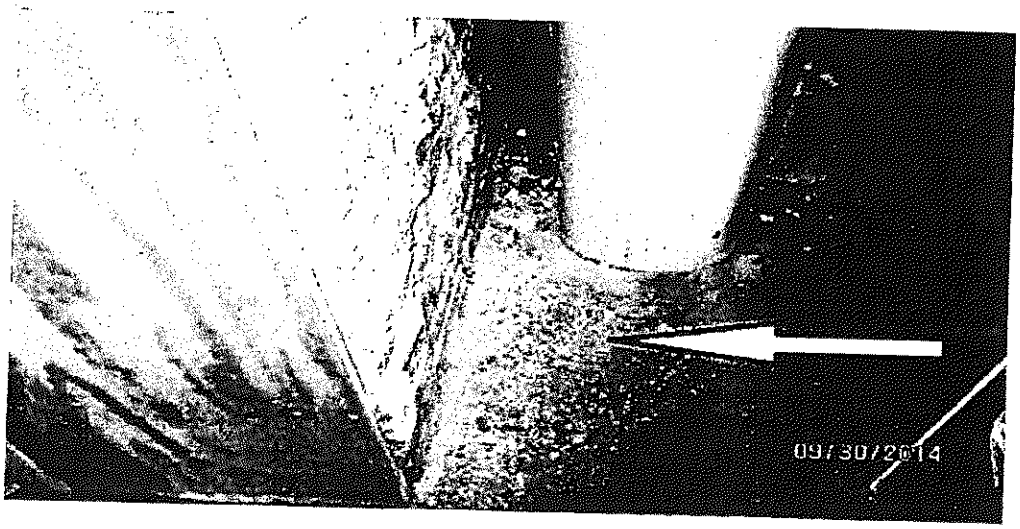

Electrical utilities are anchored to brick



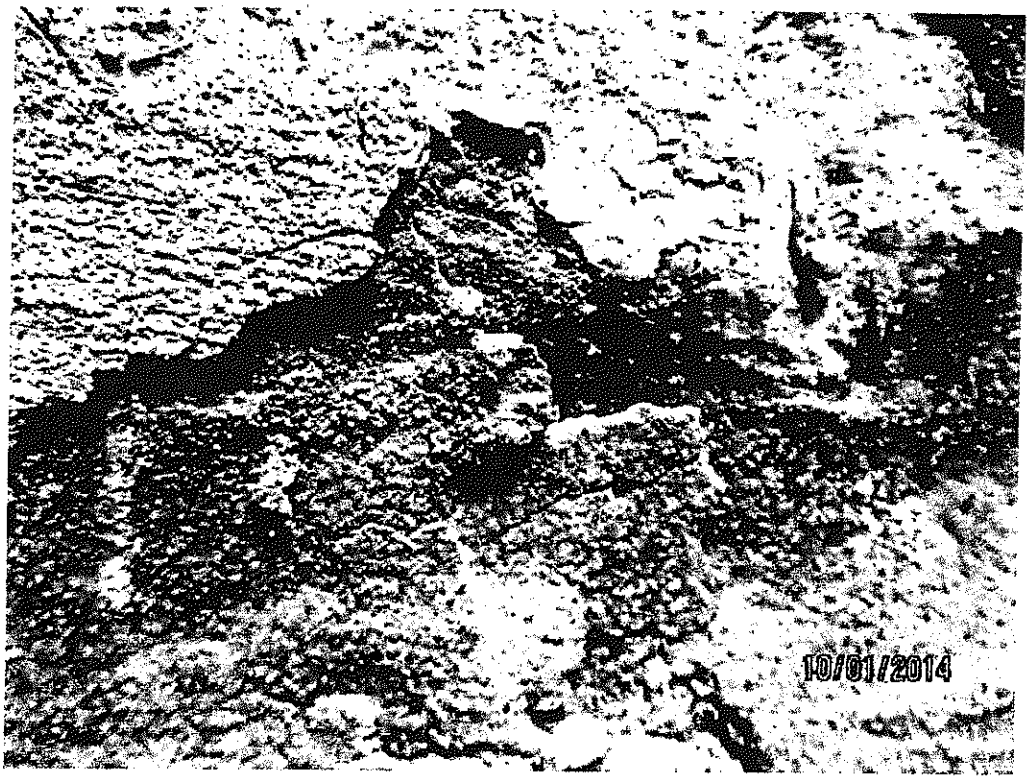
Spalling

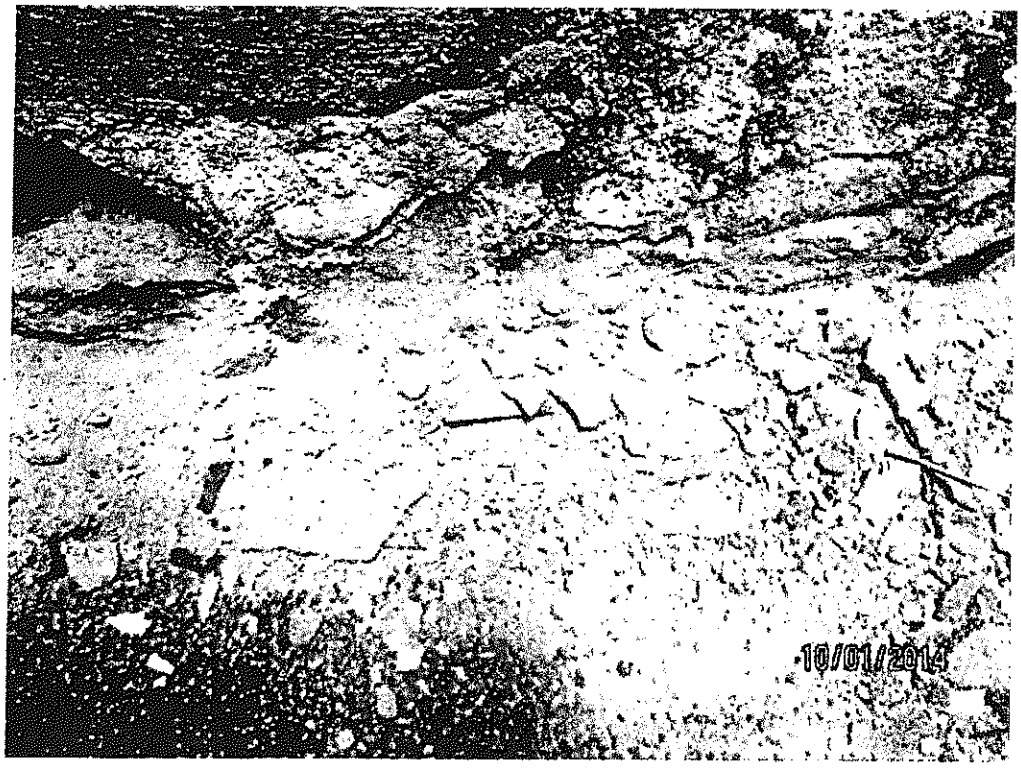
This is a structural support column

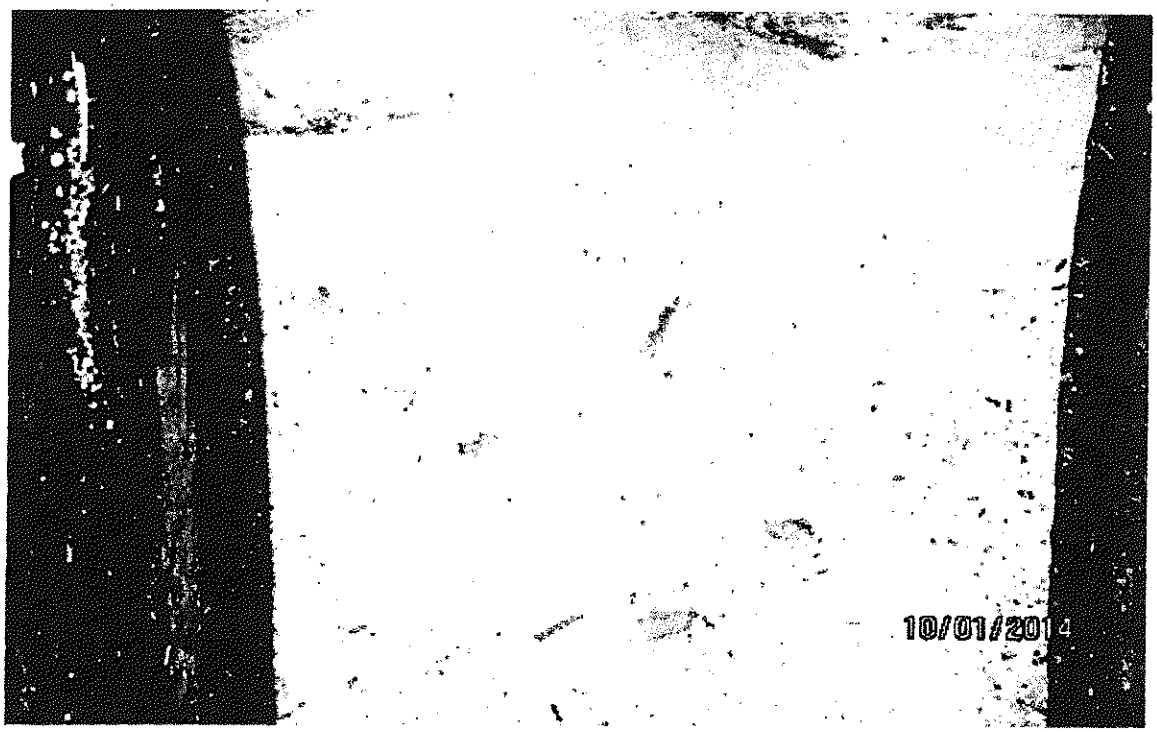
Spalling



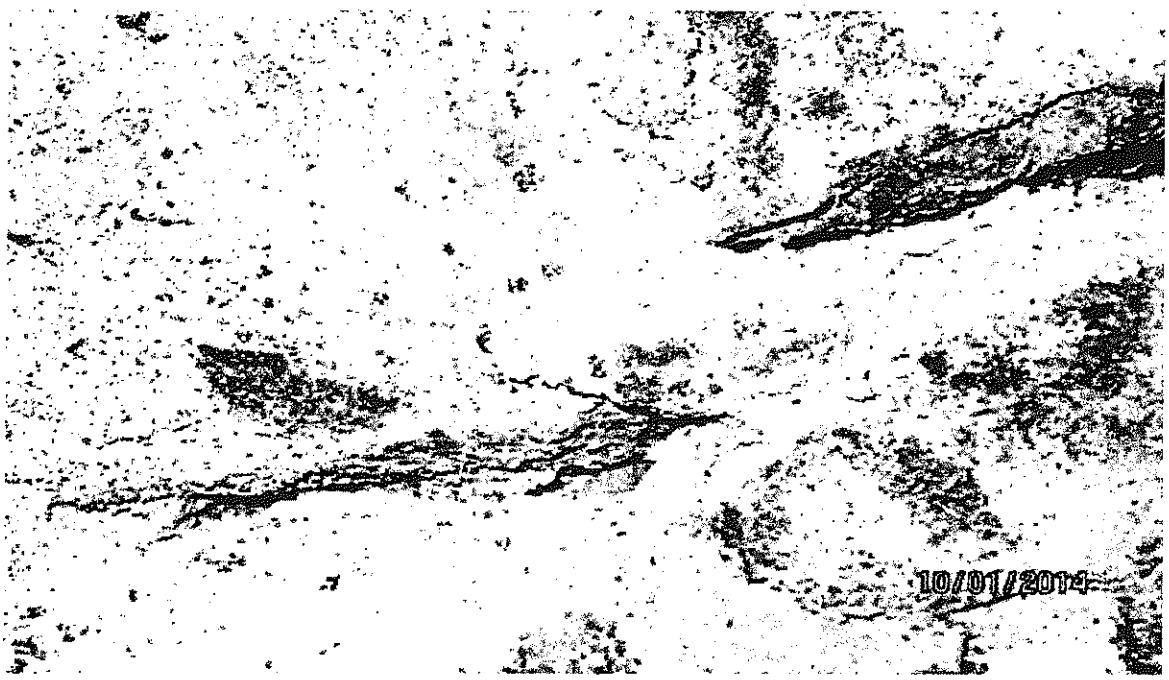
Interior conditions of Masonry Foundation







Masonry debris at base of foundation wall ↑

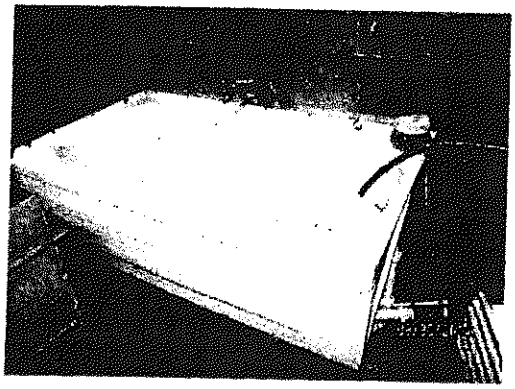


Actual cracks and fissures in foundation ↑

Mold

- Mold is present in the basement

This item is regulated by the RI Dept. of Health. Mold remediation is required. The humidifying system is not designed to provide fresh air intake nor does it condition the air for the entire basement. As a side note I have received a number of complaints from those individuals that must be in the basement for records storage and retrieval.



This is part of the dehumidifying system. By maintaining open storage of water collected from conditioned air we are adding moisture back into the basement.

Resolution- Mold remediation plan must be submitted and implemented. The basement ventilation system must be resolved by an air quality specialist.

Radon

- All public buildings require quarterly testing

This item is regulated by the RI Dept. of Health. Submit the results of radon tests in basement. Any test results with a reading higher than 4 pCi/L of radon will require the remediation of the space.

Resolution- Radon mitigation must be conducted for all areas that have average radon levels equal to or greater than 4.0

First Floor

Main Entry Egress & Ingress

- Door opening width is a maximum of 26 inches

NFPA 101 7.2.1.2.3.2 Door openings in means of egress shall be not less than 32in. in clear width, unless one of the following conditions exists:

(4) In existing buildings, the existing door leaf width shall be not less than 28 inches

The front doors on the building are limited to a single leaf that is operational and that leaf cannot be opened to a full 90 degree angle. The clear opening width is only 26 inches.

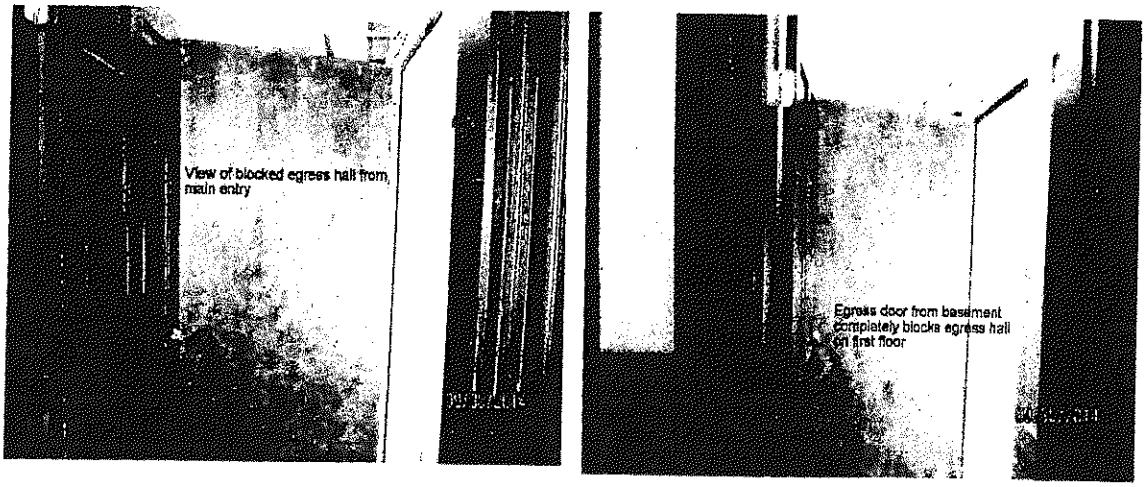
Exit Access Hallway

- Door opens into the means of egress.

NFPA 101 7.2.1.4.4 during its swing, any door in a means of egress shall leave not less than one-half of the required width of an aisle, corridor or passageway… and shall not project more than 7 inches into the aisle, corridor or passageway…

The existing door completely blocks the means of egress from the required means of egress on the first floor. This item was also addressed in the issues related to the basement because it involves egress from the basement.

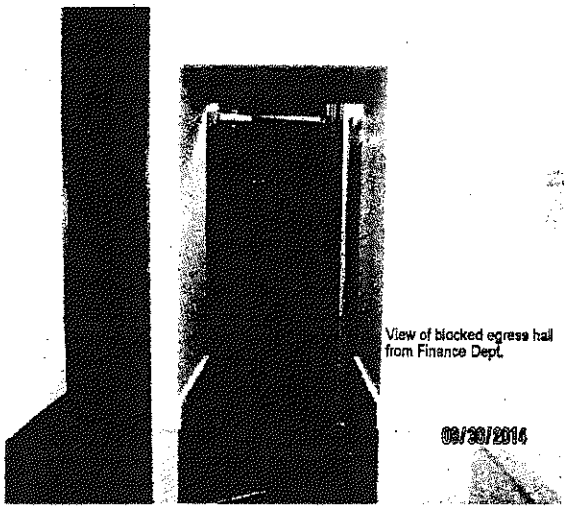
Resolution- Interior floor plan modifications and renovations.



Interior Egress Access Hallway

- Exit Corridor Width is non-compliant

NFPA 101 39.2.3.2 The clear width of any corridor or passageway serving an occupant load of 50 or more shall be not less than 44 inches.



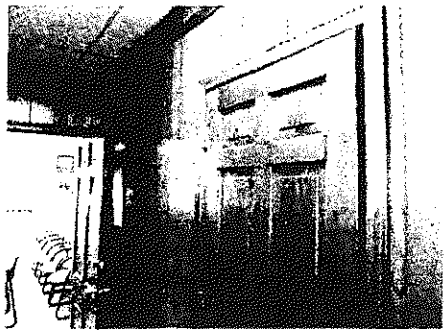
Interior Finish is not Flame Resistant

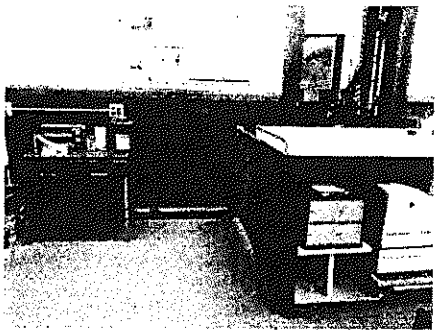
- Combustible materials cover exit access hallways, egress stairways, office walls

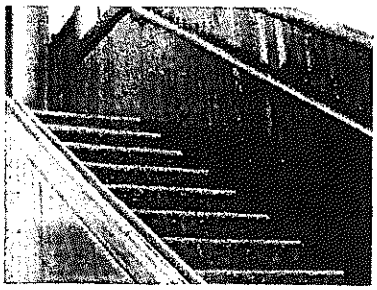
NFPA 101 39.3.3.2.1 Interior wall and ceiling finishes shall be a Class A, Class B, or Class C

The interior paneling and wainscoting must meet certain requirements for flame spread and smoke ratings. These issues have been addressed in the past with no resolution. An interior fire would spread extremely fast due to the flammable materials throughout the building.

Resolution- Remove all materials on walls and ceiling that do not comply with the flame spread ratings and requirements.



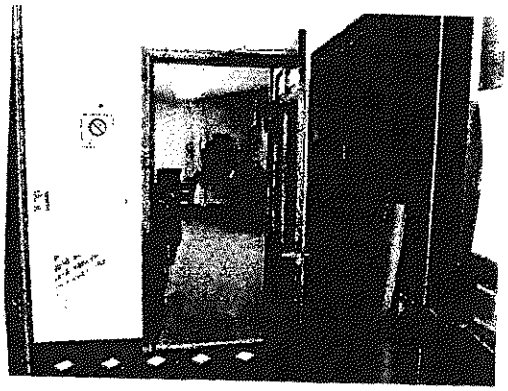




ADA Accessibility

- The entire building does not meet the requirements of the Federal ADA regulations.

While I do not enforce Title II and III of the Americans With Disabilities Act, I would be remiss if I didn't remind you that failure to meet the federal standards could result in very costly remedies. In reality the only area that comes close to the accessibility standards is the main conference room near the Town Clerk's office. All offices within a municipal building should be accessible.

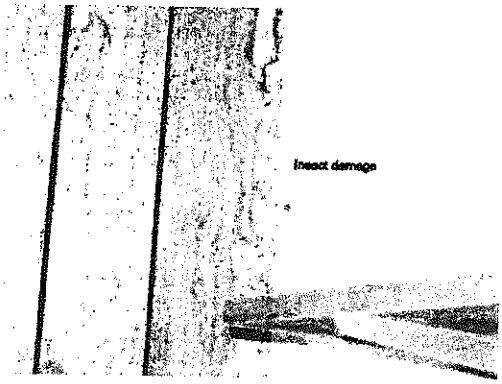


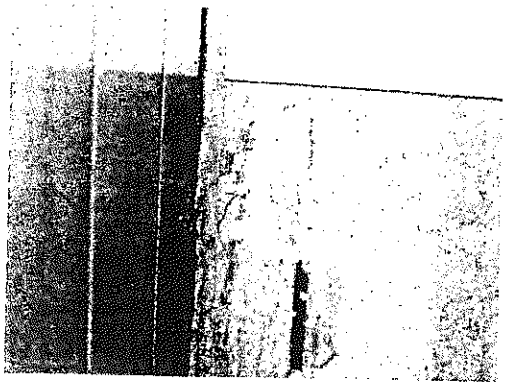
Resolution- Conduct a complete review of ADA regulations and provide the variances from the state in regards to town hall accessibility.

Insect Infestation and associated damage

- The building has sustained damage from insects.

SBC-6 306.1.1Unsafe conditions; Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with SBC-1 and SRC-1:
(6.) Wood that has been subjected to any of the following conditions; (6.3) Damage from insects, rodents and other vermin.





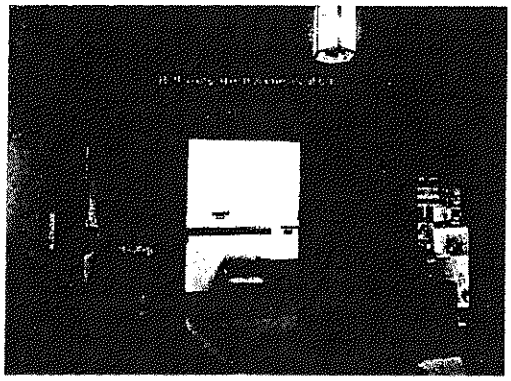
Resolution- Repair all damaged areas and provide an extermination report.

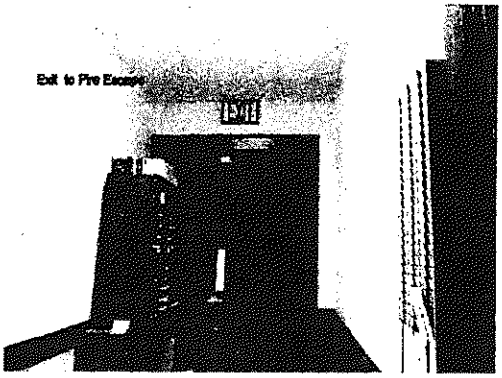
2nd Floor

Means of Egress

- The second floor requires 2 separate means of egress

SBC-1, 1015.2.1 Two exits or exit access doorways; where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served.
Both exits on the second floor are side by side and not remote from each other. In addition, one of the exits pass thru an office space. The exit access doorway is in disrepair and does not meet the requirements for an exit door. The fire escape associated with this exit has not been reviewed annually by a structural engineer.





Interior Finish is not Flame Resistant

- Combustible materials cover exit access hallways, egress stairways, office walls

NFPA 101 39.3.3.2.1 Interior wall and ceiling finishes shall be a Class A, Class B, or Class C

The interior paneling and wainscoting must meet certain requirements for flame spread and smoke ratings. These issues have been addressed in the past with no resolution. An interior fire would spread extremely fast due to the flammable materials throughout the building.

Resolution- Remove all materials on walls and ceiling that do not comply with the flame spread ratings and requirements.

Asbestos

- Asbestos is present in the town hall. The age of the structure would suggest that all floors, including the basement, may have asbestos.

The RI Department of Health regulates asbestos and the abatement practices and procedures. Due to the age of the building and various modifications over the years, an indoor air quality assessment should be conducted for the entire structure.

Resolution- Have an Indoor Air Quality assessment of the entire building. The assessment can focus on the radon, mold and asbestos issues that may be present. An action plan can then be designed and implemented.

Lead Paint

- Any work that would require repairs or replacement of materials that have been painted prior to the seventies would need to have approvals from the RI Department of Health and a lead hazard mitigation plan.

It would appear that the basement has many areas in need of repair that would have to be reviewed by a lead abatement contractor, prior to any work.

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§ 23-27.3-124.2 Notice of unsafe condition. – When the whole or any part of any building, sign, or other structure shall be declared to be in an unsafe condition, the building official shall issue a notice of the unsafe condition to the owner of record describing the building or structure deemed unsafe, and an order either requiring that the building, sign, or structure be made safe or be demolished within a reasonable, stipulated time. All notices and orders shall be in writing and shall be delivered to the owners of the building by the building official or his or her designated agent or shall be sent by registered or certified mail to the last known address of the owner or owners. Orders to demolish any building, a sign, or structure shall also be issued to all mortgagees of record. If any owner or mortgagee cannot be located after due and diligent search, the notice and order shall be posted upon a conspicuous part of the building or structure, and the procedure shall be deemed the equivalent of personal notice. When a building or structure is ordered secured for any reason by the building official, the owner shall board the building or structure in accordance with § 23-27.3-124.6 within seven (7) days, or the building official may cause the necessary work to be done to secure the building or structure. The cost of the work shall be billed to the owner and be a lien against the real property as provided in § 23-27.3-125.7.

§ 23-27.3-124.3 Appeals. – The owner shall either comply with the order or shall appeal the order to the local board of appeals within thirty (30) days of mailing or posting of the notice and order. There shall be no appeal to the order to board an unsecured or vacant building or structure. The board of appeals shall, if requested by the owner, hold a hearing where it will either confirm, modify, or revoke the notice and order of the building official in accordance with the provisions of § 23-27.3-126.0 as may be deemed just and proper in the interest of public health, safety, and welfare.

§ 23-27.3-124.4 Restoration of unsafe buildings. – A building, sign, or structure declared unsafe by the building official shall be restored to a safe and usable condition in one of the following manners:

(1) When no change in use or occupancy is contemplated or compelled and the reconstruction or restoration is less than fifty percent (50%) of the physical value of the building, sign, or structure as defined in § 23-27.3-106.5, the building, sign, or structure shall be repaired in accordance with the applicable requirements of the rehabilitation building and fire code for existing buildings and structures, or if the rehabilitation code for existing buildings and structures is not applicable, the applicable requirements of § 23-27.3-106.3 or § 23-27.3-106.4; or

(2) When a change in use or occupancy is contemplated or compelled, or reconstruction or restoration is in excess of fifty percent (50%) of the physical value of the building, sign, or structure as defined in § 23-27.3-106.5, exclusive of foundations, the building, sign, or structure shall be made to comply in all respects with the requirements for materials and methods set forth in the rehabilitation building and fire code for existing buildings and structures, or if said code does not apply, the requirements for materials and methods for new buildings, signs, or structures erected under the provisions of this code.

§ 23-27.3-124.4.1 Compliance. – The owner of an unsafe building, sign, or other structure shall obtain the necessary permits to perform the restoration or reconstruction work required by the building official within thirty (30) days of the receipt of the notice of an unsafe condition and shall proceed immediately with the work as required in § 23-27.3-114.2 of this code. The work shall continue until the unsafe condition has been abated.

§ 23-27.3-124.5 Disregard of unsafe notice. – When an owner or the owner's authorized agent has been served with a notice of an unsafe condition and fails to comply with the order to either make the building, sign, or structure safe or to have it demolished within a stipulated time and has not appealed the order to the local board of appeals within the thirty (30) days required, the legal counsel of the municipality shall be advised and shall institute the appropriation action to compel compliance as provided in § 23-27.3-122.0. If in the opinion of the building official the condition poses an immediate danger to the public health, safety, and welfare, the building official shall cause all the necessary work to be done to either make the building, sign, or structure safe or to have it demolished. The cost of the work shall be billed to the owner and shall be a lien against the real property as provided in § 23-27.3-125.7.

Please advise should you require additional information.

Gary T Tedeschi,
North Kingstown Building Official / Zoning Enforcement Officer

cc: James Reilly, Town Solicitor
Gordon Walsh, Fire Marshall

TOWN OF
NORTH KINGSTOWN, RHODE ISLAND
FIRE DEPARTMENT
PUBLIC SAFETY BUILDING
8150 POST ROAD
NORTH KINGSTOWN, R.I. 02852

Phone: (401) 294-3346 EXT. 7208
Fax: (401) 294-4180

June 25, 2015

To: **Town of North Kingstown**
80 Boston Neck Rd
North Kingstown RI

From: Gordon Walsh Fire Marshal

Reference: Code Compliance Inspections done on April 27, 2006, August 18, 2014 and June 24, 2015.

Under the authority granted by section 23-28.2-20.1 of the Rhode Island State Fire Safety Code, you are hereby notified that the violations cited shall be corrected as soon as possible but not later than **30** days from the receipt of this notice.

If you feel that there will be practical difficulties in correcting the violations or if for any reason you wish to have a hearing on the violations, you may apply in writing to the State Fire Safety Code Board of Appeal and Review for a variation or to have your concerns addressed. Applications for variations are done on a separate form available from the Board of Appeal and Review and the State Fire Marshal's office. Requests for variation or hearing before the Fire Safety Code Board of Appeal and Review must be submitted within 30 days of the receipt of this notice. Failure to apply within the 30 day period will cause this notice to become a compliance order and will subject you to prosecution under the Rhode Island Fire Safety Code should you fail to correct all violations.

1.16 Notice of Violations and Penalties.
1.16.1 Whenever the AHJ determines violations of this Code, a written notice shall be issued to confirm such findings.
1.16.2 Serving Notice.
1.16.2.1 Any order or notice issued pursuant to this Code shall be served upon the owner, operator, occupant, or other person responsible for the condition or violation, either by personal service, by mail, or by delivering the same to, and leaving it with, some person of responsibility upon the premises.

All existing buildings and structures, and those buildings and structures for which a building permit was issued prior to February 20, 2004, shall be subject to the provisions of the Rhode Island Uniform Fire Code addressing the existing occupancy.

Building Owner: Town of North Kingstown
80 Boston Neck Rd
North Kingstown RI

Owner: Same as above

Location: 80 Boston Neck Rd

Basis for inspection: Code Compliance

Any violation, deficiency or requirement, which may have been overlooked in the course of this inspection, is also subject to correction under the provisions of any applicable code.

Building Description

This building has been inspected under NFPA 1, Uniform Fire Code 2012 Edition, and NFPA 101,Life Safety Code 2012 Edition, Chapter 39 for Existing Business. This building is of masonry and brick exterior construction with a wood framed roof. The building consists of a basement used for storage and utilities. The first floor consists of office areas, two vaults, and a conference room used as a place of assembly. The second floor consists of office space. There is an attic space but not easily accessed for any use. The building encompasses approximately 11,491 square feet according to the Vision Appraisal service on the Town of North Kingstown's web site.

Deficiency/Deficiencies

1. This building has a municipally connected master box connected by telegraph wires back to the North Kingstown Fire Department, the North Kingstown Fire Department is now requiring an upgrade to a radio box. A letter concerning the upgrade and a specification letter are included with this document.

   This item has been corrected.

2. All means of egress (exit doors) are required to have emergency lighting on the interior and the exterior of the building. If this is being done with existing lighting by a generator this will have to be demonstrated to the Fire Marshal.

   Rhode Island Fire Code NFPA 101 39.2.8 Illumination of Means of Egress. Means of egress shall be illuminated in accordance with Section 7.8.

   NFPA LSC 101 7.8 Illumination of Means of Egress.
   7.8.1 General.

7.8.1.1* Illumination of means of egress shall be provided in accordance with Section 7.8 for every building and structure where required in Chapter 11 through Chapter 42. For the purposes of this requirement, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of this requirement, exit discharge shall include only designated stairs, aisles, corridors, ramps, escalators, walkways, and exit passageways leading to a public way.

Still outstanding June 24, 2015

3. Emergency lighting is required throughout the building. If this is being done with existing lighting by a generator this will have to be demonstrated to the Fire Marshal.

Rhode Island Fire Code NFPA 101 39.2.9 Emergency Lighting.
39.2.9.1 Emergency lighting shall be provided in accordance with Section 7.9 in any building where any one of the following conditions exists:
(1) The building is two or more stories in height above the level of exit discharge.
(2) The occupancy is subject to 100 or more occupants above or below the level of exit discharge.
(3) The occupancy is subject to 1000 or more total occupants.

7.9.1 General.
7.9.1.1* Emergency lighting facilities for means of egress shall be provided in accordance with Section 7.9 for the following:
(1) Buildings or structures where required in Chapter 11 through Chapter 42
(2) Underground and limited access structures as addressed in Section 11.7
(3) High-rise buildings as required by other sections of this Code
(4) Doors equipped with delayed-egress locks
(5) Stair shaft and vestibule of smoke proof enclosures, for which the following also apply:
(a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smoke proof enclosure mechanical ventilation equipment.
(b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply.
7.9.1.2 For the purposes of 7.9.1.1, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of 7.9.1.1, exit discharge shall include only designated stairs, ramps, aisles, walkways, and escalators leading to a public way.
7.9.1.3 Where maintenance of illumination depends on changing from one energy source to another, a delay of not more than 10 seconds shall be permitted.

Still outstanding June 24, 2015

4. The front entrance/exit doors to the building are non-compliant. The north side of the door will not open and the south side of the door will only open to a clear width of twenty-six (26) inches due to the top of the door hitting the brick arch.

Rhode Island Fire Code NFPA 101 7.2.1.2.4 Minimum Door Width. Door openings in means of egress shall be not less than 810 mm **(32 in.)** in clear width, unless one of the following conditions exists:

(1) Where a pair of doors is provided, not less than one of the doors shall provide not less than an 810-mm (32-in.) clear width opening.

(2) Exit access doors serving a room not exceeding 70 ft2 (6.5 m2) and not required to be accessible to persons with severe mobility impairments shall be not less than 610 mm (24 in.) in door leaf width.

(3) Doors serving a building or portion thereof not required to be accessible to persons with severe mobility impairments shall be permitted to be 710 mm (28 in.) in door leaf width.

(4) In existing buildings, the existing door leaf width shall be not less than 710 mm (28 in.).

(5) Doors in detention and correctional occupancies as otherwise provided in Chapter 22 and Chapter 23 shall not be required to comply with 7.2.1.2.4.

(6) Interior doors in dwelling units as otherwise provided in Chapter 24 shall not be required to comply with 7.2.1.2.4.

(7) A power-operated door leaf located within a two-leaf opening shall be exempt from the minimum 810-mm (32-in.) single-leaf requirement in accordance with 7.2.1.9.1.5.

(8) Revolving doors as provided in 7.2.1.10 shall be exempt from the minimum 810-mm (32-in.) width requirement.

Still outstanding June 24, 2015

5. The fire alarm pull stations throughout the building are not mounted at the required height. They are mounted from fifty-five- inches (54) to fifty-seven (57) inches high.

   Rhode Island Fire Code NFPA 72 17.14.5 The operable part of a manually actuated alarm initiating device shall be not less than 42 in. (1.07 m) and not more than 48 in. (1.22 m) from the finished floor.

   Still outstanding June 24, 2015

6. The wainscoting throughout the main hallway and the stairway are of an unknown fire rating. This wainscoting shall either be removed or treated with a flame retardant material approved by the Fire Marshal.

   Rhode Island Fire Code NFPA 101 39.3.3.2 Interior Wall and Ceiling Finish.
   39.3.3.2.1 Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in exits and in exit access corridors.

   Still outstanding June 24, 2015

7. The wood paneling throughout the building is of an unknown fire rating. This wood paneling shall either be removed or treated with a flame retardant material approved by the Fire Marshal.

Rhode Island Fire Code NFPA 101 39.3.3 Interior Finish.
39.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
39.3.3.2 Interior Wall and Ceiling Finish.
39.3.3.2.1 Interior wall and ceiling finish materials complying with Section 10.2 shall be Class A or Class B in exits and in exit access corridors.
39.3.3.2.2 Interior wall and ceiling finishes shall he Class A, Class B, or Class C in all other areas.

One conference room completed, the rest of the building still outstanding June 24, 2015.

8. A Fire Alarm smoke detector is required in the hallway between the Town Clerk's office and the conference room. There is a heat detector there now.

Rhode Island Fire Code NFPA 101 (Amd) 9.6.2.11 Where required by Chapters 11 through 43, an automatic fire detection system for initiation of the signaling system shall be provided in accordance with all of the following:

(1) Smoke detectors installed in accordance with NFPA 72, National Fire Alarm and Signaling Code, shall be provided in all common corridors, lobbies, top of all stairwells, stairwell landings at each floor level, elevator machine rooms and machine spaces, and all elevator landings.

This item has been corrected.

9. The exit door out of the conference room before the exterior door has a clear width of only thirty and a half inches wide.

Rhode Island Fire Code NFPA 101 7.2.1.2.4 Minimum Door Width. Door openings in means of egress shall be not less than 810 mm (32 in.) in clear width, unless one of the following conditions exists:
(1) Where a pair of doors is provided, not less than one of the doors shall provide not less than an 810-mm **(32-in.)** clear width opening.
(2) Exit access doors serving a room not exceeding 70 ft2 (6.5 m2) and not required to be accessible to persons with severe mobility impairments shall be not less than 610 mm (24 in.) in door leaf width.
(3) Doors serving a building or portion thereof not required to be accessible to persons with severe mobility impairments shall be permitted to be 710 mm (28 in.) in door leaf width.
(4) In existing buildings, the existing door leaf width shall be not less than 710 mm (28 in.).

(5) Doors in detention and correctional occupancies as otherwise provided in Chapter 22 and Chapter 23 shall not be required to comply with 7.2.1.2.4.
(6) Interior doors in dwelling units as otherwise provided in Chapter 24 shall not be required to comply with 7.2.1.2.4.
(7) A power-operated door leaf located within a two-leaf opening shall be exempt from the minimum 810-mm (32-in.) single-leaf requirement in accordance with 7.2.1.9.1.5.
Revolving doors as provided in 7.2.1.10 shall be exempt from the minimum 810-mm (32-in.) width requirement.

Still outstanding June 24, 2015

10. A Fire Alarm smoke detector is required in the hallway between the exit doors out of the conference room. There is a heat detector there now.

    Rhode Island Fire Code NFPA 101 (Amd) 9.6.2.11 Where required by Chapters 11 through 43, an automatic fire detection system for initiation of the signaling system shall be provided in accordance with all of the following:

    (1) Smoke detectors installed in accordance with NFPA 72, National Fire Alarm and Signaling Code, shall be provided in all common corridors, lobbies, top of all stairwells, stairwell landings at each floor level, elevator machine rooms and machine spaces, and all elevator landings.

    Still outstanding June 24, 2015

11. A Fire Alarm smoke detector is required in the hallway near the Tax Assessors' office to replace an existing heat detector.

    Rhode Island Fire Code NFPA 101 (Amd) 9.6.2.11 Where required by Chapters 11 through 43, an automatic fire detection system for initiation of the signaling system shall be provided in accordance with all of the following:

    (1) Smoke detectors installed in accordance with NFPA 72, National Fire Alarm and Signaling Code, shall be provided in all common corridors, lobbies, top of all stairwells, stairwell landings at each floor level, elevator machine rooms and machine spaces, and all elevator landings.

12. A Fire Alarm smoke detector is required in the hallway outside the bathrooms on the second floor to replace an existing heat detector.

    Rhode Island Fire Code NFPA 101 (Amd) 9.6.2.11 Where required by Chapters 11 through 43, an automatic fire detection system for initiation of the signaling system shall be provided in accordance with all of the following:

    (1) Smoke detectors installed in accordance with NFPA 72, National Fire

Alarm and Signaling Code, shall be provided in all common corridors, lobbies, top of all stairwells, stairwell landings at each floor level, elevator machine rooms and machine spaces, and all elevator landings.

13. **All HVAC units are required to shut down upon activation of the Fire Alarm System if the units produce more than two thousand (2000) cfm. This pertains to the HVAC unit on the roof of the main vault.**

    Rhode Island Fire Code NFPA 101 (Amd) 9.2.4.5 Where a building fire alarm system is provided, it shall be interconnected to the building's heating, ventilating and air conditioning (HVAC) line voltage controls so that the fan(s) supplying 2,000 ft^3/min. (cfm) (56.63 m^3/min.) or greater capacity of any ventilating system not used for pressurization of a fire safe area shall automatically shut down any time, other than drills or when testing, that any initiating device connected to the fire alarm system is activated as provided in 9.6.5.2 (6).

    Still outstanding June 24, 2015

14. **The main vault is lacking exit signs.**

    Rhode Island Fire Code NFPA 101 7.10.1.5 Exit Access.
    7.10.1.5.1 Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants.

    Still outstanding June 24, 2015

15. The exit doors out of the Tax Assessor's office and the Finance Office to the rear of the building measure seventy-eight inches (78) in height. They are required to be eighty (80) inches in height.

    Rhode Island Fire Code NFPA 101 7.1.5.1.1 In existing buildings, the ceiling height shall be not less than 2135 mm (84 in.) from the floor, with projections from the ceiling not less than 2030 mm (80 in.) nominal above the floor.

    Still outstanding June 24, 2015

16. An illuminated exit sign is required at the rear exit door in the Tax Assessors office.

    Rhode Island Fire Code NFPA 101 7.10.1.1 Where Required. Means of egress shall be marked in accordance with Section 7.10 where required in Chapter 11 through Chapter 42.
    7.10.1.2* Exits. Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

    Still outstanding June 24, 2015

17. The top step of the rear exit from Finance and the Tax Assessors office is in disrepair.

Rhode Island Fire Code NFPA 101 7.2.2.3.3 Tread and Landing Surfaces.
7.2.2.3.3.1 Stair treads and landings shall be solid, without perforations, unless otherwise permitted in 7.2.2.3.3.4.
7.2.2.3.3.2* Stair treads and landings shall be free of projections or lips that could trip stair users.

Still outstanding June 24, 2015

18. There is a closet in the hallway by the Tax Assessors office that contains an electrical panel that has the back of the panel exposed.

NFPA 1 Uniform Fire Code 11.1.2 All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code®.

This item has been corrected.

19. There is a unprotected vertical opening that extends from the basement, through the first floor, to the second floor, creating a large void space, that would allow the travel of smoke and fire throughout this structure. This was created during an addition to this building sometime in the past. This is accessed by a closet door in the hallway near the Tax Assessors office.

Rhode Island Fire Code NFPA 101 39.3.1 Protection of Vertical Openings.
39.3.1.1 Vertical openings shall be enclosed or protected in accordance with Section 8.6, unless otherwise permitted by any of the following:
(1) Unenclosed vertical openings in accordance with 8.6.9.1 or 39.2.4.7 shall be permitted.
(2) Exit access stairs in accordance with 39.2.4.6 or 39.2.4.7 shall be permitted to be unenclosed.
(3) Unprotected vertical openings shall be permitted in buildings complying with all of the following:
(a) Where protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1)
(b) Where no unprotected vertical opening serves as any part of any required means of egress
(c) Where required exits consist of exit doors that discharge directly to the finished ground level in accordance with 7.2.1, outside stairs in accordance with 7.2.2, smokeproof enclosures in accordance with 7.2.3, or horizontal exits in accordance with 7.2.4

Still outstanding June 24, 2015

20. The door to the basement swings into a means of egress.

Rhode Island Fire Code NFPA 101 7.2.1.4.4* During its swing, any door in a means of egress shall leave not less than one-half of the required width of an aisle, a corridor, a passageway, or a landing unobstructed and shall project not more than 180 mm (7 in.) into the required width of an aisle, a corridor, a passageway, or a landing, when fully open, unless both of the following conditions are met:

(1) The door provides access to a stair in an existing building.

(2) The door meets the requirement that limits projection to not more than 180 mm (7 in.) into the required width of a stair or landing when the door is fully open.

Still outstanding June 24, 2015

21. At the bottom of the stairs in the basement the headroom measures six feet four inches (76 inches).

Rhode Island Fire Code NFPA 101 7.1.5.3 Headroom on stairs shall be not less than 2030 mm (80 in.) and shall be measured vertically above a plane parallel to and tangent with the most forward projection of the stair tread.

Still outstanding June 24, 2015

22. There are open electrical junction boxes throughout the basement.

Rhode Island Fire Code NFPA 1 11.1.2 All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code®.

Still outstanding June 24, 2015

23. Maintenance and testing of the emergency generator shall be documented to this office.

Rhode Island Fire Code NFPA 101 8.3 Maintenance and Operational Testing.
8.3.1* The EPSS shall be maintained to ensure to a reasonable degree that the system is capable of supplying service within the time specified for the type and for the time duration specified for the class.
8.3.2 A routine maintenance and operational testing program shall be initiated immediately after the EPSS has passed acceptance tests or after completion of repairs that impact the operational reliability of the system.
8.3.2.1 The operational test shall be initiated at an automatic transfer switch and shall include testing of each EPSS component on which maintenance or repair has been performed, including the transfer of each automatic and manual transfer switch to the

alternate power source, for a period of not less than 30 minutes under operating temperature.

8.3.3 A written schedule for routine maintenance and operational testing of the EPSS shall be established.

8.3.4 A written record of the EPSS inspections, tests, exercising, operation, and repairs shall be maintained on the premises.

8.3.4.1 The written record shall include the following:

(1) The date of the maintenance report

(2) Identification of the servicing personnel

(3) Notation of any unsatisfactory condition and the corrective action taken, including parts replaced

(4) Testing of any repair for the time as recommended by the manufacturer

8.3.5* Transfer switches shall be subjected to a maintenance program that includes all of the following operations:

(1) Checking of connections

(2) Inspection or testing for evidence of overheating and excessive contact erosion

(3) Removal of dust and dirt

(4) Replacement of contacts when required

8.3.6* Storage batteries, including electrolyte levels, used in connection with Level 1 and Level 2 systems shall be inspected weekly and shall be maintained in full compliance with manufacturer's specifications.

8.3.6.1 Maintenance of lead-acid batteries shall include the monthly checking and recording of electrolyte specific gravity.

8.3.6.2 Defective batteries shall be replaced immediately upon discovery of defects.

Still outstanding June 24, 2015

24. There are penetrations between the basement and the first floor that are required to be closed off.

Rhode Island Fire Code NFPA 101 39.3.1.2 Floors that are below the street floor and are used
for storage or other than a business occupancy shall have no
unprotected openings to business occupancy floors.

Still outstanding June 24, 2015

25. Aisles in the basement shall be maintained at twenty-eight(28) inches.

Rhode Island Fire Code NFPA 101 7.3.4.1.2 In existing buildings, the width of exit access shall be permitted to be not less than 710 mm (28 in.).

Still outstanding June 24, 2015

26. The basement level does not have any Fire Alarm audio/visual devices (horn/strobes).

Still outstanding June 24, 2015

27. The second floor is lacking an approved second means of egress. The second floor has a non-compliant fire escape at this time for the second means of egress.

Rhode Island Fire Code NFPA 101 39.2.4 Number of Means of Egress.
39.2.4.1 Means of egress shall comply with all of the following,
except as otherwise permitted by 39.2.4.2 through 39.2.4.6:
(1) The number of means of egress shall be in accordance with 7.4.1.1 and 7.4.1.3 through 7.4.1.6.
(2) Not less than two separate exits shall be provided on every story.
(3) Not less than two separate exits shall be accessible from every part of every story.

Rhode Island Fire Code NFPA 101 39.2.4.2 Exit access, as required by 39.2.4.1(3), shall be permitted
to include a single exit access path for the distances
permitted as common paths of travel by 39.2.5.3.

Rhode Island Fire Code NFPA 101 39.2.4.3 A single exit shall be permitted for a room or area
with a total occupant load of less than 100 persons, provided
that **all** of the following criteria are met:
(1) The exit shall discharge directly to the outside at the level
of exit discharge for the building. **DOES NOT COMPLY**
(2) The total distance of travel from any point, including
travel within the exit, shall not exceed 100 ft (30 m).
(3) The total distance of travel specified in 39.2.4.3(2) shall
be on the same story, or, if traversing of stairs is necessary,
such stairs shall not exceed 15 ft (4570 mm) in height,
and both of the following also shall apply:
(a) Interior stairs shall be provided with complete enclosures
to separate them from any other part of the
building, with no door openings therein. **DOES NOT COMPLY**
(b) A single outside stair in accordance with 7.2.2 shall be
permitted to serve all stories permitted within the
15 ft (4570 mm) vertical travel limitation.

Rhode Island Fire Code NFPA 101 39.2.4.4 Any business occupancy three or fewer stories in height, and not exceeding an occupant load of 30 people per
story, shall be permitted a single separate exit to each story,
provided that all of the following criteria are met:
(1) The exit shall discharge directly to the outside.
(2) The total travel distance to the outside of the building
shall not exceed 100 ft (30 m).

(3) Interior exit stairs shall be enclosed in accordance with 7.1.3.2, and both of the following also shall apply:
(a) The stair shall serve as an exit from no other stories. **DOES NOT COMPLY**
(b) A single outside stair in accordance with 7.2.2 shall be permitted to service all stories.

Rhode Island Fire Code NFPA 101 39.2.4.5 A single means of egress shall be permitted from a mezzanine within a business occupancy, provided that the common path of travel does not exceed 75 ft (23 m), or 100 ft (30 m) if protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1). **NOT APPLICABLE**

Rhode Island Fire Code NFPA 101 39.2.4.6 A single exit shall be permitted for a single-tenant space or building two or fewer stories in height, provided that both of the following criteria are met:
(1) The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with9.7.1.1(1). **NOT SPRINKLERED**
(2) The total travel to the outside does not exceed 100 ft (30 m).

Still outstanding June 24, 2015

28. The fire escape has not been tested and is not an approved second means of egress.

Rhode Island Fire Code NFPA 101
7.2.8.6 Materials and Strength.
7.2.8.6.1 Noncombustible materials shall be used for the construction of all components of fire escape stairs.
7.2.8.6.2 The authority having jurisdiction shall be permitted to approve any existing fire escape stair that has been shown by load test or other satisfactory evidence to have adequate strength.

Still outstanding June 24, 2015

29. The fire escape and its door are being obstructed by office furniture.

Rhode Island Fire Code NFPA 101 7.1.10 Means of Egress Reliability.
7.1.10.1* Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.
7.1.10.2 Furnishings and Decorations in Means of Egress.
7.1.10.2.1 No furnishings, decorations, or other objects shall obstruct exits, access thereto, egress therefrom, or visibility thereof.

Still outstanding June 24, 2015

30. The door exiting to the fire escape is difficult to open.

Rhode Island Fire Code NFPA 101 7.2.1.4.5 Door Leaf Operating Forces.
7.2.1.4.5.1 The forces required to fully open any door leaf manually in a means of egress shall not exceed 15 lbf (67 N) to release the latch, 30 lbf (133 N) to set the leaf in motion, and 15 lbf (67 N) to open the leaf to the minimum required width, unless otherwise specified as follows:
(1) The opening forces for interior side-hinged or pivotedswinging door leaves without closers shall not exceed 5 lbf (22 N).
(2) The opening forces for existing door leaves in existing buildings shall not exceed 50 lbf (222 N) applied to the latch stile.
(3) The opening forces for horizontal-sliding door leaves in detention and correctional occupancies shall be as provided in Chapters 22 and 23.
(4) The opening forces for power-operated door leaves shall be as provided in 7.2.1.9.

Still outstanding June 24, 2015

31. The fire extinguisher outside of the Town Managers office has an inspection tag from 2010 and is out of date for testing.

Rhode Island Fire Code NFPA 1 13.6.9.3.1.1.1 Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection or electronic notification. [**10:**7.3.1.1.1]

Still outstanding June 24, 2015

32. In the above ceiling space going up to the attic, there is wiring for the hall lights that are not in electrical boxes. All wiring in this building shall be checked and be installed according to NFPA 70 the National Electrical Code.

Still outstanding June 24, 2015

Gordon M. Walsh
Fire Marshal

3

NORTH KINGSTOWN

Office of the Building Official
55 Brown Street
North Kingstown, RI 02852

Fax 401-295-0703

Ph. 401-294-3331 ext 301

NOTICE OF VIOLATION
RI STATE BUILDING CODE
RIGL 23-27.3-100 Et El

August 20, 2015

Michael Embury, Town Manager
North Kingstown Town Hall
80 Boston Neck Rd
North Kingstown, RI 02852

Re: 55 Brown St Plat: 117 Lot: 211

Dear Mr. Embury:

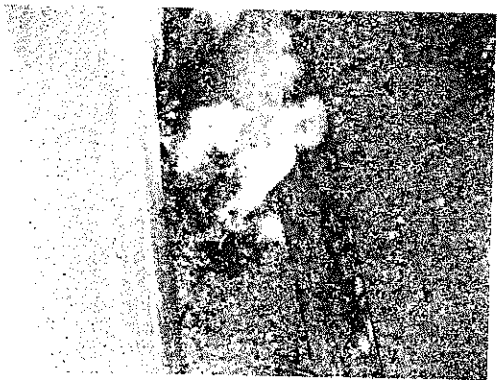
Please be advised that inspections were conducted between June 5, 2015 and August 20, 2015 in the Town Hall Annex on Brown St. The structure is a Wood framed building with a combination of brick masonry and stone for the foundation. There are two floors above grade and one floor below. The floor below grade is split between the IT Department, Code Enforcement, and a mechanical equipment room. The first floor is used for Code Enforcement, a small meeting room, and space for a large scanner/plotter. The second floor is used for office space by the Planning Dept.
Vision Appraisal indicates that the gross floor space is 5519 square feet and the structure was built in 1888. The structure is located within a flood zone and has sustained flood damage a number of times in past storm events.

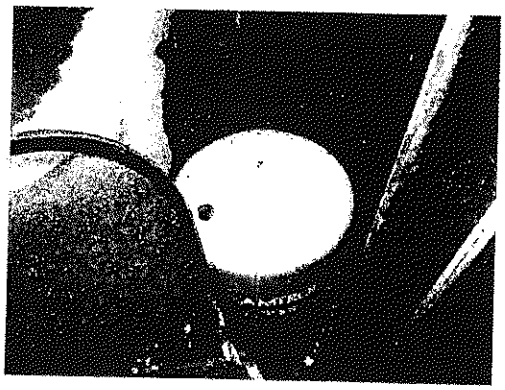
In terms of public health, welfare and safety, the Town Hall Annex falls under the jurisdiction of both the Fire Marshall and the Building Official. The following codes used for this inspection include the State Building Code *SRC-1 Existing Structures, SBC-1 chp. 34 Existing Structures, NFPA 101 Life Safety Code 2009ed., NFPA 70 (NEC 2011) National Electrical Code* and *SBC-6 Property Maintenance Code. RI Department of Health*

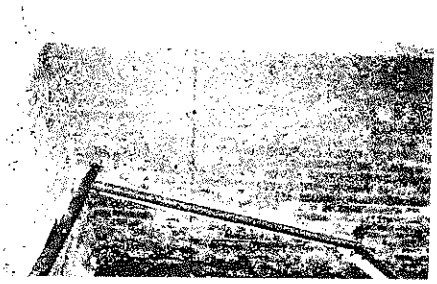
Basement

Air Quality

- Basement area for code enforcement lacks proper ventilation. Windows don't function or have been replaced to provide combustion air for mechanical room. Lead remediation is necessary due to brick Spalding and deterioration. As of this date I have ordered employees to remain out of the storage area until air quality tests can be administered. The spalding of bricks and flaking of lead paint have contributed to the current air quality conditions. I have witnessed one employee having breathing difficulty every time they have to use the time clock. The conditions in the boiler room are worse. The chimney must be completely cleaned and an inspection report submitted. The chimney system must be compromised due to the repeated finding of dead birds. The boiler is covered with bird droppings and the room itself does not provide the proper access for maintenance.







Mold

- Mold is present in the basement

This item is regulated by the RI Dept. of Health. Mold remediation is required. The humidifying system is not designed to provide fresh air intake nor does it condition the air for the entire basement.

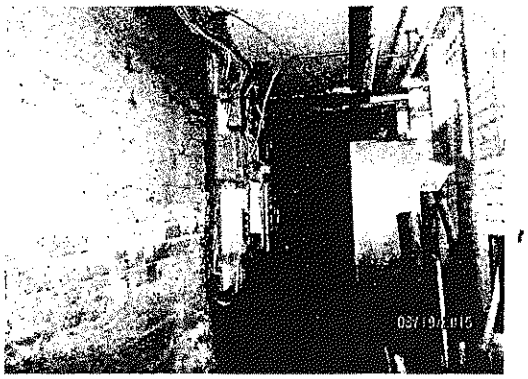
Radon

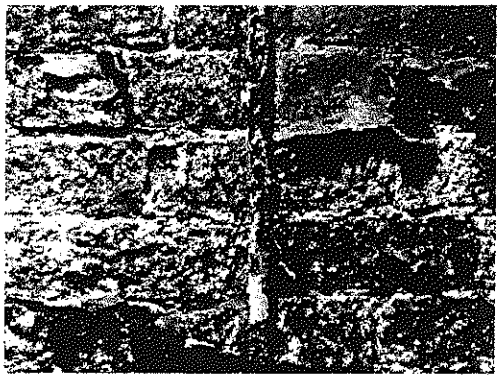
- All public buildings require quarterly testing

This item is regulated by the RI Dept. of Health. Submit the results of radon tests in basement. Any test results with a reading higher than 4 pCi/L of radon will require the remediation of the space.

Electrical Service

- Electrical Utilities require 36 inch clearance on all sides. In addition the utilities shall be mounted in a secure manner. The brick deterioration has created an unsecure mounting location.

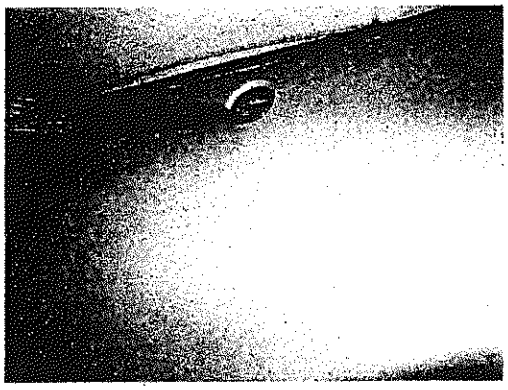


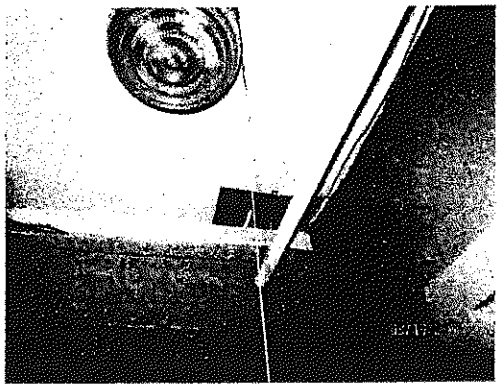


Fire Wall Penetrations

- Penetration of rated fire wall in boiler room
- Openings and penetrations of ceiling / floor assembly between basement and first floor

SBC-1 sec. 714.3 714.3 Fire-resistance-rated walls. Penetrations into or through *fire walls*, *fire barriers*, *smoke barrier* walls and *fire partitions* shall comply with Sections 714.3.1 through714.3.3. Penetrations in *smoke barrier* walls shall also comply with Section 714.5.





Fire Door Assembly for Boiler Room

- Existing door and hardware for boiler room does not provide the required fire rating

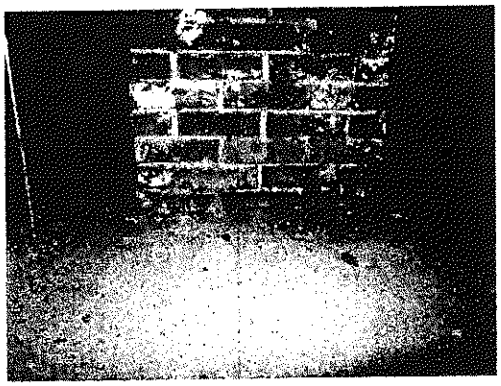
NFPA 101 sec. 8.7.1.3 Doors in barriers required to have a fire resistance rating shall have a minimum ¾ hr fire protection rating and shall be self closing or automatic closing in accordance with 7.2.1.8

Masonary and Brick Foundation and load walls

- Masonry and brick foundations and support walls are deteriorating

SBC-6 Sec. **306.1.1 Unsafe conditions.** Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* as required for existing buildings:
2. Concrete that has been subjected to any of the following conditions:
2.1. Deterioration;
2.2. Ultimate deformation;
2.3. Fractures;
2.4. Fissures;
2.5. Spalding;
2.6. Exposed reinforcement; or
2.7. Detached, dislodged or failing connections
4. Masonry that has been subjected to any of the following conditions:
4.1. Deterioration;
4.2. Ultimate deformation;
4.3. Fractures in masonry or mortar joints;
4.4. Fissures in masonry or mortar joints;
4.5. Spalding;
4.6. Exposed reinforcement; or
4.7. Detached, dislodged or failing connections.

Commentary- In order to analyze all of the elements of a building, this section ensures that each component of a building must also meet its intended purpose or the building (or portion thereof) can be regarded as unsafe. This provision specifies that each material (such assoil, concrete, masonry, wood, steel, etc.) that is used to create a building or structure must continue to be viable. Item 1 delineates some conditions of soil or foundation stability that denote unsafe conditions. Any of these allow the code official to determine that an unsafe condition exists. Items 2 through 6 delineate some of conditions of typical building materials that if present in structural elements are sufficient to determine that an unsafe condition exists.



Second Floor

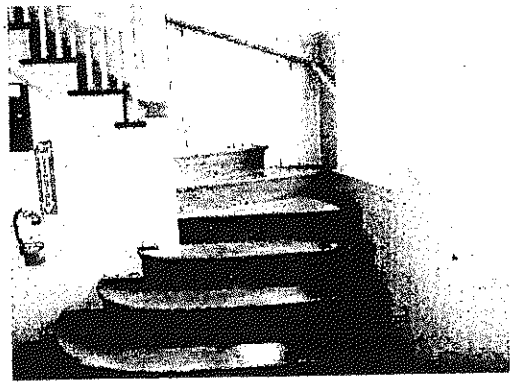
ADA Accessibility

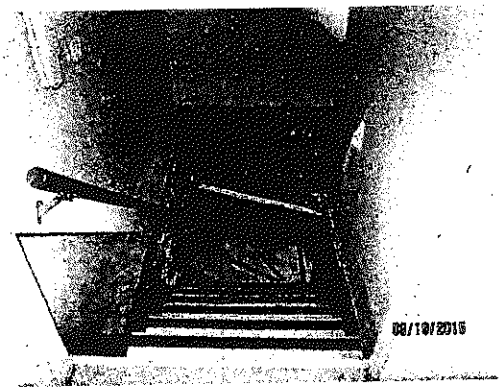
- The entire building does not meet the requirements of the Federal ADA regulations.

While I do not enforce Title II and III of the Americans with Disabilities Act, I would be remiss if I didn't remind you that failure to meet the federal standards could result in very costly remedies.

An Elevator would be needed to connect the first floor (accessible entrance) to the basement and second floor.

- The Second means of egress is by use of a fire escape. A structural evaluation is necessary. The door leading to the fire escape needs replacement.

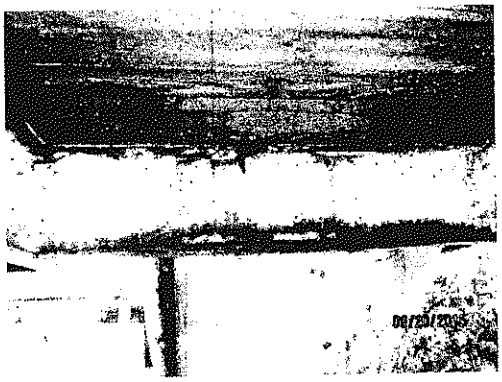


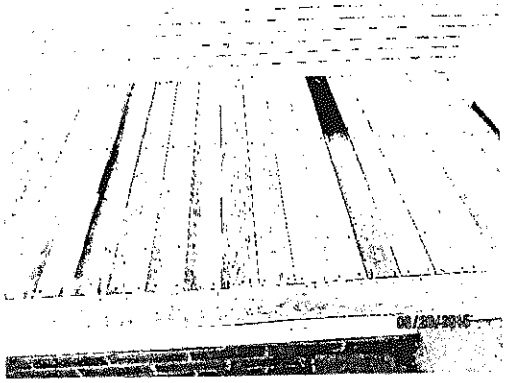


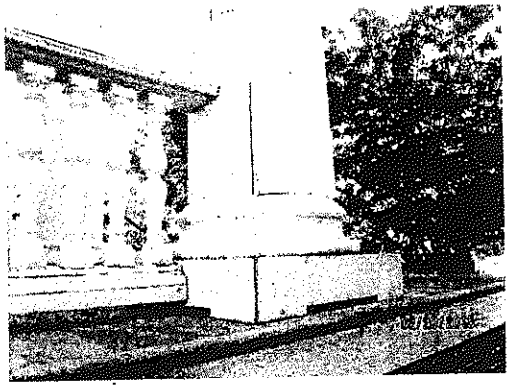
Exterior

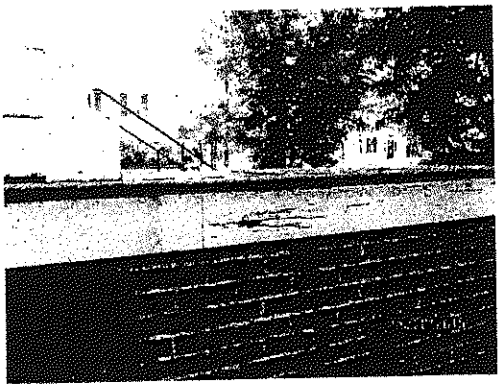
- Both front and rear decks have deteriorated or rotted out. The steel structure supporting the rear deck has been compromised by weather and flooding events. Trim boards have completely rotted thru and some decorative columns need repairs.

SBC-6 Property Maintenance Code









§ 23-27.3-124.2 Notice of unsafe condition. – When the whole or any part of any building, sign, or other structure shall be declared to be in an unsafe condition, the building official shall issue a notice of the unsafe condition to the owner of record describing the building or structure deemed unsafe, and an order either requiring that the building, sign, or structure be made safe or be demolished within a reasonable, stipulated time. All notices and orders shall be in writing and shall be delivered to the owners of the building by the building official or his or her designated agent or shall be sent by registered or certified mail to the last known address of the owner or owners. Orders to demolish any building, a sign, or structure shall also be issued to all mortgagees of record. If any owner or mortgagee cannot be located after due and diligent search, the notice and order shall be posted upon a conspicuous part of the building or structure, and the procedure shall be deemed the equivalent of personal notice. When a building or structure is ordered secured for any reason by the building official, the owner shall board the building or structure in accordance with § 23-27.3-124.6 within seven (7) days, or the building official may cause the necessary work to be done to secure the building or structure. The cost of the work shall be billed to the owner and be a lien against the real property as provided in § 23-27.3-125.7.

§ 23-27.3-124.3 Appeals. – The owner shall either comply with the order or shall appeal the order to the local board of appeals within thirty (30) days of mailing or posting of the notice and order. There shall be no appeal to the order to board an unsecured or vacant building or structure. The board of appeals shall, if requested by the owner, hold a hearing where it will either confirm, modify, or revoke the notice and order of the building official in accordance with the provisions of § 23-27.3-126.0 as may be deemed just and proper in the interest of public health, safety, and welfare.

§ 23-27.3-124.4 Restoration of unsafe buildings. -A building, sign, or structure declared unsafe by the building official shall be restored to a safe and usable condition in one of the following manners:

(1) When no change in use or occupancy is contemplated or compelled and the reconstruction or restoration is less than fifty percent (50%) of the physical value of the building, sign, or structure as defined in § 23-27.3-106.5, the building, sign, or structure shall be repaired in accordance with the applicable requirements of the rehabilitation building and fire code for existing buildings and structures, or if the rehabilitation code for existing buildings and structures is not applicable, the applicable requirements of § 23-27.3-106.3 or § 23-27.3-106.4; or

(2) When a change in use or occupancy is contemplated or compelled, or reconstmction or restoration is in excess of fifty percent (50%) of the physical value of the building, sign, or structure as defined in § 23-27.3-106.5, exclusive of foundations, the building, sign, or structure shall be made to comply in all respects with the requirements for materials and methods set forth in the rehabilitation building and fire code for existing buildings and structures, or if said code does not apply, the requirements for materials and methods for new buildings, signs, or structures erected under the provisions of this code.

§ 23-27.3-124.4.1 Compliance. -The owner of an unsafe building, sign, or other structure shall obtain the necessary permits to perform the restoration or reconstruction work required by the building official within **thirty days of the receipt of the notice of an unsafe condition and shall proceed immediately with the work as required in § 23-27.3-114.2 of this code. The work shall continue until the unsafe condition has been abated.**

§ 23-27.3-124.5 Disregard of unsafe notice. -When an owner or the owner's authorized agent has been served with a notice of an unsafe condition and fails to comply with the order to either make the building, sign, or structure safe or to have it demolished within a stipulated time and has not appealed the order to the local board of appeals within the thirty (30) days required, the legal counsel of the municipality shall be advised and shall institute the appropriation action to compel compliance as provided in § 23-27.3-122.0. If in the opinion of the building official the condition poses an immediate danger to the public health, safety, and welfare, the building official shall cause all the necessary work to be done to either make the building, sign, or structure safe or to have it demolished. The cost of the work shall be billed to the owner and shall be a lien against the real property as provided in § 23-27.3-125.7.

Please advise should you require additional information.

Sincerely,

Gary T Tedeschi,
North Kingstown Building Official / Zoning Enforcement Officer

cc: Gordon Walsh, Fire Marshall
Town Solicitor's Office

Phil Bergeron

From: Jeannette Alyward
Sent: Thursday, August 20, 2015 2:11 PM
To: Kerry McKay; Carol Hueston; Kevin Maloney; Jason Albuquerque; Ellen Waxman; Don Maroney
Cc: Michael Embury; Gary Tedeschi; Gordon Walsh; Phil Bergeron
Subject: FW: Annex NOV
Attachments: Brown St 55 official NOV.pdf

Mike asked that I forward the attached. I will have hard copies for you tonight.

Jeannette Alyward
Town Clerk
80 Boston Neck Road
North Kingstown, RI 02852
(401) 268-1552
jalyward@northkingstown.org

From: Gary Tedeschi
Sent: Thursday, August 20, 2015 12:12 PM
To: Michael Embury
Cc: Jim Reilly; Don Maroney; Gordon Walsh; Jeannette Alyward
Subject: Annex NOV

Mike, please see attached. I will hand deliver the original. Thanks Gary

Gary T Tedeschi
North Kingstown Building Official / Zoning Enforcement Officer
55 Brown St.
North Kingstown, RI 02852
401-294-3331 ext 301
gtedeschi@northkingstown.org

4

Town of North Kingstown, Rhode Island

Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799
Phone: (401) 268-1500
Fax: (401) 267-9036
Web: www.northkingstown.org

Note:
As provided to N.K. Bldg. Code Bd. of Appeals on 10/7/15, as backup

MEMO

TO: Gary Tedeschi, Building Official / Zoning Enforcement Officer
FROM: Phil Bergeron, Public Works Director
CC: Michael Embury, Town Manager
SUBJECT: North Kingstown Town Hall
Notice of Violation
Building Code Board of Appeals Update
DATE: September 16, 2015

On August 5, 2015 the North Kingstown Building Code Board of Appeals conducted a hearing on the Town's request for a variance from section 23-27.3-124.1, in regards to the thirty (30) day time period and the complete correction of all issues noted in the Notice of Violation (NOV) received by the Town Manager on June 8, 2015. In an August 4, 2015 memo to your office (attached), which was provided as backup at the referenced hearing, I outlined the town's position on each of those violations and summarized Town Council discussion relative to the NOV. That hearing was continued to September 17, with a request that the town provide the Board with an update on the disposition of each item. This memo will provide that update, as well as a summary of recent Town Council action intended to resolve the NOV.

At a joint meeting of the North Kingstown Town Council and Asset Management Commission (AMC) held on August 27, 2015, the Town Council tasked the AMC with evaluating options for the relocation of Town Hall personnel. The Town Council further requested that they complete their evaluation within two weeks and present their finding to the Town Council at a special meeting on July 10, 2015. Attached is a portion of the AMC report presented to the Town Council, which includes a summary of their meetings, an executive summary with recommendations and a Relocation Matrix of buildings inspected and evaluated as part of their evaluation. The full report was presented to the Town Council on July 10, 2015. The Town Council deliberated on the report, and following discussion with AMC members and a public comment period, concluded with a number of motions on this matter. I have also attached official motion language from the Town Clerk's office from that meeting.

The conclusion of the Town Council's deliberation, as represented by the referenced motions, is that the Town Hall be vacated as soon as possible, that this office immediately begin engineering, cost estimating and construction required to relocate staff to the recently vacated School Administration Building, and that the Town Council establish a committee to begin the process of studying options and costs for the construction of combined Town Hall and School Administration facility. This action by the Town Council reinforces the town's position relative to the exemption requests listed in the August 4, 2015 memo, which are based on the vacating of personnel from Town Hall.

For clarity, I've included the original NOV items as listed on my August 4 memo below, with updates of each item in bold lettering. My update is as follows:

1. Basement Egress Stairway: The town will secure this door when the building is occupied. If access is required, maintenance personnel will post an individual in the hall outside the doorway while individuals are working in the basement. Access to the basement will be gained through notification to the Manager's office and an established access protocol. The town's seeks an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

   The door to the basement has been locked and access is gained through notification to the Town Manager's office.

2. Electrical Service: The town will secure this area when the building is occupied. If access is required, only qualified maintenance personnel will be allowed to secure the area near the utility service. Access to the basement will be gained through notification to the Manager's office and an established access protocol. The town seeks an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

   The door to the basement has been locked and access to the basement is gained through notification to the Manager's office.

3. Fire Wall Penetrations: Fire wall penetrations in the boiler room walls are being corrected by Public Works staff. Openings and penetrations of ceiling/floor assembly between basement and first floor will be secured when the building is occupied. Additional fire devices (smoke/heat) will be installed in these areas. The town seeks an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

   Fire wall penetrations through boiler room walls have been sealed. The cavity opening between the basement and other floors in the Town Hall has received additional heat and smoke detection devices. This temporary action and exempt correction was also agreed to by the State Fire Safety Code Board of Appeals.

4. Fire Door Assembly for Boiler Room: A replacement door, with hardware, has been ordered and will be replaced by Public Works staff.

   Fire door assembly to Boiler Room has been replaced.

5. Structural Header between Exit Access Hall and Storage Room: The services of a structural engineer have been secured to evaluate loading and structural integrity. Recommended repairs will be completed by Public Works staff.

   The compromised headers have been inspected by a structural engineer. A report is expected this week and will contain recommendations to correct the violation. The corrections are expected to be minimal and will be completed with in-house staff.

6. Egress Access in Basement. Stairs and Walking Surfaces: The town will secure this area when the building is occupied. If access is required, staff will gain access through notification to the Manager's office and an established access protocol. Access to file storage will require the use of approved personnel protection equipment. To the degree possible, file storage will be adjusted to maximize isle width. Paper products will not be removed from basement until the building is vacated, due to possible mold contamination. The town seeks an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

   The door to the basement has been locked and access to the basement is gained through notification to the Manager's Office. Paper products will be removed once the building has been vacated.

7. Masonry and Brick Foundation and Load Walls: The services of a structural engineer have been secured to evaluate wall loading and structural integrity. Recommendations from structural report will be implemented as needed to continue to occupy the building for the next 6 to 8 months.

   The masonry and brick foundations have been inspected by a structural engineer. A report is expected this week and will contain recommendation to correct this violation. The report is expected to conclude that there are no immediate corrections needed other than continued monitoring, but will recommend full foundation repairs for continued occupancy of the building.

8. Mold: The town will continue to monitor air quality in the basement and office areas of town hall. Previous testing has not revealed any mold issues in office space areas, but recommended continued monitoring of the basement and the eventual removal of paper products. The most recent analysis by an insurance air quality specialist, recommended not removing paper products until building is vacated and paper products potentially contaminated can be properly handled.

   Access to basement, the location of mold spore concerns, is restricted, Access is gained through notification to the Manager's Office and the required use of approved personal protection equipment.

9. Radon: The town has scheduled a radon test for this building. Previous tests have not revealed any issues, but all recommendations will be implemented as needed to continue to occupy the building for the next 6 to 8 months.

Test is still pending. Previous tests did not reveal any radon concerns.

10. Main Entry Egress & Ingress: As this is an historic building, correction of this item would require the alteration of historic building elements. The town is therefore seeking an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

Main entry door has been repositioned within the door opening and violation has been corrected.

11. Exit Door Hallway: This is the same door as identified in item 1. The same exemption is requested, as justified by the identified access protocol.

See update provided on item # 1.

12. Interior Egress Access Hallway: Corrections to this deficiency will require major interior renovations. The town is therefore seeking an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

The town continues to seek an exemption to this correction for the reason listed.

13. First Floor Interior Finish not Flame Resistant: The town treated the interior wood work in the conference room several years ago. The remainder of the building's paneling and wainscoting remains untreated. Previous treatment created health concerns due to significant product odors. The town is therefore seeking an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

The town continues to seek an exemption to this correction for the reason listed, with the following exception. The State Fire Board instructed this office to treat the wood work on the first floor hallway and stairwell. All other rooms are exempt under the premise that the building will be vacated within a six month period. The product has been purchased and the application is underway.

14. ADA Accessibility: Compliance will require significant and costly renovations to the interior of the building, and the alteration of historic elements of the building. The town is therefore seeking an exemption from this correction, as it will be vacating the building within the next 6 to 8 months.

The town continues to seek an exemption to this correction for the reason listed.

15. Insect Infestation and Damage: The town hired an insect control company and continues to provide staff insect control and maintenance. Town staff has made repairs to areas in the Finance office previously damaged by insects. Since our spraying efforts several years ago, there has been no evidence of termites. The town will use the services of a structural engineer to determine if any building structural issues exist as a result of insect infestation.

    The more severe areas damaged by insect infestation have been repaired. A number of other damaged areas, which are more aesthetic in nature, will not be repaired. The town seeks an exemption to these repairs under the premise that the building will be vacated within the next 6 months.

16. Second Floor Means of Egress: A second means of egress exits by way of a fire escape. Access to that fire escape is restricted by files and an office. That office will be relocated and the files removed to create proper egress to fire escape. The town has secured the services of a structural engineer to evaluate the integrity of the fire escape. Public Works staff has made repairs to the fire escape door. The town seeks an exemption to the requirement of a properly located fire escape from the second floor, as it would require major building renovations affecting historic building elements, and the town will be vacating the building within the next 6 to 8 months.

    The town has relocated the office (and furniture) that was creating an obstructed access to the existing fire escape. Town staff has repaired the fire escape door. The fire escape was inspected by a structural engineer. That report is expected this week, with anticipated recommendations to repair one steel connection and paint the structure. The town continues to seek an exemption to the construction of a relocated fire escape for the reason listed.

17. Second Floor Interior Finish not Flame Resistant: The same exemption and justification is requested as in item 13.

    See item 13.

18. Asbestos and Lead Paint: The town has hired the services of a professional to assess both potential conditions. Asbestos in the boiler room and within pipe insulation has been removed. Asbestos tiles and mastic remain in several offices. Recommendations from the professional will be implemented as needed to continue to occupy the building for the next 6 to 8 months.

    The town completed an asbestos and lead inspection with the services of ECM Environmental. Report results identify asbestos containing floor tile and mastic in several offices, some of which are located under carpeting. The report also identifies the existence of lead paint in a stairwell varnish product, as well as wall and brick paint in the basement. Removal and contact protocol, and the use of personal protection equipment will be implemented.

Please let me know if you have any questions or require additional information. I intend to present this memo and its requested exemptions at this week's hearing.

Town of North Kingstown, Rhode Island

Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799
Phone: (401) 268-1500
Fax: (401) 267-9036
Web: www.northkingstown.org

→ Forwarded to TC on 12/11/15.
Discussed @ 12/14/15 TC meeting

MEMO

TO: Thomas Mulligan, Interim Town Manager
FROM: Phil Bergeron, Public Works Director
SUBJECT: North Kingstown Town Hall & Town Hall Annex
Notice of Violation Update
Building and Fire Code
DATE: December 11, 2015

The following provides a status on the three Notice of Violations (NOV), issued by the Town Building Inspector and the Town Fire Marshall, on both the Town Hall and Town Hall Annex. Decisions rendered by the North Kingstown Building Code Board of Appeals (Board) and the State Fire Safety Code Board of Appeals (Board), at hearings held for these NOV's, are summarized below with an update on any corrective measures required by the respective Boards for deficiencies listed in the NOV's. Based on directives given this department from the North Kingstown Town Council, the town submitted appeals to both Boards with respect to these NOV's. These appeals included a request for additional time to correct immediate life and safety deficiencies, and a waiver to not correct the more costly corrections under the premise that both buildings would be vacated. The respective hearings dates for these NOV's are as follows:

- Town Hall Building Code NOV
  North Kingstown Building Code Board of Appeals
  October 7, 2015
- Town Hall Fire Code NOV
  State of RI Fire Safety Code Board of Appeal
  August 18, 2015
- Town Hall Annex Building Code NOV
  North Kingstown Building Code Board of Appeals
  December 9, 2015

TOWN HALL BUILDING CODE NOV VIOLATIONS

1. Basement Egress Stairway: Not Corrected.

2. Electrical Service along basement stairwell: Not corrected.
   Board relieve based on town vacating building in six months.
   Access to basement is restricted, with access gained through notification to Town Manager's office and compliance with established access protocol.

3. Fire Wall Penetrations: Partially Corrected.
   Fire wall penetrations in the boiler room walls have been corrected by Public Works. Openings and penetrations of ceiling/floor assembly between basement and first floor have had additional warning devices (smoke/heat) installed, per Board's request. The vertical cavity fire correction will not be corrected based on the Board's granting of a variance and town vacating the building in six months.

4. Fire Door Assembly for Boiler Room: Corrected.

5. Structural Header between Exit Access Hall and Storage Room: Not Corrected.
   The compromised headers have been inspected by a structural engineer.
   Staff will reinforce support.

6. Egress Access in Basement-Stairs and Walking Services: Not corrected.
   Board relieve based on town vacating building in six months.
   Access to basement is restricted, with access gained through notification to Town Manager's office and compliance with established access protocol.
   Paper products will not be removed from basement until the building is vacated; due to possible mold contamination, per recommendation of Air Quality Specialist.

7. Masonry and Brick Foundation and Load Walls: Not corrected.
   Board relieve based on town vacating building in six months
   A structural engineer report has been completed. Additional inspections and repairs will be necessary if building is to be occupied for more than one year.

8. Mold: Not corrected
   Board relieve based on town vacating in six months.
   The town will continue to monitor air quality in the basement and office areas of town hall. The most recent recommendation by our insurance Air Quality Specialist, recommended not removing paper products until building is vacated and contaminated paper products can be properly handled. Access to basement, the location of mold spore concerns, is restricted; Access is gained through notification to the Manager's Office and the required use of approved personal protection equipment.

9. Radon: Not corrected
   The town has scheduled a radon test for this building. Previous tests have not revealed any issues, but all recommendations will be implemented as needed to continue to occupy the building for the next 6 to 8 months.

10. Main Entry Egress & Ingress: Corrected

11. Exit Door Hallway: This is the same door as identified in item 1. The same exemption is requested, as justified by the identified access protocol. See update provided on item # 1.

12. Interior Egress Access Hallway: Not corrected.
Board relieve based on town vacating building in six months.

13. First Floor Interior Finish not Flame Resistant: Partially corrected.
Board relieve based on town vacating building in six months.

14. ADA Accessibility: Not corrected
Board relieve based on town vacating building in six months.

15. Insect Infestation and Damage: Partially corrected.
The town hired an insect control company and continues to provide staff insect control and maintenance. Town staff has made repairs to areas in the Finance office previously damaged by insects. Other areas of insect damage will not be repaired based on Board's relieve and the town vacating building in six months.

16. Second Floor Means of Egress: Not corrected.
Board relieve based on town vacating building in six months.
This office removed obstructions to existing fire escape, but will not relocated fire escape or construct appropriate second means of egress based on Board's decision.
A structural engineer has certified the fire escape as sound.

17. Second Floor Interior Finish not Flame Resistant: The same exemption and justification is requested as in item 13.

18. Asbestos and Lead Paint: Not corrected.
Board relived based on town vacating building in six months.
The town completed a hazardous materials assessment of the building. Asbestos and lead exist within the building, are not currently a health risk, but should be removed as part of any building renovation.

TOWN HALL FIRE CODE NOV VIOLATIONS

1. Master Box Connection: Corrected.

2. Emergency Lighting at Building Egress: Corrected

3. Emergency Lighting in Interior: Corrected

4. Front Entrance Door: Corrected.

5. Fire Alarm Pull Stations Mounted Height: Not corrected
Board relieve based on town vacating building in six months.

6. Wainscoting in Building: Partially corrected
Board relieve based on town vacating building in six months.
Only hallways and stairway were completed based on Board's recommendation.

7. Wood Paneling in Building: Not corrected
   Board relieve based on town vacating building in six months

8. Smoke Detector in Hallway: Corrected

9. Exit Door in Conference Room: Not corrected
   Board relieve based no town vacating building in six months.

10. Fire Alarm Smoke Detector by Conference Room: Corrected

11. Fire Alarm Smoke Detector by Tax Assessor's Office. Corrected

12. Fire Alarm Smoke Detector by Second Floor Bathrooms: Corrected

13. All HVAC units rated at 2000 CFM or more are required to shut down upon activation of fire alarm system: Existing HVAC units are rated at 758 CFM. No action necessary.

14. Main Vault Exit Signs: Corrected

15. Tax Assessor and Finance Office Exit Doors: Not corrected
    Board relieve based on town vacating building in six months.

16. Illuminated Exit Sign by rear exit door in the Tax Assessors Office: Corrected

17. Rear Steps behind Finance and Tax Assessor Office: Corrected

18. Electrical Panel in Closet by Tax Assessor's Office: Corrected

19. Unprotected Vertical Opening: Not Corrected
    Board relieve based on town vacating building in six months.
    At the request of the Board, the town installed additional heat and smoke devices in this vertical opening.

20. Basement Door and Means of Egress: Not corrected.
    Board relieve based on town vacating building in six months.
    Access to basement is restricted, with access gained through notification to Town Manger's office and compliance with established access protocol.

21. Basement Headroom at Bottom of Stairs: Not corrected.
    Board relieve based on town vacating building in six months.

22. Electrical Junction Boxes in Basement: Corrected

23. Maintenance and Testing of the Emergency Generator: Corrected
    Quarterly testing reports submitted to Fire Marshall's office.

24. Fire Wall Penetrations between Basement and First Floor: Completed.

25. Aisles Width in Basement; Not corrected
    Board relieve based on town vacating building in six months.
    Access to basement is restricted, with access gained through notification to Town Manager's office and compliance with established access protocol.

26. Basement Fire Alarm Devices: Corrected

27. Second Floor Second Means of Egress: Not completed
Board relieve based on town vacating building in six months.

28. Testing of Fire Escape: Corrected

29. Fire Escape Obstruction: Corrected.

30. Existing fire escape door is difficult to open: Corrected

31. Fire extinguisher outside the Town Manager's office has an expired inspection tag: Corrected

32. Space above ceiling has hall light wiring not in electrical boxes: Corrected

TOWN HALL ANNEX BUILDING CODE VIOLATIONS

1. Air Quality in Basement: Not corrected.
Board relieve based on town vacating building in six months.
Air quality test have been completed indicating high levels of mold and carbon dioxide in the basement. Basement is now closed off to occupants.

2. Electrical Service Mounting: Not corrected
Board relieve based on town vacating building in six months.
Staff will continue to inspect periodically to insure mounting brackets are not failing.

3. Fire Wall Penetrations: Not corrected
Staff will correct.

4. Fire Door Assembly: Not corrected.
Staff will correct.

5. Masonry and Brick Foundations: Not corrected
Board relieve based on town vacating of building in six months.

6. ADA Accessibility: Not corrected
Board relieve based on town vacating building in six months.

Town of North Kingstown, Rhode Island

Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799
Phone: (401) 268-1500
Fax: (401) 267-9036
Web: www.northkingstown.org

Town Hall Relocation
School Administration Building Scope
Request for Professional Services
November 14, 2015

The following project scope summarizes anticipated improvements to the former School Administration Building, located at 100 Fairway Drive in North Kingstown, in preparation of the relocation of Town Hall administration offices to this building. The recent issuance of Building and Fire Code Notice of Violations (NOV) on the Town Hall and Town Hall Annex buildings has resulted in the North Kingstown Town Council's decision to vacate both of these buildings and relocate town staff to 100 Fairway Drive. Decisions on these NOV's by the local Building Code Board of Appeals and the State Fire Code Board of Appeals granted the town exemptions on some of the more costly code corrections, under the premise that the buildings would be vacated in six to eight months. It is the rulings by both Boards to vacate the building in 6 to 8 months that is driving the emergency nature of this project. This relocation is considered a temporary measure until the approval of funding and the construction of a permanent Town/School Government Center. The North Kingstown Town Council anticipates placing a referendum on the November 2016 General Election ballot for this project.

The former School Administration building is currently vacant and will require improvements relative to code and proposed occupancy needs before town staff is able to occupy. Attached is a building plan (Plan), developed by this office, which represents a proposed office occupancy layout for this 12,000 square foot, one-story building. The Town's Building Official and Fire Marshall have been consulted in the development of this layout and summary, in an effort to expedite this project and meet the required moving schedule. Most of the interior non-bearing walls will be demolished. All interior bearing walls are called out on the Plan and will remain. The majority of the proposed improvements are interior to the building, with no proposed replacement of flooring, ceiling, roofing or bearing wall systems. Exterior improvements include the construction of a handicap ramp, a fire protection water service and the relocation of existing electrical bus

block heating stations (see Plan). However, it is anticipated that the flooring system may require additional support at joist mid-spans where assembly areas are proposed. Based on an anticipated occupancy load of 65, additional bathroom fixtures will be required at the location identified on the Plan. The town will utilize existing electrical baseboard heating and wall mounted air conditioning units. A split system will have to be designed for the proposed Court meeting space and IT equipment room. The only known hazardous materials within the building are asbestos floor tiles that will be remediated through a separate contract awarded by this office. Septic system improvements will be handled by others and not included in the scope of this contact.

The town is seeking the services of an Architectural consultant to conduct a formal code review of 100 Fairway Drive and develop the necessary construction drawings for this project. Upon the completion of construction drawings, this office will serve as the General Contractor and solicit quotes from local and State MPA contractors, and oversee the improvements necessary for occupancy by the spring of 2016. The North Kingstown Town Council, recognizing the urgency of this effort and the critical schedule established by the rulings of the referenced boards, is allowing this office to obtain competitive construction quotes through a solicitation process and avoid the more time consuming bid process. This scope summary will serve as the minimum required improvements, and will be adjusted if necessary following the completion of a formal code review. Any unforeseen professional services required as a result of this code review, will be considered additional services.

The North Kingstown Town Council is therefore requesting cost proposals from interested Architectural Firms, for professional services associated with the work identified in this project scope summary and outlined on the attached Plan. This office will schedule independent site visits with interested firms to inspect the building at 100 Fairway Drive and answer questions.

The following list identifies specific areas of code concern that must be addressed in a code review. With the anticipated completion of a new Government Center in 3 to 5 years, this office will want to identify any potential appeals to the local Building Code Board of Review, in an effort to expedite the move to 100 Fairway Drive and reduce project costs.

- Bathroom fixtures
- Flooring system loading
- Sprinkler and fire wall options
- Electrical
- Energy
- ADA
- Mechanical (air exchange – main level and basement)
- Fire Code (Basement storage, first floor sprinkler system)

With respect to the codes listed above, this office is interested in comparing certain costs associated with the potential installation of sprinklers as it relates to basement storage and main level occupancy.

The list below represents the minimum project scope for this staff relocation project, with those items not included in this contract identified.

1. Flooring system support
2. Bathroom additions (structural, plumbing, mechanical)
3. Sprinkler system
4. Water meter fire service connection
5. Fire life safety (horns, strobes, IT closet, mech. room, crawl space)
6. Flooring Demo and Asbestos abatement
7. Interior renovations
    - Demo of existing walls
    - Interior wall construction
    - Interior bearing wall modifications
    - Doors/hardware
    - Exterior access (north end of west wing)
    - Basement stairwell improvements
    - Insulation (Easterly wall & ceiling)
    - Carpeting
    - Drop ceiling (if necessary)
    - Vault construction
8. Informational Systems **(not included in this contract)**
    - Existing system demo
    - Town IT connectivity
    - Building wiring (phone, computer)
    - Security
    - Conference Room/Court Audio/Video
    - HVAC for server closet
9. Electrical improvements
    - Demo existing electrical (Romex)
    - Office/building circuits
    - Electrical baseboard heaters (new and relocated baseboards & controls)
    - IT closet
10. Lighting improvements
11. AC improvements (conference room and office wall units)
12. Building mechanical (basement dehumidification)
13. Exterior Improvements (minor roof, gutter and siding repairs)
14. Basement door modification (exterior access)

15. Relocate furniture, files, equipment from existing TH/Annex **(not included in this contract)**
16. Furniture, Fixtures & Equipment (new FF&E) (Partitions) **(not included in this contract)**
17. Signage and keying
18. Relocate emergency generator
19. Site Work
    - ADA Ramp and sidewalks
    - Parking lot improvements (north lot off Fairway) **(not included in this contract)**
    - Lighting
    - Exterior steps and railings
    - Flag pole (in-house)
20. Waste water improvements **(not included in this contract)**
21. Items required per School/Town Joint Resolution
    - Parking lot striping (existing) (not included in this contract)
    - Parking lot construction (30 spaces for students) **(not included in this contract)**
    - Bus electrical outlets (station relocation) (see Plan)

The goal of this project is to have construction plans available for January of 2016. The architect will not be needed for project oversight. The Town will coordinate sub-contractor selection and permitting.

AHARONIAN
& ASSOCIATES, INC.
Architects

December 13, 2015

Phil Bergeron, P.E.
Director of Public Works
Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799

Re: Professional Architectural Services
North Kingstown Department of Public Works
Town Hall Relocation Project

Dear Mr. Bergeron,

We are very pleased to have the opportunity to provide this Fee Proposal for Professional Architectural Services for the North Kingstown Department of Public Works to relocate the Town Hall Relocation Project. Our proposed fee that follows has been determined with the assumptions, which we have indicated in the following proposed scope.

Project Scope:

Aharonian will conduct a formal code review of the former School Administration Building located at 100 Fairway Drive, and develop the necessary construction drawings for the project to relocate all the existing town offices which includes the main town hall and annex building. The project will include making the required improvements to the building relative to code and the proposed occupancy for Town Hall staff and departments. Coordination with the Town's Building Official and Fire Marshall will allow our staff to meet the require schedule for relocation.

We propose to provide the following scope of Architectural Services for this Project:

A) <u>Existing Conditions Phase</u>

Existing Conditions (As-Built) documentation: We will visit the site and verify the interior and exterior of the existing building for the purpose of creating an accurate base document to develop the proposed Construction / Permit Documents. Measurements and photographs will be taken during this process. Our office will require complete access to the facility in order to facilitate this process.

B) <u>Schematic Design/ Design Development Phase</u>

1) **Schematic Floor Plan:** Using this documented existing conditions plan, a schematic plan will be designed to show updated plans to meet current Building, ADA, and Fire Codes. We will incorporate information provided by you and as discussed during our walk through meeting. Such plan will be the basis for developing and finalizing the Construction / Permit Documents.

C) **Construction / Permit Document Phase**

1) **Code Review:** We will perform a formal review of the State and Town codes and Energy Codes applicable to the work being contemplated for this Project for use in preparing the Construction Documents.

2) **Meetings:** We will meet with you as required for overall Project coordination during the development of the design for the completion of the Construction Documents. Additional Town Zoning, Planning or Architectural Review Board meetings will be provided as an optional service as indicated below.

3) **Construction Documents:** Once the schematic plans are approved we will prepare Construction / Permit Documents and specifications for the proposed facility outlined in the Project Scope above.

4) **Consultants:** Mechanical, electrical and plumbing systems shall be drawn by our staff to support the proposed facility equipment modifications. Per your prior approval and only if required, we will consult and coordinate with engineers for any major changes to the Project Scope and building systems in developing the Construction / Permit Documents. We will provide Structural Engineering services to support the changes to the plan.

D) **Bidding Phase** (Optional Service if Required)

1) **Bid Administration:** We can provide general assistance in your solicitation of Bids from General Contractors for the Work shown in the Construction Documents, including:

- Answer Bidders' questions relative to the information contained in the Construction Documents.
- Issue clarification sketches, if required, relative to the information contained in the Construction Documents.
- Review and comment on the Bids received to aid in the awarding of the Contract for Construction.
- Assist them in the preparation of the Contract for Construction.

E) **Contract Administration Phase** (Optional Services if Required)

1) **Construction Observation:** We can make periodic site visits to observe and report on the progress of the Work in order to verify compliance with the Construction Documents. At the final inspection, we can prepare a "Punch List" of items requiring remedial work by the Contractor prior to final payment on the Contract for Construction.

2) **Submittal Review:** We can review and process product data and shop drawing submittals from the General Contractor to ensure compliance with the Construction Documents.

3) **Applications for Payment and general administrative work:** We can review and process the General Contractor's Applications for Payment to verify that the monetary amounts requisitioned are in accordance with the Work completed for the time period indicated. We can also process general administrative paperwork, such as Change Orders, correspondence, etc. as required to facilitate the progress of the Contract for Construction.

Optional Service Fee: We may provide these services on a time and materials basis, as requested, at the rate of **$ 95.00 per hour**

We propose to provide the Architectural Services as outlined above on a Not To Exceed fee, as indicated below.

The following is a breakdown of our Fee for the Architectural and Engineering Services outlined above. Please note that The Total Not to Exceed Fee as indicated below will be due in full upon delivery of the Certified (Stamped) Construction / Permit Document Package.

▪ **Existing Conditions Measure and Documentation**	**$ 2,280.00**
▪ **Architect's Fee**	**$ 9,120.00**
▪ **Structural Engineer Fee**	**$ 2,500.00**
▪ **Reimbursable Expenses** (estimated)	**$ 250.00**
Total Fee	**$ 14,150.00**

Our fee is based on the following assumptions:

- Reimbursable expenses include reprographic costs and travel mileage. Reprographics will be billed to the Owner at our cost (plus 10%). Mileage will be billed at the rate of 48.5 cents per mile.

Our scope of services does not include:

- Town / State approvals or Board review meetings.
- Involvement in asbestos abatement and/or environmental testing, remediation or cleanup procedures.
- Optional Services described above.

We look forward to working with you on this Project. Please don't hesitate to call if you have any questions or if you need any additional information regarding this Proposal.

If you find this Proposal to be acceptable, please sign below and return one executed copy to our office. Thank you again for the opportunity to be of service.

Sincerely,
Aharonian & Associates, Inc.

John Aharonian

John A. Aharonian, RA
President

Accepted by _____ Date: 12/18/15
Authorized Signature
Phil Bergeron
Director of Public Works

ARCHITECTURA

North Kingstown Town Hall Fee Schedule

The Project

The preparation of a comprehensive report that analyses, assesses, and recommends solutions for architectural, building code & historical compliance in order to prepare the building for an alternative user or the possibility of the resumption of a town related use. The report will include conceptual plans illustrating the proposed solutions and an itemized construction budget for same.

Fee Basis

The key to the successful and timely completion of this project is in the establishment of a concentrated working relationship with the Town of North Kingstown and their subcontractors. Our fees represent our estimate of time required to provide the professional services necessary to prepare the comprehensive report for the Town of North Kingstown.

Compensation

The basic architectural services as enumerated in this proposal for the work as described above shall be provided on a flat fee basis in the amount of ($8,750 Eight Thousand Seven Hundred Dollars. Billing will be on a monthly basis for work accomplished the preceding month. The fees written above are outlined below by phase and include all salaries, fringes, overhead, and profit for services that may be required to complete this project. Invoices for services are due within 30 days of receipt.

Architectural Fees

Architectural Services	$ 8,750

Reimbursable Expenses

Reimbursable expenses, for which you will be billed in addition to basic services, include printing costs, travel and professional services that are not included in scope of basic services described in this proposal and shall be the responsibility of the Owner. Additional Architectural services, if required shall be billed as scheduled below:

Principal Architect	$125.00 / hour
Associate	$100.00 / hour
Draftsman	$ 80.00 / hour

If the terms of this proposal are agreeable, please sign and return a copy to Architectura Inc. as your authorization to proceed with the work. In the meantime, please feel free to contact us in the event you have any questions or if we can be of any further assistance.

Architect (signature)

Paul V. Satas, AIA, President
Printed Name and Title
December 30, 2015

Owner (signature)

Phil Bergeron
Printed Name and Title
Director of Public Works
12/31/15

ARCHITECTURA

North Kingstown Town Hall Annex Fee Schedule

The Project

The preparation of a comprehensive report that analyses, assesses, and recommends solutions for architectural, building code & historical compliance in order to prepare the building for an alternative user or the possibility of the resumption of a town related use. The report will include conceptual plans illustrating the proposed solutions and an itemized construction budget for same.

Fee Basis

The key to the successful and timely completion of this project is in the establishment of a concentrated working relationship with the Town of North Kingstown and their subcontractors. Our fees represent our estimate of time required to provide the professional services necessary to prepare the comprehensive report for the Town of North Kingstown.

Compensation

The basic architectural services as enumerated in this proposal for the work as described above shall be provided on a flat fee basis in the amount of ($8,250 Eight Thousand Seven Hundred Dollars. Billing will be on a monthly basis for work accomplished the preceding month. The fees written above are outlined below by phase and include all salaries, fringes, overhead, and profit for services that may be required to complete this project. Invoices for services are due within 30 days of receipt.

Architectural Fees

Architectural Services	$ 8,250

Reimbursable Expenses

Reimbursable expenses, for which you will be billed in addition to basic services, include printing costs, travel and professional services that are not included in scope of basic services described in this proposal and shall be the responsibility of the Owner. Additional Architectural services, if required shall be billed as scheduled below:

Principal Architect	$125.00 / hour
Associate	$100.00 / hour
Draftsman	$ 80.00 / hour

If the terms of this proposal are agreeable, please sign and return a copy to Architectura Inc. as your authorization to proceed with the work. In the meantime, please feel free to contact us in the event you have any questions or if we can be of any further assistance.

Architect (signature)

Paul V. Satas, AIA, President
Printed Name and Title
December 30, 2015

Owner (signature)

Phil Bergeron
Printed Name and Title
Director of Public Works
12/31/15

ARCHITECTURA
1005 Main Street, Suite 2111, Pawtucket, RI T 401.726.7711 F 401.726.1515

December 29, 2015

Phil Bergeron, P.E.
Director of Public Works
Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799

Professional Architectural Services – North Kingstown Town Hall & Annex Building Code Deficiencies & Historical Preservation

Dear Mr. Bergeron:

We are pleased to present this proposal for analysis and recommendation for building code deficiencies and historical preservation of the town hall and annex building. Pease find enclosed Architectura's qualifications for architectural services and a partial portfolio of our relevant projects. At Architectura, our philosophy is built upon understanding the needs of our clients and establishing solid avenues of communication to arrive at the best solution possible. Our goal is not to meet expectations, but to exceed them.

Architectura specializes in historical adaptive re-use projects and offers a highly qualified and experienced team of professionals who are enthusiastic about the prospect of providing consulting services for the Town of North Kingstown. Our team has extensive knowledge and experience with New England area building codes, fire codes and other local ordinances that apply to any development project.

At Architectura, Inc., we take pride in all of our projects and strive to make each and every project unique in its own way. Including our work for the Town of North Kingstown, the following are building code deficiency projects that have been successfully completed on time and within budget as well as our historical registry projects:

- Kinney Bungalow, Narragansett;
- Conley's Warf at State Pier No. 1, Providence;
- Breed Hall, East Providence;
- Harris Mill Luxury Lofts, Coventry;
- American Wire Mill, Pawtucket, Pawtucket;
- Network RI One Reservoir Avenue, Providence;
- American Tourister, Phases I & II, Pawtucket; and
- Hopkinton Town Hall

Please refer to the Fee Schedule for our proposed base Architectural Services for these projects.

Like a good partnership, good architecture and design is about taking individual attributes and creating something that works as a whole, illustrating our appreciation of both your total picture and its fine details. It is in your imagination that any project is first envisioned, and is our team's interpretation of this vision which brings the project to life. If selected for this project we will be committed to meet the time schedule required. We hope this portfolio appropriately demonstrates our qualifications and ability to be an asset to your team.

Sincerely,

Paul V. Satas, AIA
President
Architectura, Inc.
PVS/mg

Town of North Kingstown, Rhode Island

Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799
Phone: (401) 268-1500
Fax: (401) 267-9036
Web: www.northkingstown.org

TOWN HALL NOV & RELOCATION
TOWN COUNCIL UPDATE
January 11, 2016

Following the last TC update in December this office continued with its solicitation of professional architectural services to assess existing building code deficiencies in the Town Hall, Town Hall Annex and the School Administration Building, and to provide construction cost estimates to bring these buildings into compliance.

A total of 7 architectural firms were contacted, of which 4 submitted cost proposals to Public Works. Firms contacted were either those that participated in the State of RI Master Price Agreement Program (MPA) or had successfully completed projects for the Town of North Kingstown. Those four firms were then evaluated based on their understanding of the project scope, their experience with similar projects and their cost to compete the work.

This office then selected two firms. One for the Town Hall and Annex, and another for the work proposed in the former School Administration building.

- Architectura, Inc. was selected for Town Hall and the Annex because of their experience with historic buildings and building code deficiency projects, historic adaptive re-use projects, knowledge of New England area building and fire codes, and completion of over $80 M dollars in historic projects over the last two years. They have also worked on many projects with RI Historic Preservation and Heritage Commission. Their scope includes the preparation of a comprehensive report that assesses then recommends solutions for architectural, building code and historical compliance. This in order to prepare the building for either the continuation as a town hall or for an alternative use. The report will include conceptual plans illustrating the proposed solutions and an itemized construction budget for the same. The cost to complete the Town Hall report is $8,750, and the cost to complete the Town Hall Annex

report is $8,250. The architect is expected to be complete with his reports in next three weeks.

- Aharonian & Associates was selected for the work at the Administration building. Project scope includes a formal code review of the building and the development of construction drawings required to relocate town hall and town hall annex staff to this building. The architect will conduct an existing conditions evaluation before completing construction drawings, assist this office with the selection of contractors and help with construction administration. Coordination with the Building Official and Fire Marshall, as well as a presentation to the Town Council is also included. Aharonian has extensive experience in building renovations and successfully completed Fire Station 5 in North Kingstown. The cost to complete this effort is $14,150. A report and drawings on the administration building is expected to be completed in two weeks.

Although a report on the Administration Building should be ready for discussion at the next Town Council meeting, the Town Hall and Annex reports will not be completed until the following meeting. All information available for the January 25 Town Council, for all buildings, will be discussed and made available for review.

Phil Bergeron

From:	E Waxman
Sent:	Tuesday, November 03, 2015 9:19 AM
To;	Phil Bergeron
Cc:	Thomas Mulligan (Chief); Jim McGwin
Subject:	Foundation
Attachments:	Town Hall NOV-Structural Report-Pretzer-0915.pdf; Town Hall NOV-Structural Report Pictures-Pretzer-0915.pdf

Good morning Phil,
I wanted to share this recent correspondence... Please find the original attached opinion and a follow-up response from Mr. Grafe. It appears that no investment is presently needed to address Town Hall foundation issues for one year other than for dehumidifiers. In 1-3 years, have a more comprehensive review done, with the expectation that some minimal patching will be needed. More than three years, monitor and repair as needed.

Begin forwarded message:

From: Tom Grafe <Tom@capretzer.com>
Date: November 3, 2015 8:34:16 AM EST
To: Ellen Waxman <fivemain@verizon.net>
Subject: RE: Ellen Waxman- North Kingstown

Dear Ms. Waxman

In general it is my opinion that the foundation is presently stable and the building can continue to be occupied, but with a number of qualifications.

First, I was originally hire to examine the condition of the fire escape, so my review of the foundtion condition was brief. The interior of the foundation wall was not visible in many areas. As a result, my opinion is based only on what I saw. If the building is to be occupied for more than a year, I would recommend a more comprehensive review of the condition of the foundation. I would expect that some patching in the worst areas will be immediately required and the missing brick above the bearing wall that I mentioned in my report will have to be repaired. Dehumidifiers should be install right away to reduce the moisture in the basement.

Second, if it is the plan to occupy th building for 3 more years, the condition of the foundaion should be monitored on a regular basis and additional repairs be made if required. If the building is to be occupied for more than 3 years, wholesale extensive repairs should be undertaken, including removing and replacing all loose brick and parging. My concern is that construction of a new government center, though planned for 3 years, may take longer. If that is the case, the more extensive repairs may be required anyway.

Let me know if you have any further questions

Thank you

Tom Grafe P.E.

From: Ellen Waxman [mailto:fivemain@verizon.net]
Sent: Monday, November 02, 2015 2:38 PM

GERARD F. BLISS, INC.

- Occupational Health and Safety Consultants --

October 29, 2015

Phillip Bergeron, P.E.
Director of Public Works
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall

Dear Mr. Bergeron,

2014 MB My report to you regarding the indoor air quality in the Town Hall building (dated 1/7/~~2013~~) found relatively low levels of mold spores in the basement. At the time, I indicated I was surprised by these low levels and actually found conditions in the basement to be quite favorable for supporting mold growth. My only explanation for this discrepancy was the fact that air samples were collected in the winter when molds are typically less active, but I admit this not a conclusive explanation.

In spite of the low spore levels I felt it was prudent to limit employee access to the basement and employees who still needed to enter the basement should wear (at least) a dust mask to avoid exposure mold spores. Also, they should wash their hands after touching items stored in the basement. I did not think employees were in imminent danger but suggested this approach in order to avoid unnecessary exposure and the potential for future health problems.

Based on the concerns raised in the 2013 report and a recent discussion with you and Mr. Nelson, I still think it prudent to limit employee access to the basement as well as leaving archived materials and other paper/cardboard/wood items untouched until they can be decontaminated or isolated. It is my understanding that this will only be a temporary inconvenience because plans are being made to move the Town Hall employees to another building in the near future.

Please give me a call if you have any questions or need additional information.

Thank you,

Gerard F. Bliss,
Industrial Hygienist

170 Fruit Street
PO Box 233
Mansfield, MA 02048

PHONE (508)-269-2202
FAX (508)-339-2161
E-MAIL gbliss@naisp.net

GERARD F. BLISS, INC.

- Occupational Health and Safety Consultants --

September 10, 2015

Mr. John Nelson
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall Annex

Dear Mr. Nelson:

On Wednesday, August 26th, I conducted a number of indoor air quality tests in the basement of the Kingstown Town Hall Annex, 55 Brown Street, North Kingstown, RI. The purpose was to determine if the mold spore levels in the building might be elevated and, if so, could they pose a threat to the Town Hall staff or visitors.

The following Executive Summary provides highlights of this testing. The remainder of the report provides details regarding the; ***Tests and Testing Conditions, Findings, Conclusions*** and ***Recommendations***.

EXECUTIVE SUMMARY

- **Mold spore levels in the basement, IT office and adjacent archive area were ABOVE the current (safe) guideline of 2,500 counts per cubic meter.**
- **The predominant genera (families) were *Aspergillus, Penicillium* and *Cladosporium* (also known as "Bathroom Tile" mold). *Aspergillus* and *Penicillium* are known to be human allergens and *Aspergillus* has also been associated with a chronic respiratory disease called Aspergillosis.**
- **Airborne particulates (skin cell fragments, insect fragments, plant fragments, and misc. debris) in both areas were either non-detectable or only at *trace* levels.**
- **It is unlikely that employees in the IT office would be adversely affected by mold spores (from relatively harmless *Cladosporium*) but employees working in the archive area clearly exposed above the recommended, safe, levels.**

170 Fruit Street
PO Box 233
Mansfield, MA 02048

PHONE (508)-269-2202
FAX (508)-339-2161
E-MAIL gbliss@naisp.net

NORTH KINGSTOWN

Office of the Building Official
55 Brown Street
North Kingstown, RI 02852

Fax 401-295-0703 *Ph. 401-294-3331 ext 301*

NOTICE OF UNSAFE CONDITION
RI STATE BUILDING CODE
RIGL 23-27.3-100 ET AL

August 18, 2014

Chief Thomas Mulligan
Acting Town Manager
80 Boston Neck Rd.
North Kingstown, RI 02852

Re: 80 Boston Neck Rd Plat: 091 Lot: 151

Dear Chief Mulligan,

Please be advised that an inspection was conducted at the subject location on August 18, 2014 and, the following unsafe condition(s) were noted:

- Building is in an unsafe condition. The boiler must remain off until the vent pipe, vent connection, and chimney have been repaired. Present conditions have allowed carbon monoxide to leak into the building.
- The vent pipe and vent connector do not meet clearance to combustible materials

Occupancy of the building is allowed as long as the boiler remains off.

§ 23-27.3-124.1 Unsafe conditions.
A building, sign, or structure shall be declared unsafe by the building official if any one of the following conditions exists upon the premises:
(9) The electrical or mechanical installation or systems create a hazardous condition contrary to the standards of this code or the code in effect at the time of construction;

§ 23-27.3-124.3 Appeals. – The owner shall either comply with the order or shall appeal the order to the local board of appeals within thirty (30) days of mailing or posting of the notice and order. There shall be no appeal to the order to board an unsecured or vacant building or structure. The board of appeals shall, if requested by the owner, hold a hearing where it will either confirm, modify, or revoke the notice and order of the building official in accordance with the provisions of § 23-27.3-126.0 as may ~~be deemed~~ just and proper in the interest of public health, safety, and welfare.

Gary T Tedeschi, Building Official / Zoning Enforcement Officer
Town of North Kingstown

cc: Michael Embury, Town Manager
Phil Bergeron, DPW and Facilities

Environmental
Consulting & Management

September 9, 2015

Town of North Kingstown DPW
Attn: Mr. John Nelson
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall, 80 Boston Neck Road – Limited Asbestos Inspection

Dear Mr. Nelson:

On August 26th, 2015, Environmental Consulting and Management, Inc (ECM) personnel conducted a limited asbestos and lead inspection within the North Kingstown Town Hall located at 80 Boston Neck Road, North Kingstown, RI. Sampling was conducted to identify accessible suspect asbestos containing lead based materials within the building.

ASBESTOS REPORT:

The inspection consisted of identifying and collecting suspect asbestos containing building materials (ACBM) within the proposed areas. These materials are then analyzed utilizing Polarized Light Microscopy (PLM) in accordance with EPA method 600/R-93/116. In addition to collection, quantity and location of ACBM has also been denoted within this report. Please refer to **Attachment 1** for the analytical results.

Below is a chart of the samples collected

North Kingstown Town Hall – Asbestos Bulk Sample Results ID# 15026486

Sample #	Material	Location	Asbestos %	Quantity
01A-C	Joint Compound	Throughout	None Detected	–
02A-C	Sheetrock	Throughout	None Detected	–
03A	**9x9 Brown Floor Tile**	**Basement Vault**	**5% Chrysotile**	**~210 sf**
04A	Black Mastic to 03A	Basement Vault	None Detected	--
05A	2x2 Ceiling Tile	Basement Vault	None Detected	–
06A	1x1 Ceiling Tile	Vault	None Detected	–
07A-C	Plaster	Throughout	None Detected	–
08A	Wall Sealant	Basement	None Detected	–
09A-C	Skim Coat	Throughout	None Detected	–

North Kingstown Town Hall – Asbestos Bulk Sample Results ID# 15026486 Continued

Sample #	Material	Location	Asbestos %	Quantity
010A	2x2 Pinhole Ceiling Tile	Town Clerk Closet	None Detected	–
011A	2x4 Ceiling Tile	Throughout 1st Floor	None Detected	–
012A	12x12 Yellow Stick-on Floor Tile	Electrical Closet Near Conference Room	None Detected	–
013A	12x12 Black Floor Tile	Conference Room Lobby	None Detected	–
014A	Adhesive to 013A		None Detected	–
015A	Black Cove Base		None Detected	–
016A	Adhesive to 015A		None Detected	–
017A	**9x9 Red Floor Tile**	**1st Floor Vault**	**5% Chrysotile**	**~535 sf**
018A	**9x9 White Floor Tile**		**5% Chrysotile**	
019A	Black Mastic to 018A	1st Floor Vault	None Detected	--
020A	Glue Dot	1st Floor Vault	None Detected	–
021A	**Floor Tile under carpet**	**Finance**	**5% Chrysotile**	**~900 sf**
022A	Black Mastic to 021A	Finance	None Detected	--
023A	**Brown Floor Tile**	**1st Floor Stairwell Landing**	**5% Chrysotile**	**~115 sf**
024A	**Black Mastic to 023A**		**3% Chrysotile**	
--	**Assumed Floor Tile and Mastic under Carpet**	**Board of Canvassers Office; Municipal Court Office; Town Clerk Office; Office 4; Office 9; 1st Floor Main Hallway; Copy Room**	**Positive**	**~1,950 sf**

Conclusion:

The 1x1 Pinhole Ceiling Tile within the Financial Office could not be collected as the area was occupied and the sampling of that material is destructive.

Additional samples of the Glue Dots should be collected in order to deem them a negative material.

Asbestos containing floor tile and mastic is assumed to be under carpets within the Board of Canvassers Office, Municipal Court Office, within Offices 4 and 9, Copy Room and the 1st Floor Main Hallway. These materials could not be accessed as the areas were occupied and should be confirmed prior to any renovations are conducted within the areas.

If the material is to be removed an abatement plan will need to be submitted to the Rhode Island Department of Health (RIDOH) since the quantity of asbestos containing materials is greater than 25 square feet/10 linear feet. Removal will need to be conducted by an

accredited RI licensed asbestos abatement contractor.

After the abatement plan is submitted to the RIDOH, the approval process takes approximately 2 to 3 weeks. Once the abatement plan is approved, a letter will be sent out to the building owner with an identification number designated to the project. The approval number is then utilized by the abatement contractor to submit the 10-day notification to the RIDOH, where activities cannot begin until 10 calendar days after the notification is submitted.

Any suspect materials not sampled within this report should be tested before being impacted.

LEAD REPORT:

Lead paint ship samples were collected from within the . Samples were analyzed utilizing Environmental Protection Agency (EPA) test method sw846/3050B/7000B. Please refer to **Attachment 3** for lead paint chip laboratory results.

Below is a chart of the samples collected:

North Kingstown Town Hall – Lead Paint Chip Sample Results ID# 15026489

Sample ID	Material	Location	Lead Results (ppm)	Lead Results (%)
A	Red Brick Paint	Basement	1949.9	0.195
B	White Brick Paint	Basement	1568	0.1568
C	Green Wall Paint	Basement; Observed Above Drop Ceilings on 1st Floor	31410.2	3.141
D	Varnish	Stairwell	4229.9	0.423

Recommendations:

The paint chip samples collected contain elevated levels of lead content. ECM recommends utilizing OSHA standards when impacting the lead based paint.

Occupational Safety and Health Act's (OSHA) lead in construction standard applies to all construction, modification, or repair where workers may be exposed to lead. OSHA's Lead Standard for the Construction Industry, Title 29 Code of Federal Regulations 1926.62, establishes maximum limits of exposure to lead for all workers. The permissible exposure limit (PEL) sets the maximum worker exposure to lead at 50 micrograms per cubic meter ($\mu g/m^3$) of air averaged over an eight-hour period. The action level (AL), regardless of respirator use, is an airborne concentration of 30 $\mu g/m^3$ averaged over an eight-hour period. The AL is the level at which an employer must begin specific compliance activities.

Until an exposure assessment is performed, and documentation showing that workers are not exposed above the PEL, OSHA requires that personal protective equipment (PPE) must be utilized.

Limitations:

Though attempts were made to search for hidden and/or concealed materials, Environmental Consulting and Management cannot be held responsible for the identification of materials that are hidden, concealed or otherwise inaccessible as the building was occupied.

This report was prepared under the request of North Kingstown Town Hall. This report should not be represented, reproduced, or disseminated without the written approval of Environmental Consulting and Management or North Kingstown Town Hall. No warranties other than those expressed in the contract for this project are expressed or implied.

If you have any questions or if I can be of further assistance, please call me at 401-301-8494.

Sincerely,
Environmental Consulting & Management, Inc.

Charles E. Prescott III
Project Manager
RI Inspector License: AAC-0642

NOLIN ELECTRIC, INC.

COMMERCIAL / INDUSTRIAL / RESIDENTIAL ELECTRICAL CONTRACTORS

P.O. BOX 947
62-A DANIELSON PIKE
NORTH SCITUATE, RI 02857

OFFICE: (401) 647-5478 • FAX: (401) 647-2780 • WWW.NOLINELECTRIC.NET • INFO@NOLINELECTRIC.NET

July 17th, 2015

Mr. John Nelson
North Kingstown
Dept. of Public Works
2050 Davisville Road
North Kingstown RI 02852
United States of America

Reference: North Kingstown Town Hall, 80 Boston Neck Road

Subject: Code Compliance Inspection Report Building Review & Budgeting

Mr. Nelson,

Thank you for the opportunity to provide this evaluation of the modifications to the Town Hall as itemized in the inspections report from the Building Official and the Fire Marshal dated June 5th 2015 and June 24th 2015 respectively. We conducted various site visits and testing in order to provide the town with the following report.

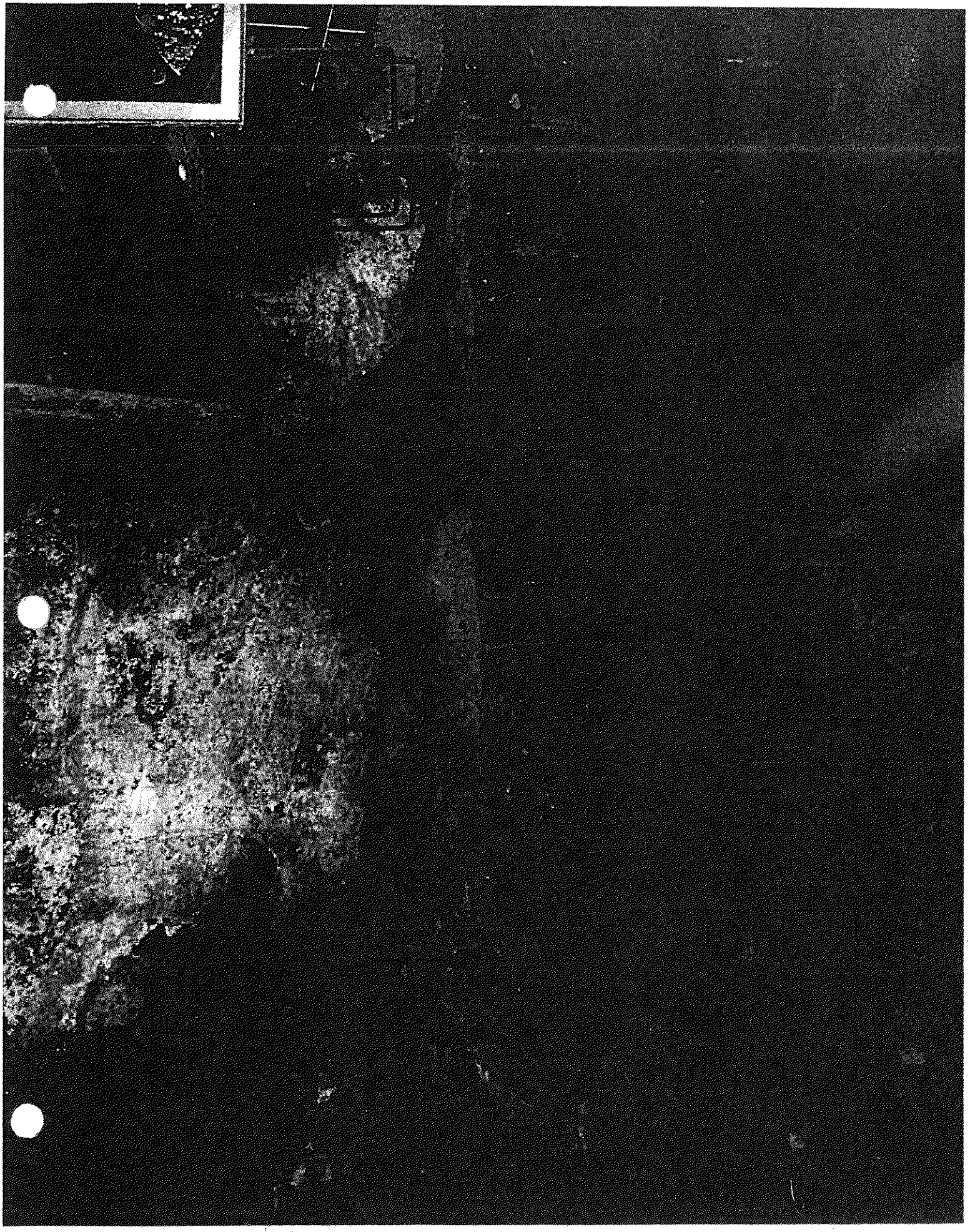
Building Official's Report- Electrical Service:

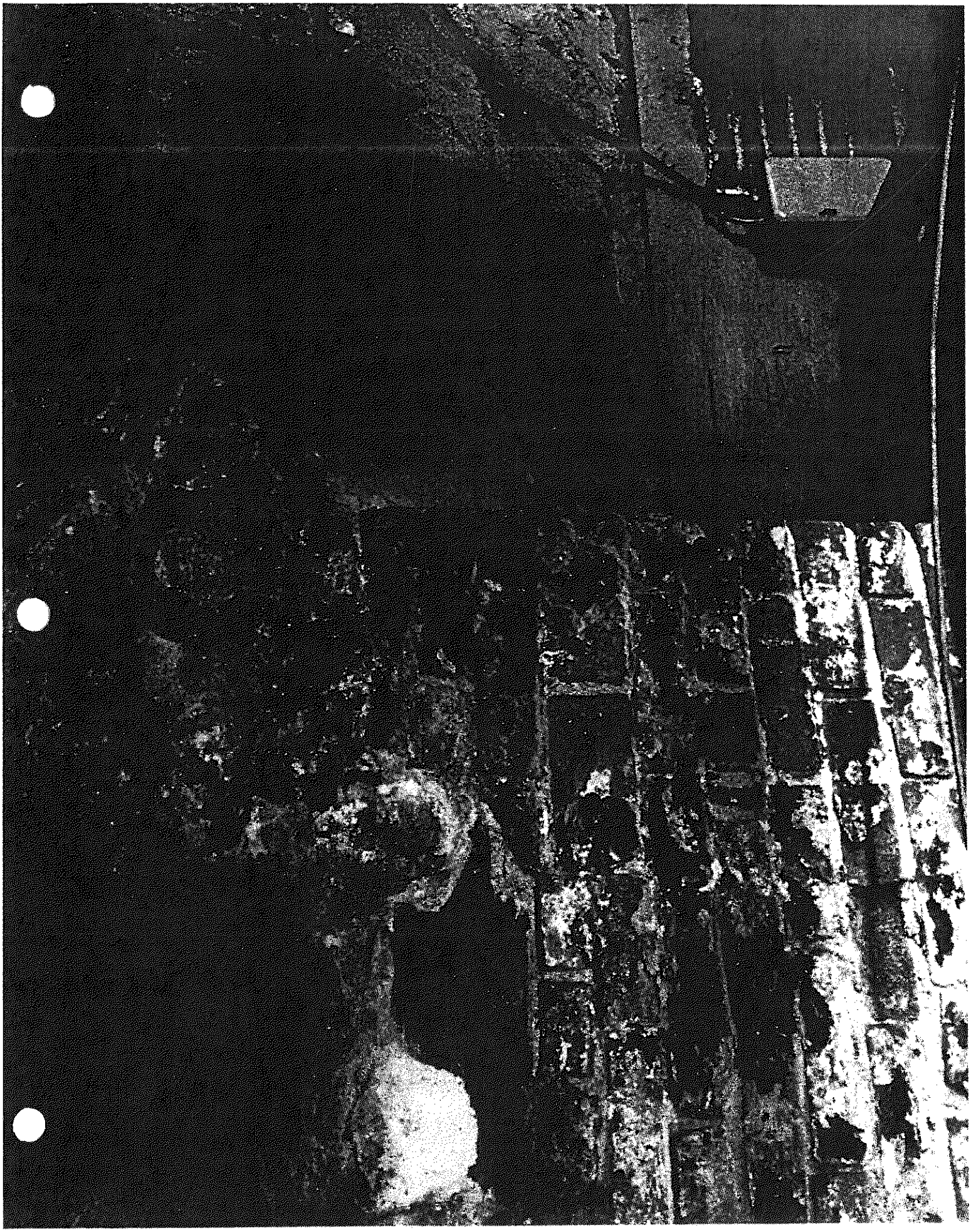
In review of the electrical service and its location, this does create a hazard for anyone using the stairway to the first floor especially in an emergency scenario as in a fire, etc and should be relocated and upgraded. This also is a hazard to anyone that is working on the panels or looking for a tripped circuit breaker etc.

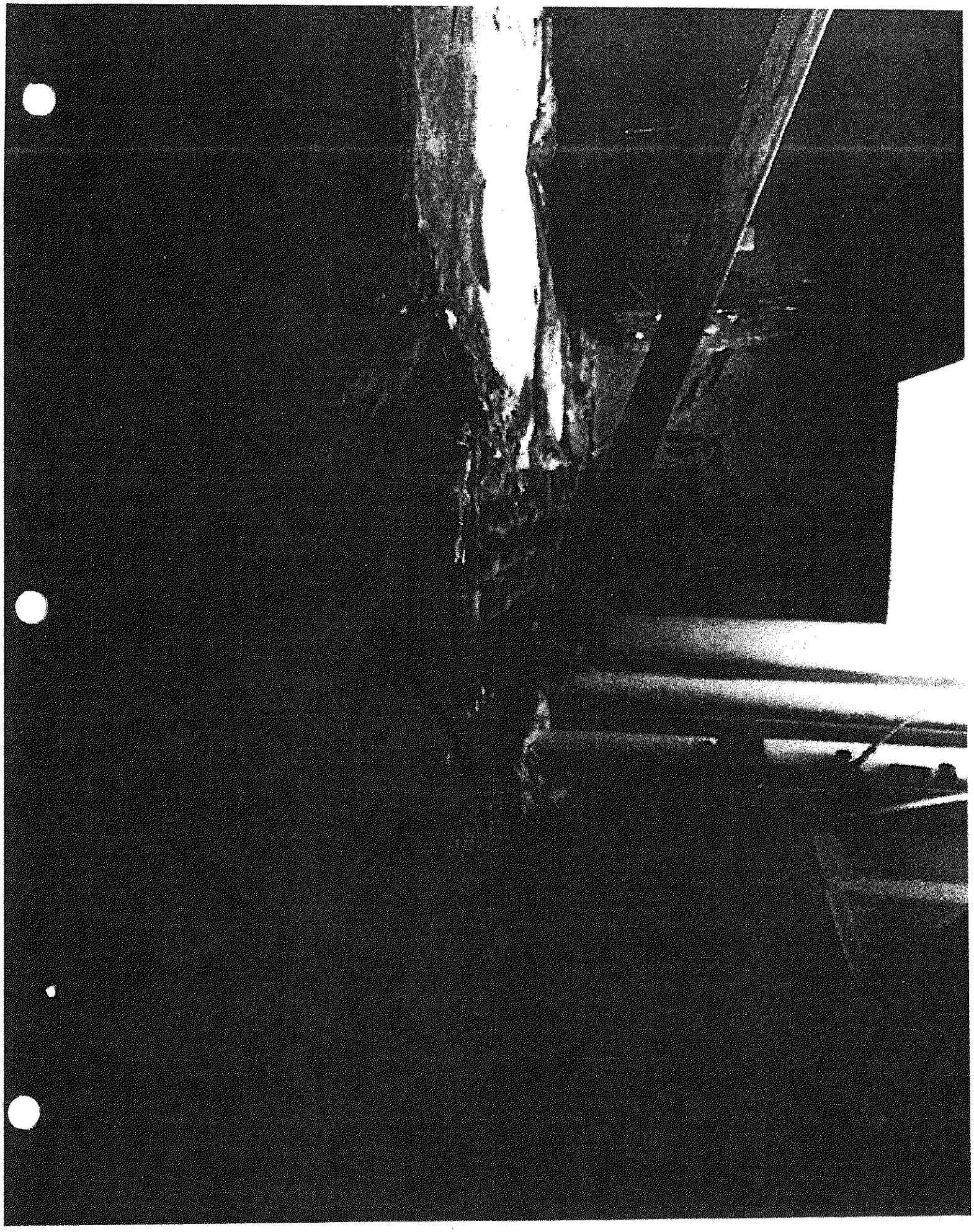
The existing outside electrical service looks as though it is about 40+ years old. The outside riser attached to the building is effective but should be replaced with a new riser with correct methods used to create an offset like using a conduit bender instead of welding plumbing fittings together to make the same offset. The solution that would best suit the town's interest would be to install a new outside riser with a 400A (or equivalent to the existing size service) meter socket and entering in to the basement and installing a new MDP panelboard on the wall of the Vault. That panel would feed all of the circuits that are not currently backed up by the generator and add another 200A panel that would be feed through the generator transfer switch and will have all of the circuits that are currently backed up by the generator. In doing this the existing transfer switch would either be relocated or stay in the same location depending on a site review with the Building Official and Electrical Inspector.

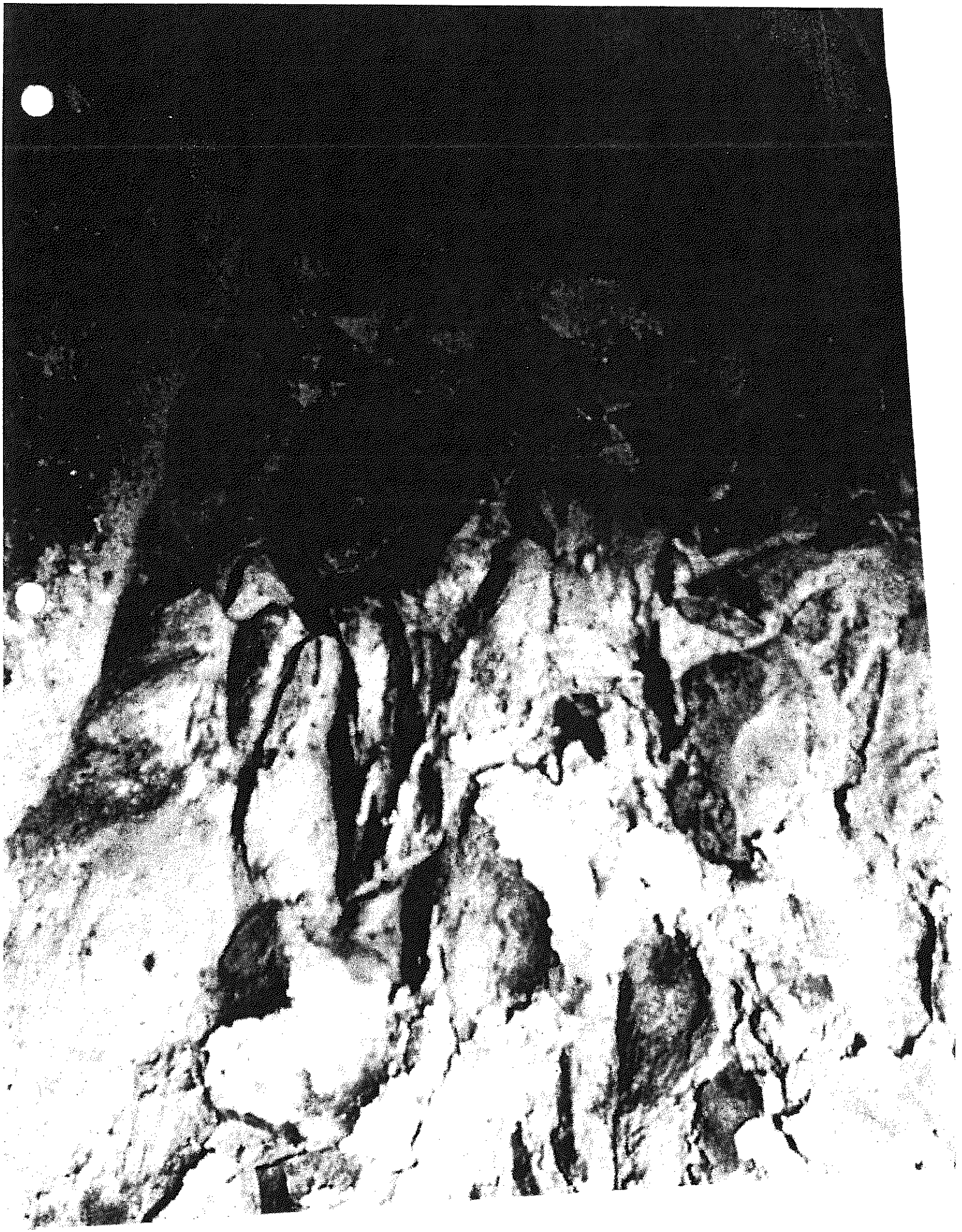
Once the new panels and feeders are installed we can request that the new service be inspected and for National Grid to make final connections as needed. Once we have that system powered up we can temporarily back feed the existing service so that we can selectively remove the existing panels and extend their circuits to the new panels. This can be done either before the town hall opens a little each day or by doing a Saturday or Sunday shutdown where we can do it all at once.

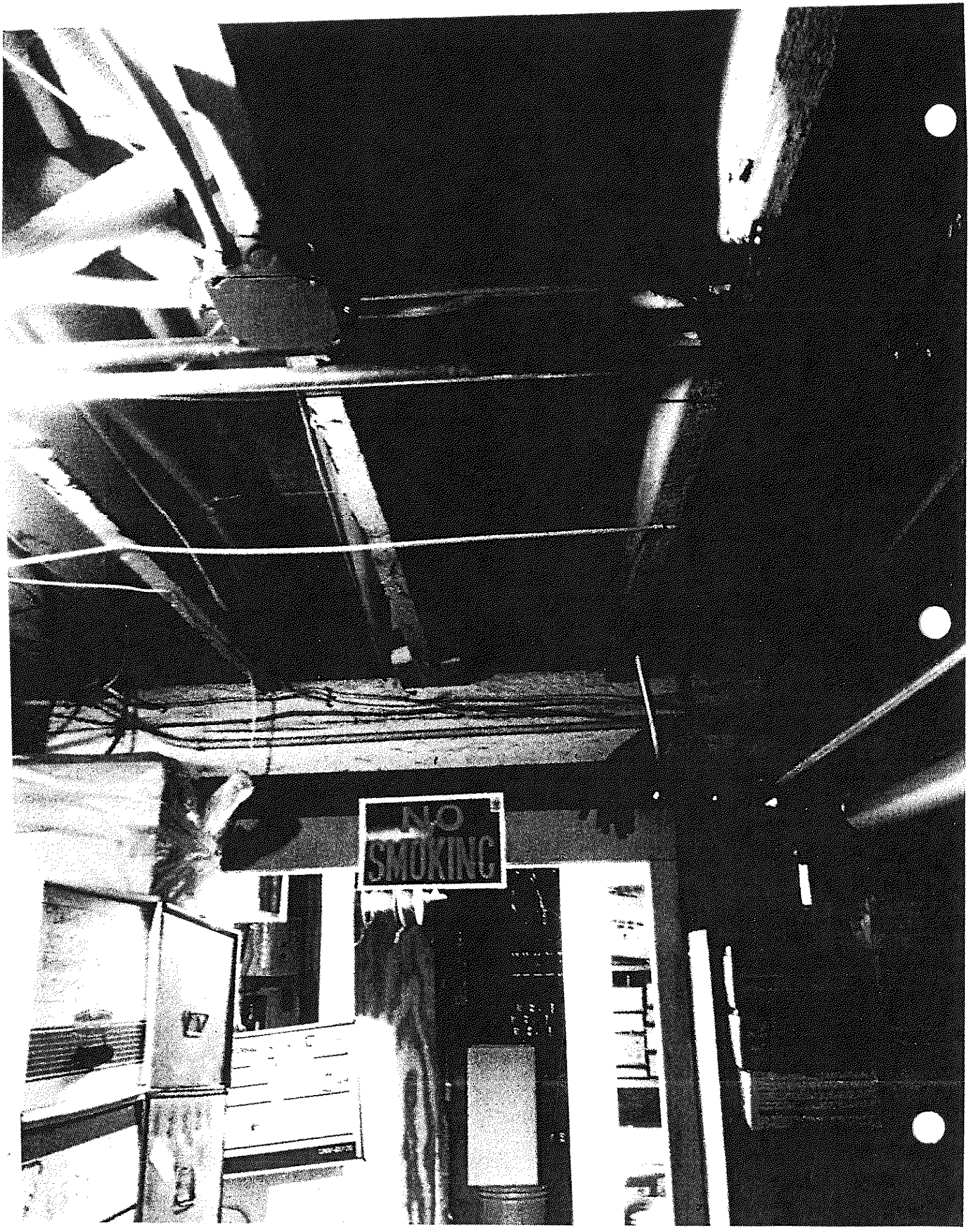
ELECTRICAL SERVICE BUDGET: $20,000- $35,000







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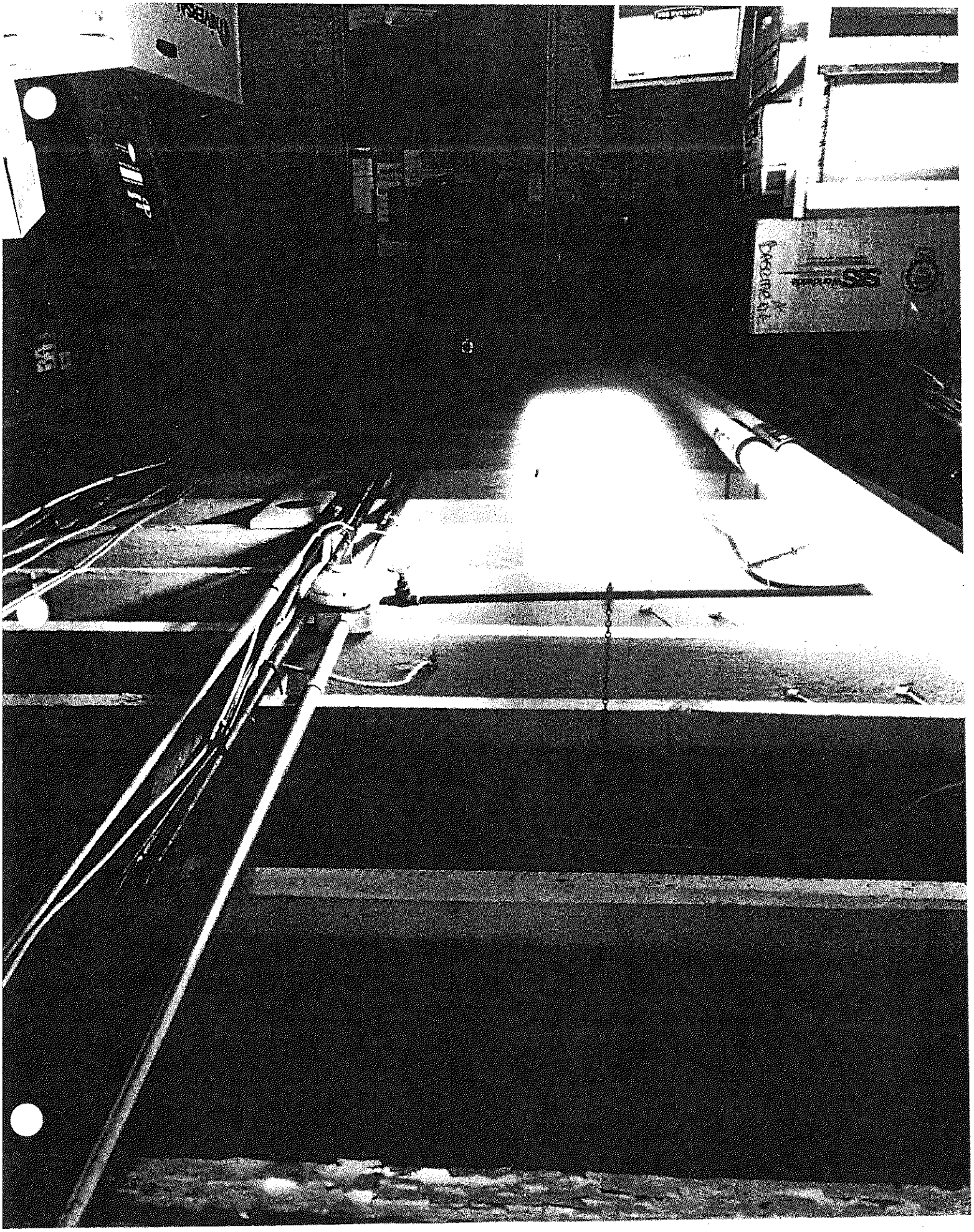
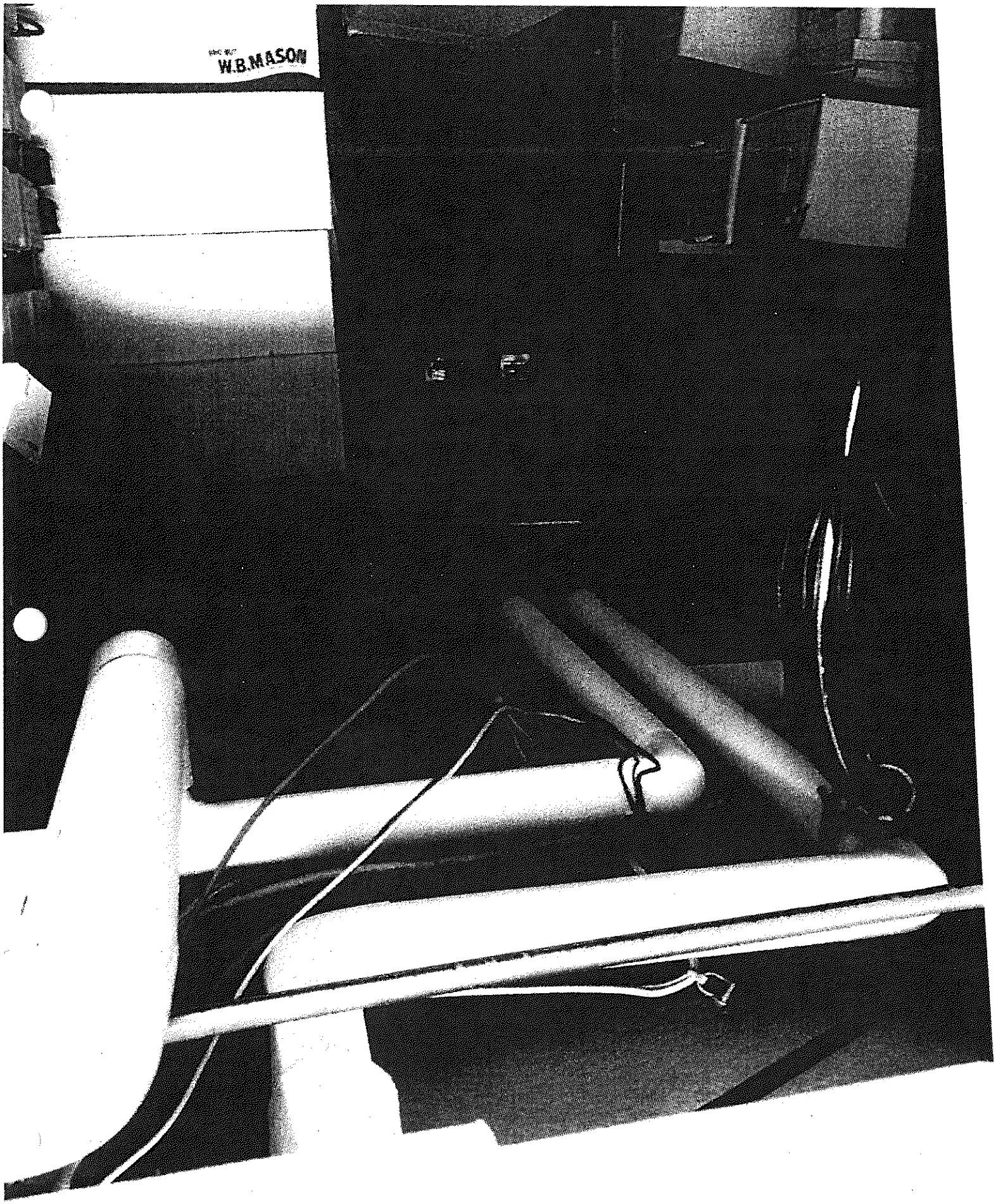
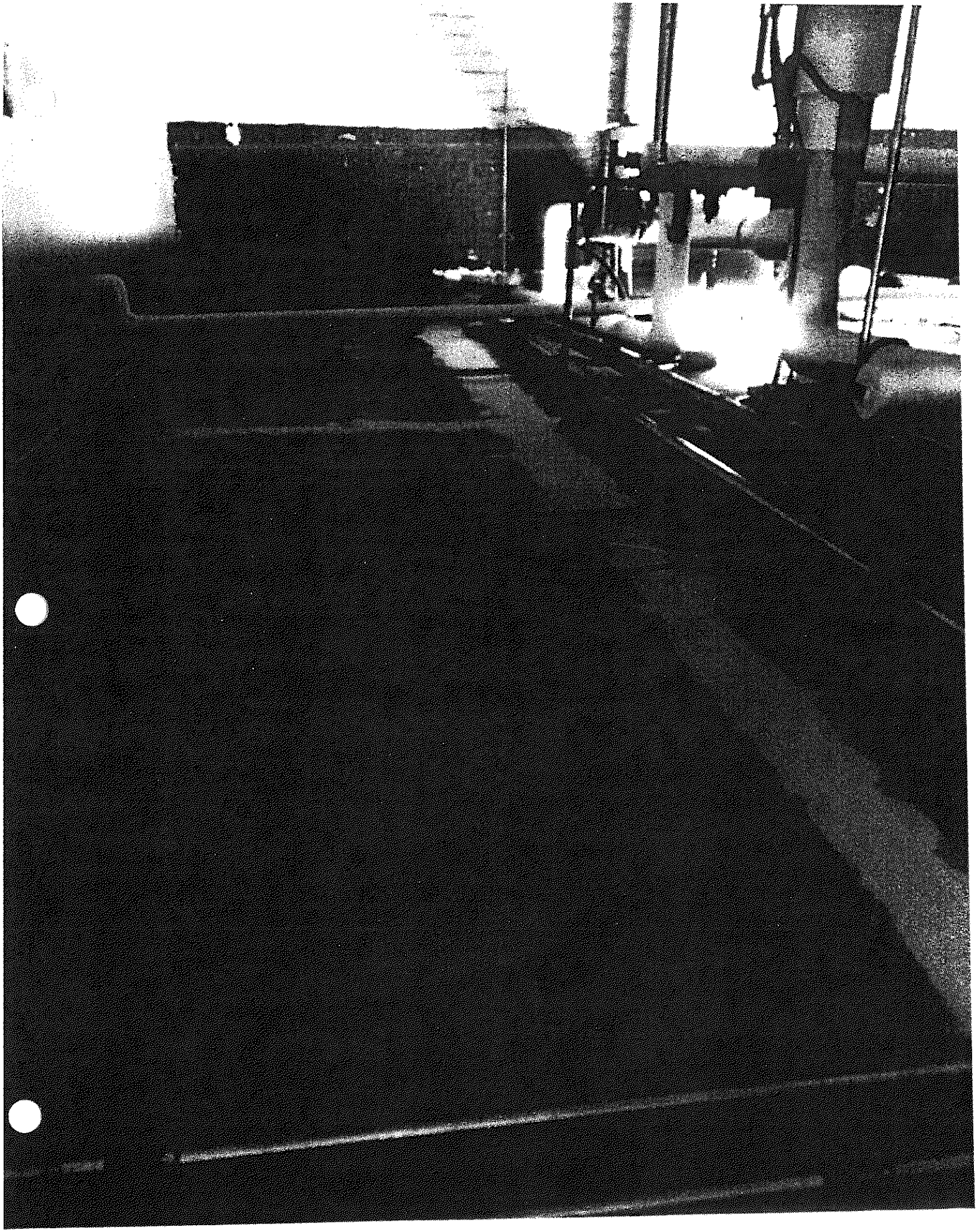
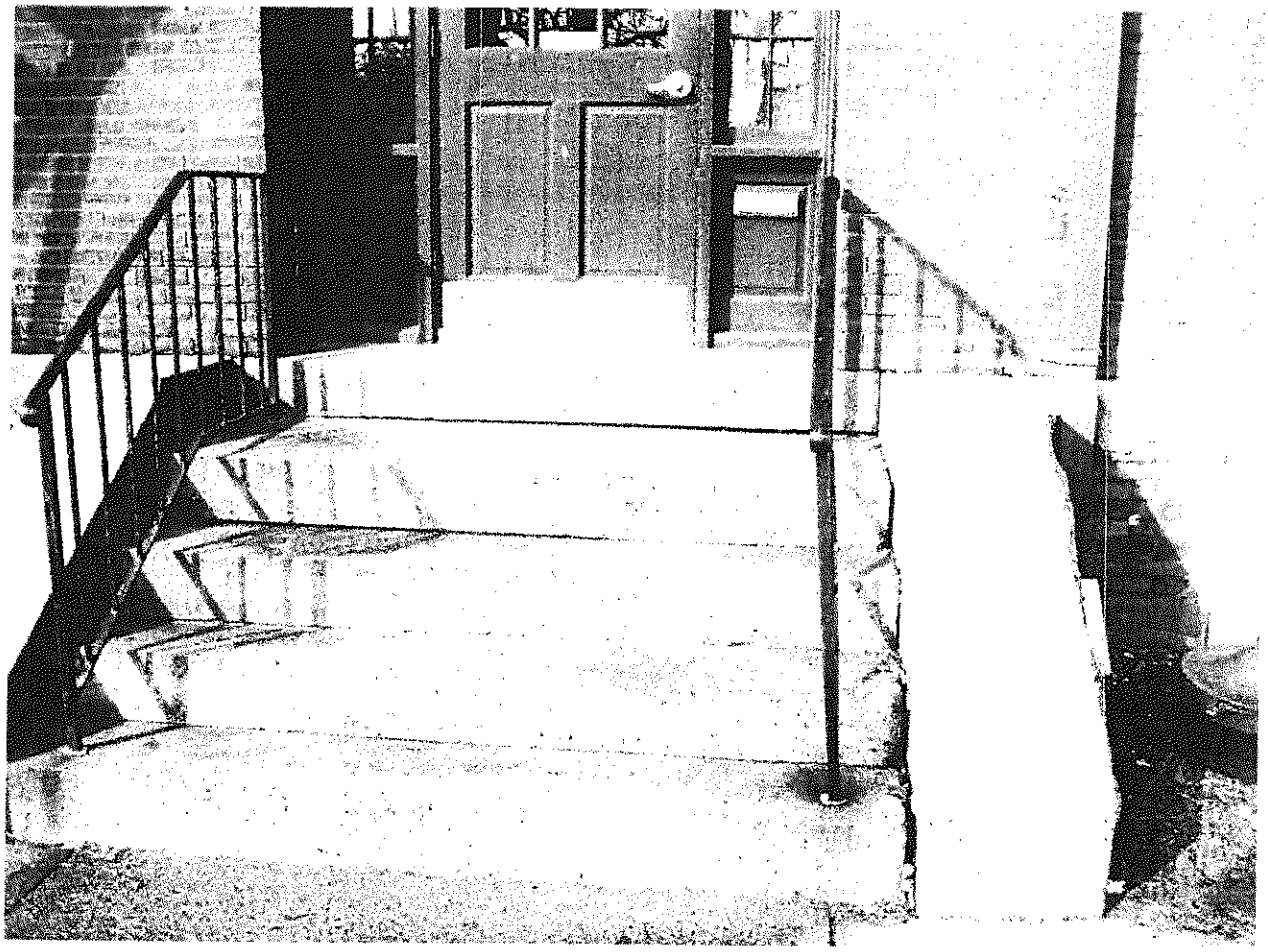



W.B.MASON





Town Hall Feb 1, 2016

Town Hall Feb 1, 2016_2

5

To: North Kingstown Town Council

Date: 10 SEP 15

From: North Kingstown Asset Management Commission

Subject: Analysis of Municipal Staff Office Options

Asset Management Commission Review – to date:

August 12, 2015 the Asset Management Commission called a meeting to specifically address:

- Relocation of Town Personnel from Town Hall and Town Hall Annex Due to Code Violations
- Disposition of Former School Department Administration Building Located on Fairway Drive.
    - Building Official and Fire Marshall provided NOV information to Commission members and discussed the time line for State Fire Marshal Hearing and Building Code Board of Appeals.
    - The consensus of the Commission was to gather information and provide recommendations to the Town Council in a time-critical manner as to work to meet the timeline requirements identified by the solicitor and staff.
    - Commission members had already begun developing a current Town and School Administrative Facility Matrix, identifying square footage and number of employees.

August 27, 2015 Joint meeting of the Town Council

- In response to the Notices of Violation on both Town Hall and the Brown Street Annex, from both the Building Official and the Fire Marshall,
    - The Town Council requested that Asset Management Commission provide a report with recommendations for temporarily relocating municipal operations, within 10 days.

September 1, 2015 Commission site Visits:

- Former School Department Administration Building, 100 Fairway Drive
- Town Hall, 80 Boston Neck Road
- Town Hall Annex, 55 Brown Street

Individual Commission members also toured the school C/D building

September 2, 2015 Commission site Visits:

- 6946 Post Road (Regatta Building)
- 1041 Ten Rod Road (Wickford Junction)
- 6600 Post Road (Former Dodge Dealership)

September 3, 2015 Asset Management Commission meeting:

- Review of the Town Hall Temporary Relocation Matrix
- Commission voted to remove commercial properties for consideration
- Focus on the School administration Building, C/D and Fire Maintenance Building as an options to relocate town offices
- Consensus to immediately begin to identify future Town Hall requirements (planning process, possible locations and estimated cost)

September 9, 2015 Asset Management Commission meeting:

- Review and of:
    - Review of the Town Hall Temporary Relocation Matrix
    - Draft report to the Town Council

Executive Summary:

A careful review of the NOV's for both current municipal office buildings was conducted by the Asset Management Commission. This Board concurs with the findings of the Building Official and the Fire Marshall that both buildings present immediate hazards to the safety and welfare of personnel assigned workstations in them. It is possible that repairs to both the Town Hall and the Annex could be accomplished with each of them partially occupied during the work. The Commission considers it extremely unlikely that such rolling repairs could be accomplished within the six month window afforded by the NOV's, however. If the two current municipal office buildings were, in fact, brought to full code compliance they would still represent far too little space for effective administrative operations by the current staff.

> **Recommendation One:** The Commission therefore recommends that the Council identify and secure temporary work space for the Municipal staff, such that both buildings be emptied and the move completed within the NOV stipulated time frame.

Given the pressure of time the Commission went into as much depth as it could on the subject of temporary quarters. Its assumption, in light of the recommendation above, was that the term 'Temporary' equates to at least three years and perhaps as much as five years. This is to afford the time needed to affect a permanent solution of the town office space problem.

The Commission's investigation of prospective temporary office housing for the town centered on the buildings listed on the Town Hall Temporary Relocation Matrix. Attached please find an updated copy of that spreadsheet which contains additional data based on the findings of site visits and contact with building owners.

All the commercial properties reviewed by the Asset Management Commission were found to be inadequate for the town's immediate use. The reasons were:

- Insufficient Square Footage to accommodate existing municipal personnel
- Insufficient Accessibility to comply with the Americans with Disabilities Act (ADA) requirements
- Insufficient time available to accomplish build-outs needed to make the raw space usable, regardless of cost.
- Insufficient Parking and/or potentially flooded parking lots

In fact, in more than one of the three instances (which will be detailed in the body of this Memo) there was more than one of these factors which applied to the space reviewed.

> **Recommendation Two:** None of the Commercial Properties advanced as potential temporary locations for municipal office space should be actually considered for that purpose.

Investigation of prospective properties already owned as town assets was more favorable to resolving this time sensitive crisis. Each of the town-owned buildings surveyed and analyzed require some level of remediation before they can be occupied. There will be costs associated with each, depending on how much work the Council chooses to perform. In each case, however, any investment in preparing an existing town structure for office use will accrue to the value of that asset, whether it is disposed of or continues in use over the long term. It should also be noted that engineering and planning for such remediation can begin immediately as there is no leasing or other owner agreement paperwork to be concluded.

Recommendation Three: Relocate Town Hall and the Annex personnel to a temporary Facility(s) as soon as possible.

Recommendation Four: The former NKSD Administration building, on Fairway Drive, should be seriously considered for all Customer Facing processes of North Kingstown's town government.

These would include Town Clerk, Tax Department, Municipal Court, Board of Canvassers, and Water Department. There may be others of a more peripheral nature which would also fit there. These details can be ascertained when in-depth planning begins.

Recommendation Five: The School Department's CD Building, adjacent to the Fairway Drive property, should be considered for Temporary Town Hall overflow, especially of non-customer facing departments.

Before this can occur, however, negotiations for the use of the space will have to be conducted with the NK School Department, as the CD Building remains an asset assigned to school use. It is also largely empty, however, so the chances of a favorable response from the School Department seem high. Operating units for consideration in this space might be Information Technology, Planning, and Code Enforcement.

Recommendation Six: Additional space exists in the so-called Bostich Building for possible consideration during detailed planning for the move should space be tighter than the Commission anticipated.

Recommendation Seven: There is also some additional space at the Golf Course, Community Center and other Town owned buildings.

Recommendation Eight: Empowers Director of Public Works with assistance of the Building Official, and outside sources, as deemed necessary, to review existing reported violations of the former NKSD Administration building, on Fairway Drive and render a new report within 30 days which identifies the path to Municipal staff occupancy and associated cost estimates

Recommendation Nine: Upon the decision to vacate the Town Hall and the Brown Street Annex the Town Council should charge the Asset Management Commission with the task of reviewing potential sites for a new, 21st Century Town Hall. The new Government Center should be suitable in size to contain both Municipal and School Department functions.

Recommendation Ten: Target three years but no longer than the School Department lease termination at Quonset, for occupancy of the new Government Center.

Included here, too, is the Asset Management Commission photos taken during site visits, work products and source documentation on all buildings that contributed to the conclusions summarized above.

9

Town of North Kingstown

Rhode Island

No. 9

TOWN COUNCIL
Kerry P. McKay
Council President
Jason A. Albuquerque
Council Member
Carol H. Hueston
Council Member
Kevin V. Maloney
Council Member
Ellen S. Waxman
Council Member

September 10, 2015

At the Special Meeting of the Town Council of the Town of North Kingstown held on September 10, 2015, it was

VOTED: To ratify a vote taken in Executive Session on June 30, 2015 to vacate the Town Hall as soon as possible. (Councilor Waxman voted in the negative); and it was

FURTHER VOTED: To direct the Town Clerk to send a letter to the Superintendent requesting that the School Committee transfer the vacant School Administration Building and sufficient number of parking places need to accommodate Town Offices; and it was

FURTHER VOTED: To authorize Town staff to immediately hire sufficient professional consultants to design office space with proper work flow and develop an estimate of potential costs for converting the former School Administration Building to a temporary Town Hall facility as a qualified emergency situation and approve the source of funding to come from Undesignated Fund Balance. (Councilor Waxman voted in the negative); and it was

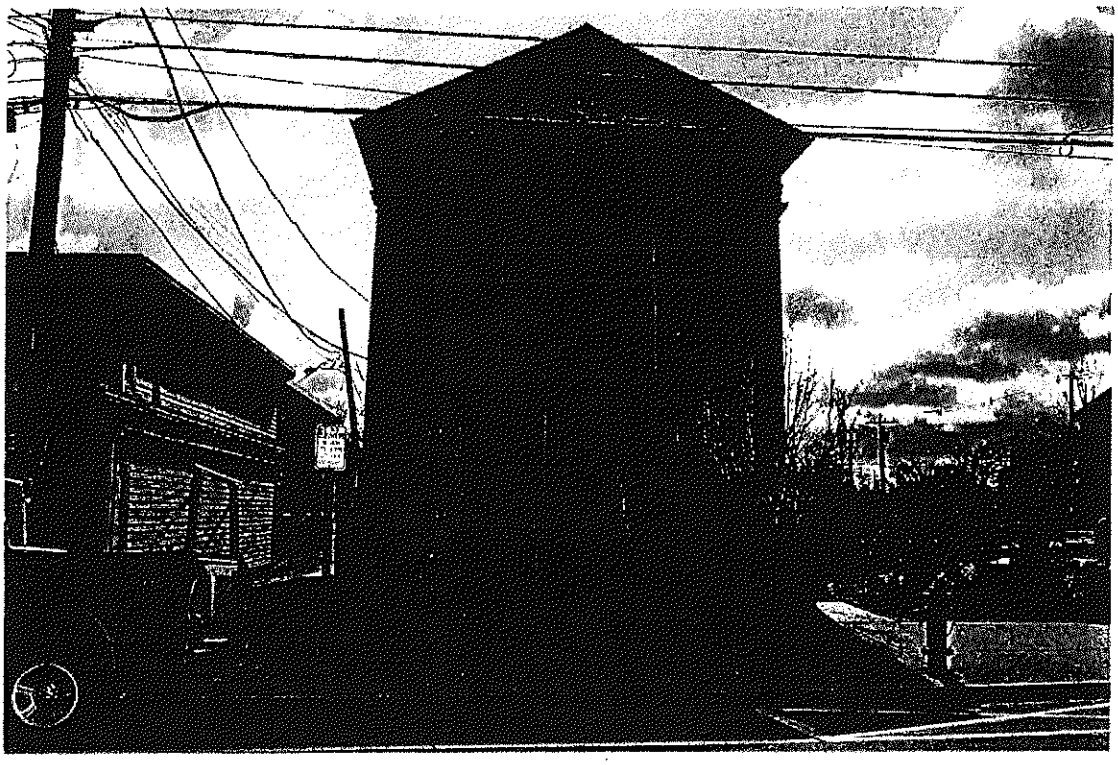
FURTHER VOTED: That the Town Council shall establish a committee to begin the process to secure a location to establish a new combined Town Hall and School Administration facility.

Jeannette Alyward
Town Clerk

6

North Kingstown Town Hall Annex

Remedial Work Recommendations



Prepared For:
Town of North Kingstown, RI
80 Boston Neck Road
North Kingstown, RI

Prepared By:
Architectura
1005 Main Street
Pawtucket, RI 02860

INTRODUCTION

North Kingstown Town Hall Annex an historic icon located at 55 Brown Street in the Historic Town of Wickford in North Kingstown, RI, was constructed in 1898 for the purposes of housing the Wickford Free Library. The original building consists of a two and one half story wood structure incorporating the Greek Revival Style which was popular during that era. A single story non-contributing masonry addition was added to the first floor of the original building in order to add office and administrative space to the building the time the building was converted to Town Administrative offices.

See Historical Aspects in the following section for more detail regarding the Historical Significance of this building.

PURPOSE & INTENT OF THIS ASSESSEMENT REPORT

In June, 2015 the Town received Notice of Building and Fire Code violations for both the Town Hall as well as the Town Hall Annex. Violations included over 50 items ranging from minor maintenance issues to substantial deficiencies requiring a major investment by the Town in order to rectify the violation.

It is the intent of this Report to analyze the existing conditions of the building as related to building code deficiencies and how they relate to its historical significance as well as to quantify the necessary remedial work into a working construction budget for the Town's planning purposes.

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North Kingstown Town Hall Annex Building Code Violations
North Kingstown Town Hall Annex Building Code Violations, Probable Construction Budget

HISTORICAL ASPECTS

Among the villages that make up the Town of North Kingstown, RI, Wickford is the most extensive and the most easily recognizable since it is most closely built and the densest of all the Town's villages. The village is listed on the National Register of Historic Places including many buildings that comprise it, which includes; Town Hall and the Town Hall Annex mentioned prominently in the narrative of the national nomination form.

The Wickford Free Library built in 1898 is a white wood structure whose design was inspired by a classic Greek Temple was designed by Architect F.J. Sawtelle of Providence. At the 1899 dedication of the library the structure was described as "altogether one of most striking and complete edifices of its character in the state".

The original building is architecturally intact except for the one story addition on the rear circa 1970 which is indifferent stylistically to the original building and is deemed non-contributing as defined by the RI Historical Preservation & Heritage Commission. The building was converted to Town Administration Offices at an unknown date and became known as the Town Hall Annex.

Wickford is listed on the National Historic Register with the Town Hall Annex cited as a contributing structure.

Building Code Violations:

As cited by the Town of North Kingston, Office of the Building official

1 Air Quality

The basement lacks proper ventilation. The walls contain lead paint which has come loose due to the spalling of the brick foundation walls. The boiler flue has perforations creating Co2 development.

2 Mold

Mold is also present in the basement creating an unhealthy interior environment and is potentially hazardous to the occupants wellbeing.

3 Radon

Radon is potentially present in the building again contributing to an unhealthy indoor environment.

4 Electrical Service

The existing electrical panels do not have the code required surrounding clearances. The panels are also mounted in an insecure unsafe matter creating risk of fire.

5 Fire Wall Penetration

Both the fire rated ceiling and wall assemblies in the boiler room contain multiple penetrations in which are not properly blocked or sealed thus creating risk of fire spread.

6 Fire Door Assembly for Boiler Room

The existing boiler room door is not fire rated as required again creating risk of fire spread.

7 Masonry and Brick foundation and load walls

Masonry foundation and load bearing walls are deteriorating. Some locations have experienced severe brick spalling as well as failing mortar joints. A centrally located brick support column has experienced settling creating large cracks in the basement slab. The slab appears to have voids beneath possibly due to a water current undermining both the column and slab.

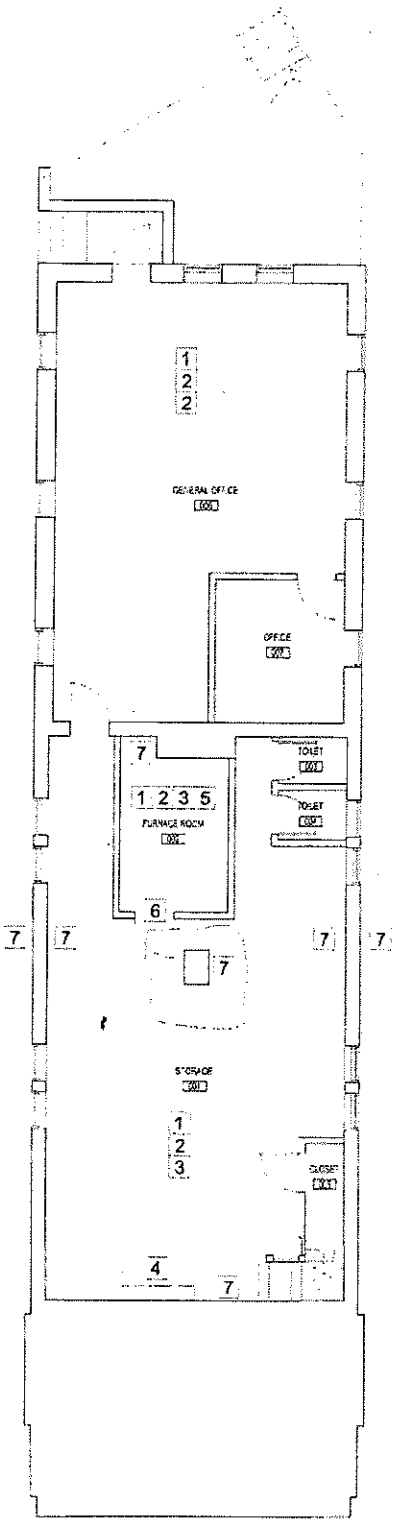
8 ADA Accessibility

The entire second floor is inaccessible, thus violating federal ADA regulations.

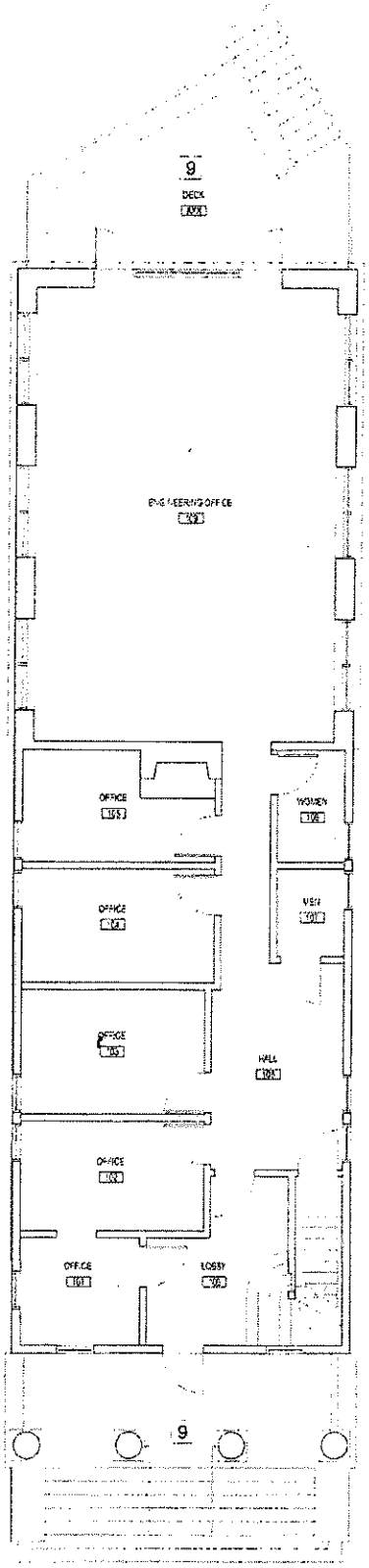
9 Exterior

The front entry wood columns and deck have severe decay, the column joints have begun to separate creating a falling hazard. The wood deck has in fact already completely failed in one

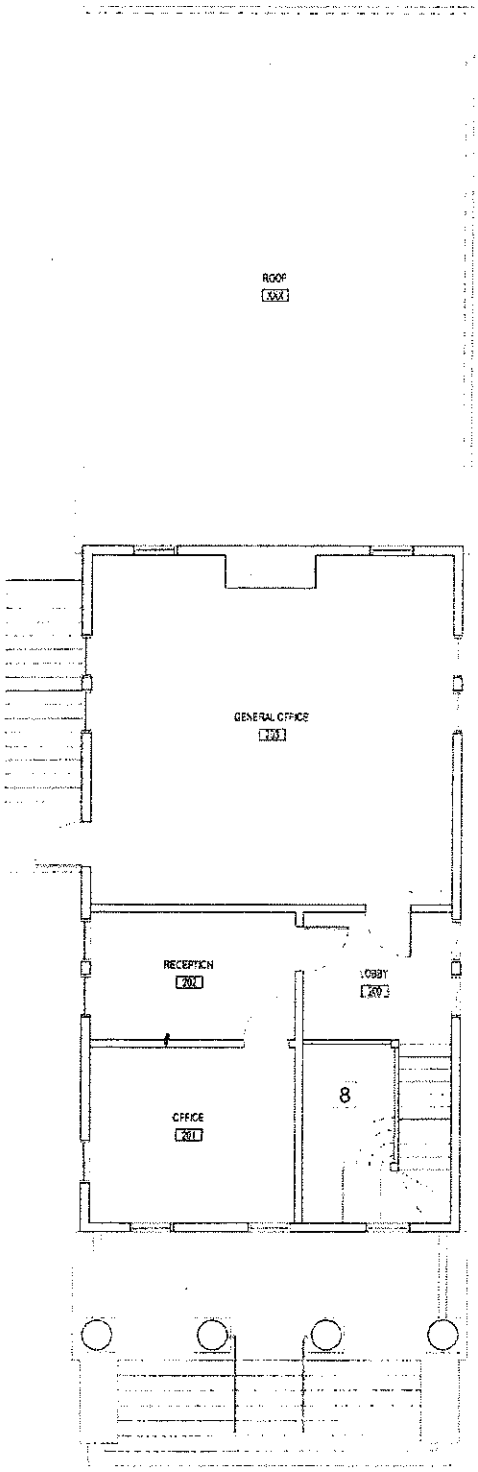
location. The entire steel frame supporting the rear deck has suffered severe loss of structural integrity most likely due to the immediate environment and proximity to the water. Some members have lost as much as fifty percent of their effective mass.



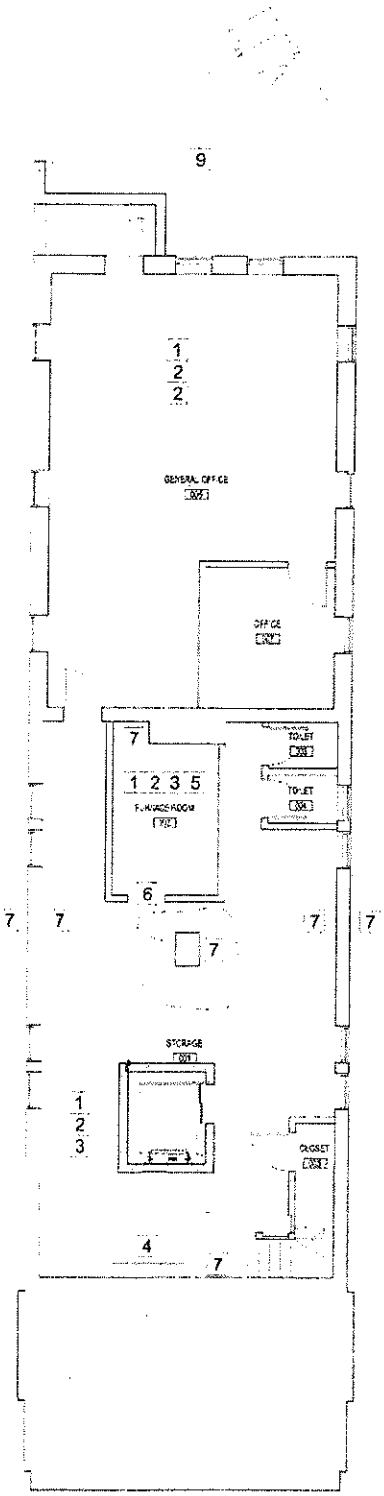
Existing Basement Floor Plan



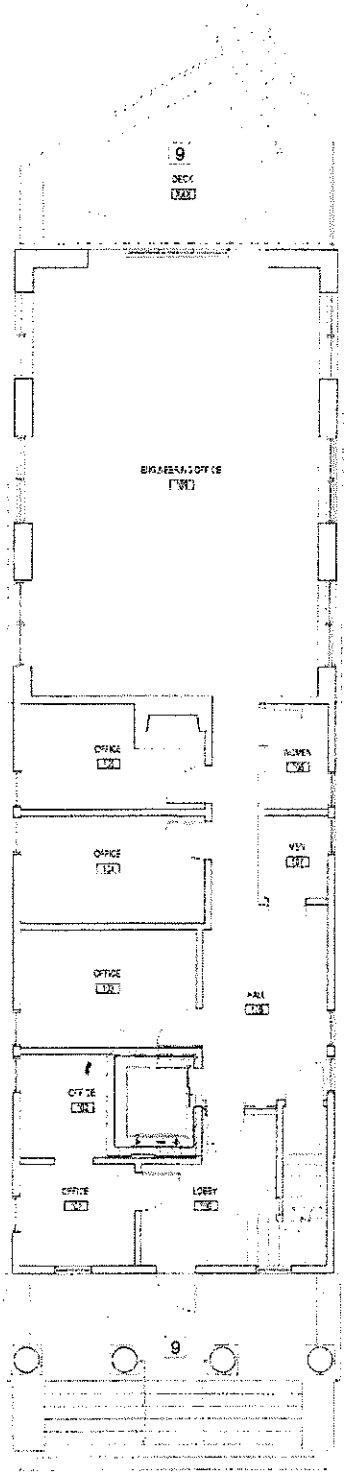
Existing First Floor Plan



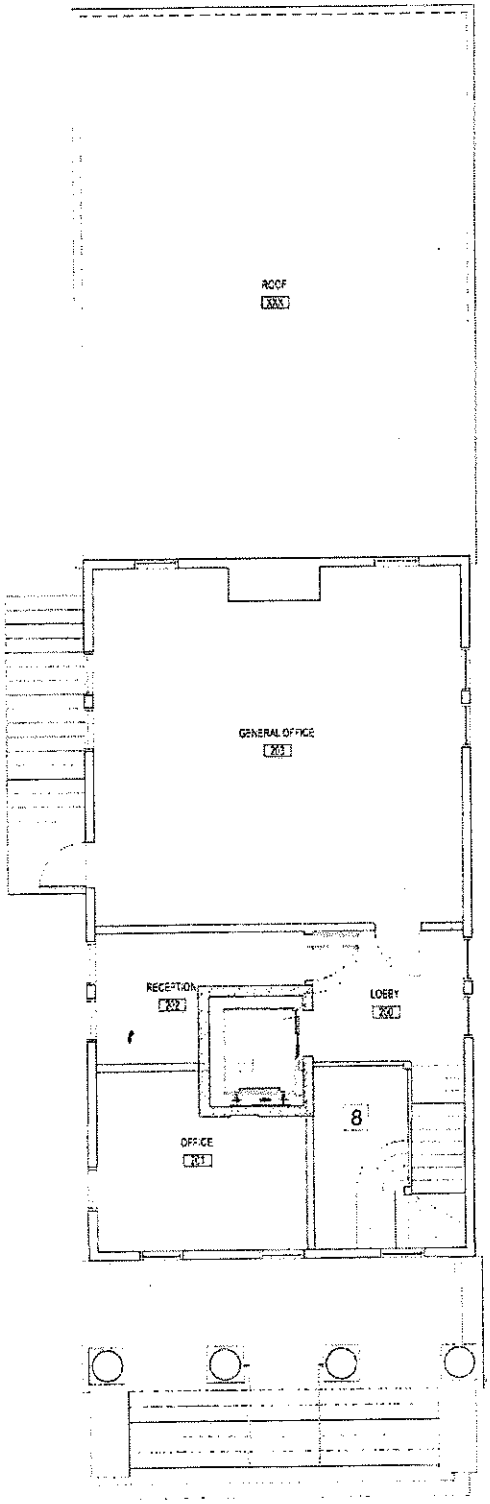
Existing Second Floor Plan



Proposed Basement Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

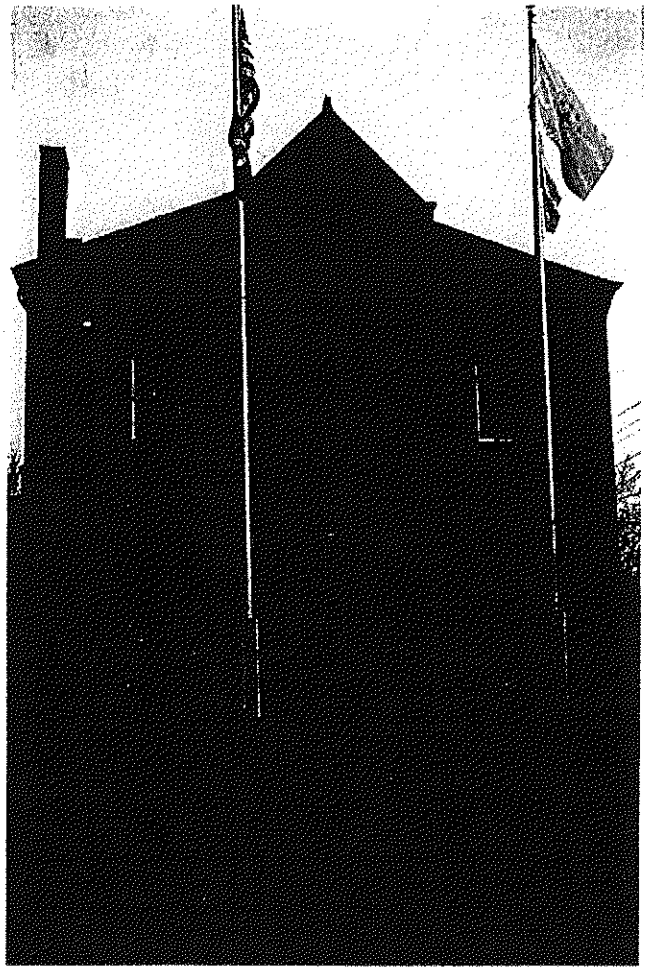
North Kingstown Town Hall Building Code & Fire Code Violations				
Violation	Corrected	Not Corrected	Partial	Remarks
Town Hall Annex Building Code Violations				
1. Air Quality in basement		X		
2. Electrical Service Mounting		X		
3. Fire Wall Penetrations		X		
4. Fire Door Assembly		X		
5. Masonry & Brick Foundations		X		
6. ADA Accessibility		X		
Source: *12/11/15 Memo from Phil Bergeron to Thomas Mulligan*				

ARCHITECTURA			Probable Construction Cost Estimate		2.2.16
1005 Main St, Suite 2111					North KingstownTown Hall Annex
Pawtucket, RI 02860					55 Brown Street
401.726.7711					North Kingstown, RI
North Kingstown Town Hall Annex Building Code Violations			**AMOUNT**	**REMARKS**	
1. Air Quality			2,000.00	Install Proper Basement Ventilation	
			8,000.00	Lead Paint Abatement	
			2,000.00	Reline/Repare Boiler Flue (co2 Issue)	
2. Mold			10,000.00	Mold Remediation (dehumidification)	
3. Radon			8,000.00	Install Radon Mitigation System	
4. Electrical Service			27,000.00	Relocate Electrical Main and Panels	
5. Fire Wall Penetrations			2,000.00	Patch and Fire Caulk All Wall Penetrations	
			4,000.00	Replace ceiling w/ Horz. Rated Assembly	
6. Fire Door Assembly At Boiler Room			1,200.00	Install New Rated Ooor and Hardware	
7. Masonry and Brick Foundation			60,000.00	Repoint and Parge entire Foundation	
			20,000.00	Excavate and Repair Failing Column & Pier	
			32,000.00	Install Perimeter Drain and Interior Sump	
8. ADA Accessibility			170,000.00	Install 3 Stop Elevator	
9. Exterior			15,000.00	Rebuild Failing Front Porch	
			30,000.00	Rebuild Failing Rear Deck and Ramp	
10. Second Floor Means Of Egress			85,000.00	Install New Egress Stair.	
11. Mechanical Work Allowance			25,000.00	Replace 45 Year Old Boiler	
Subtotal			501,200.00		
Contingency @ 15%			75,180.00		
General Contractor's Profit & Overhead @ 12%			69,165.60		
GRANO TOTALS			**645,545.60**		

7

North Kingstown Town Hall

Remedial Work Recommendations



Prepared For:
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80 Boston Neck Road
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North Kingstown Town Hall Building Code & Fire Code Violations
North Kingstown Town Hall Building Code & Fire Code Violations, Porbable Construction cost estimate

INTRODUCTION

North Kingstown Town Hall, an historic icon located at 80 Boston Neck Road in the Historic Town of Wickford in North Kingstown, RI, was constructed in 1888 for the purposes of housing the Town's governmental administration offices. The original building consists of a two and one half story masonry structure in the Richardson Romanesque style which was popular in that era. A single story non-contributing masonry addition was added to the first floor of the original building in 1970 in order to add office and administrative space to the building.

See Historical Aspects in the following section for more detail regarding the Historical Significance of this building.

PURPOSE & INTENT OF THIS ASSESSEMENT REPORT

In June, 2015 the Town received Notice of Building and Fire Code violations for both the Town Hall as well as the Town Hall Annex. Violations included over 50 items ranging from minor maintenance issues to substantial deficiencies requiring a major investment by the Town in order to rectify all outstanding building and fire code issues.

It is the intent of this Report to analyze the existing conditions of the building as related to building code deficiencies and how they relate to its historical significance as well as to quantify the necessary remedial work into a working construction budget for the Town's planning purposes.

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Town Hall built in 1888 is a brick hipped roof structure, in the Richardson Romanesque architectural style designed by William R. Walker & Son. The firm's prominent design commissions included other Town Halls such as Lincoln & Warwick, the Providence and Pawtucket armories and countless schools across the state.

The original building is architecturally intact except for the one story addition on the side and rear circa 1970 which is indifferent stylistically to the original building and is deemed non-contributing as defined by the RI Historical Preservation & Heritage Commission.

The RIHPHC holds a preservation easement on the Town Hall through the year 2032 as a result of a previous restoration grant which was awarded to the Town. This means that the Commission has the right to review and approve renovations or modifications to the building.

Building Code Violations:

As cited by the Town of North Kingston, Office of the Building official

1 Basement Egress Stair

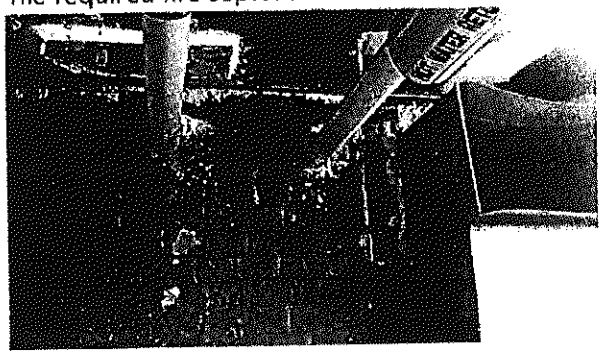
While open the existing basement door completely blocks the required means of egress on the first floor.

2 Electrical Service

The electrical service is located in an egress stair.

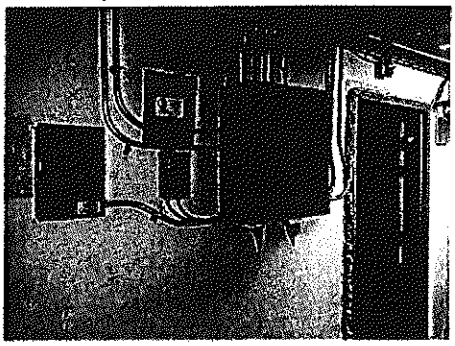
3 Fire Wall Penetrations

The required fire separation wall at the boiler room has multiple Penetrations.



4 Fire door at boiler room

The existing door at the required fire separation wall at the boiler room is not a fire rated assembly.



5 Structural Header between exit access hall and storage room

The structural header has been compromised by penetrating utility raceways

6 Egress access in basement, stairs and walking surfaces

The required 28 inch aisles have not been maintained.

7 Masonry and Brick foundation and load walls

Masonry foundation and load bearing walls are deteriorating.

8 Mold

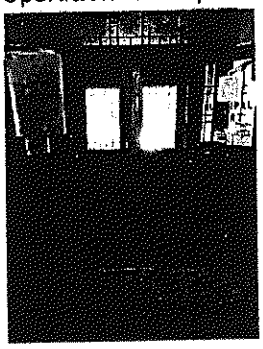
Mold is present in the basement, resulting in poor indoor air quality.

9 Radon

Radon is potentially present,

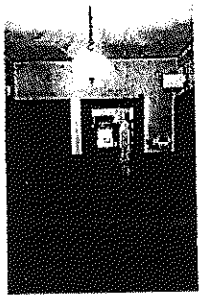
10 Main Entry Egress & Ingress

The main entry door swings are obstructed by the exterior masonry archway not allowing full operation for required egress.



11 Exit Door Hallway

While open the existing basement door completely blocks the required means of egress on the first floor.



12 Interior Egress Access Hallway

Exit access corridor measuring about 30 inches does not meet required exit access width.

13 First Floor Interior Finish not Flame Resistant

Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings

14 ADA Accessibility

The first floor contains multiple ADA violations; the second floor is entirely inaccessible.

15 Insect Infestation & Damage

16 Second Floor Means of Egress

Second floor currently has no required second means of egress.

17 Second Floor Interior Finish

Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings.

18 Asbestos & Lead Paint

The building may contain hazardous materials creating health safety concerns for the occupants.

Fire Code Violations:

As cited by the Town of North Kingston, Office of the Building official

19 Master Box Connection
Item Corrected

20 Emergency Lighting at Building Egress
Item Corrected

21 Emergency Lighting in Interior
Item Corrected

22 Front Entrance Door
Item Corrected

23 Fire Alarm Pull Stations Mounted Height
Fire alarm pull stations are not located at the proper mounting height.

24 Wainscoting in Building
Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings.

25 Wood Paneling in Building
Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings.

26 Smoke detector in hallway
Item Corrected

27 Exit Door in Conference Room
Conference rooms only means of egress required passage through an office space.

28 Fire Alarm Smoke Detector by Conference Room
Item Corrected

29 Fire Alarm Smoke Detector by Tax Assessor's Office
Item Corrected

30 Fire Alarm Smoke Detector by 2nd Floor Bathrooms
Item Corrected

31 All HVAC units rated at 2000 cfm+ are required
Item Corrected

32 Main Vault Exit Signs
Item Corrected

33 Tax Assessor & Finance Office Doors
The offices only exits pass through another office space.

34 Illuminated Exit Sign by rear exit door in the tax assessor's office
Item Corrected

35 Rear Steps behind Finance & Tax Assessor's Office
Item Corrected

36 Electrical Panel in Closet by Tax Assessor's Office
Item Corrected

37 Unprotected Vertical Opening
The building has unprotected penetrations through required fire separations.

38 Basement Door and Means of Egress
While open the existing basement door completely blocks the required means of egress on the first floor.

39 Basement Headroom at Bottom of Stairs
Minimum 80 inches required headroom not provided.

40 Electrical Junction Boxes in Basement
Item Corrected

41 Maintenance & Testing of the Emergency Generator
Item Corrected

42 Fire Wall Penetrations between Basement and 1st Floor
Item Corrected

43 Aisles Width in Basement
The required 28 inch aisles have not been maintained.

44 Basement Fire Alarm Devices

Item Corrected

45 2nd Floor Second means of Egress

Second floor currently has no required second means of egress.

46 Testing of Fire Escape

Item Corrected

47 Fire Escape Obstruction

Item Corrected

48 Existing fire escape door is difficult to open

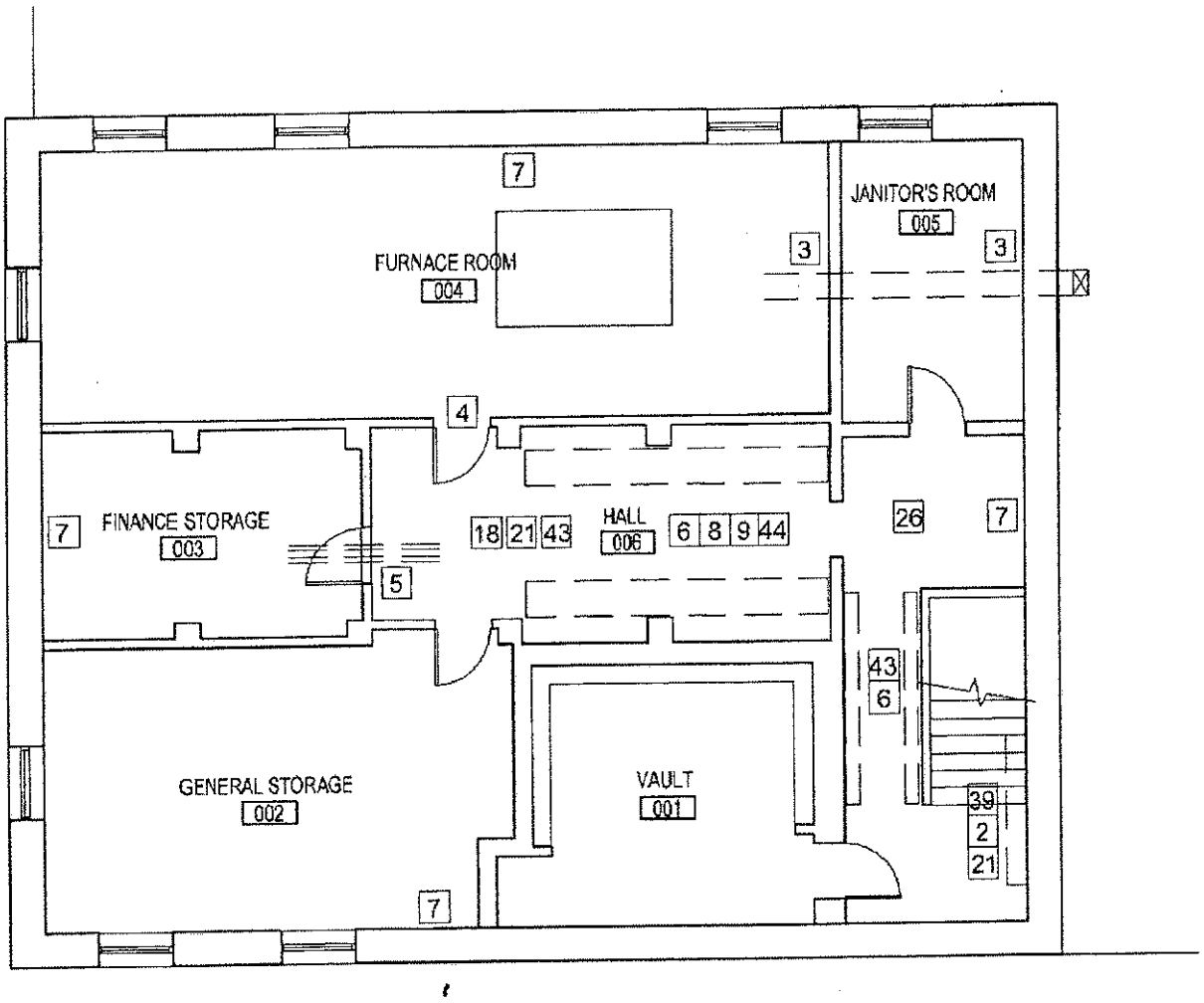
Item Corrected

49 Fire Extinguisher outside the Town Manager's Office expired

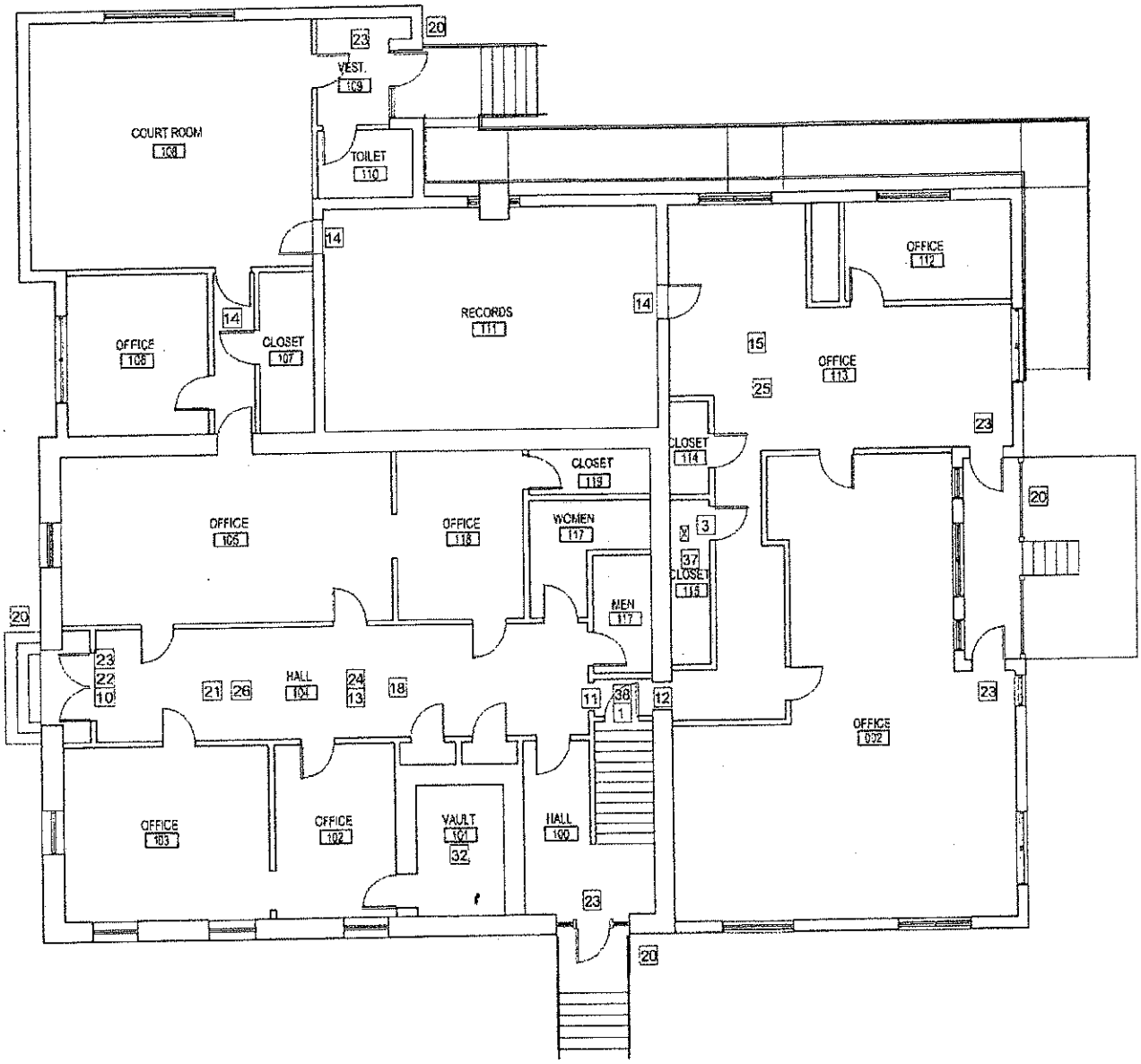
Item Corrected

50 Space above ceiling has hall light wiring not in electrical boxes

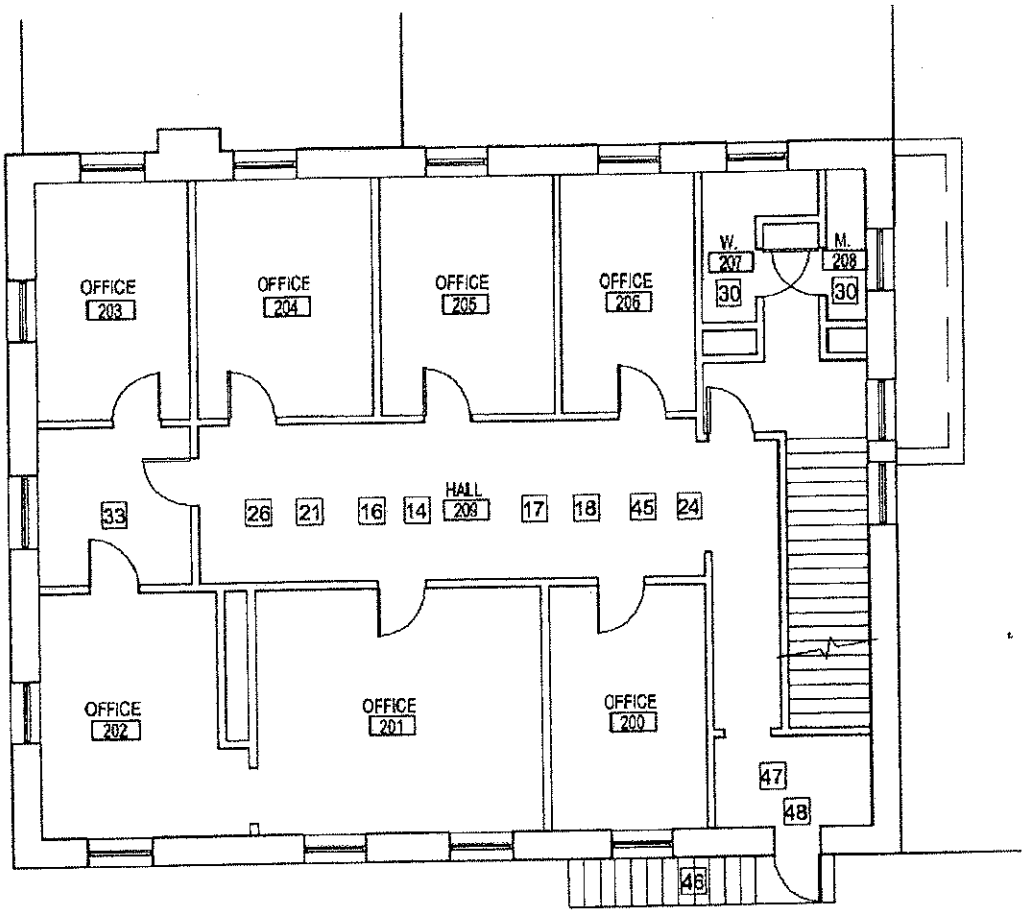
Item Corrected



Existing Basement Floor Plan



Existing First Floor Plan



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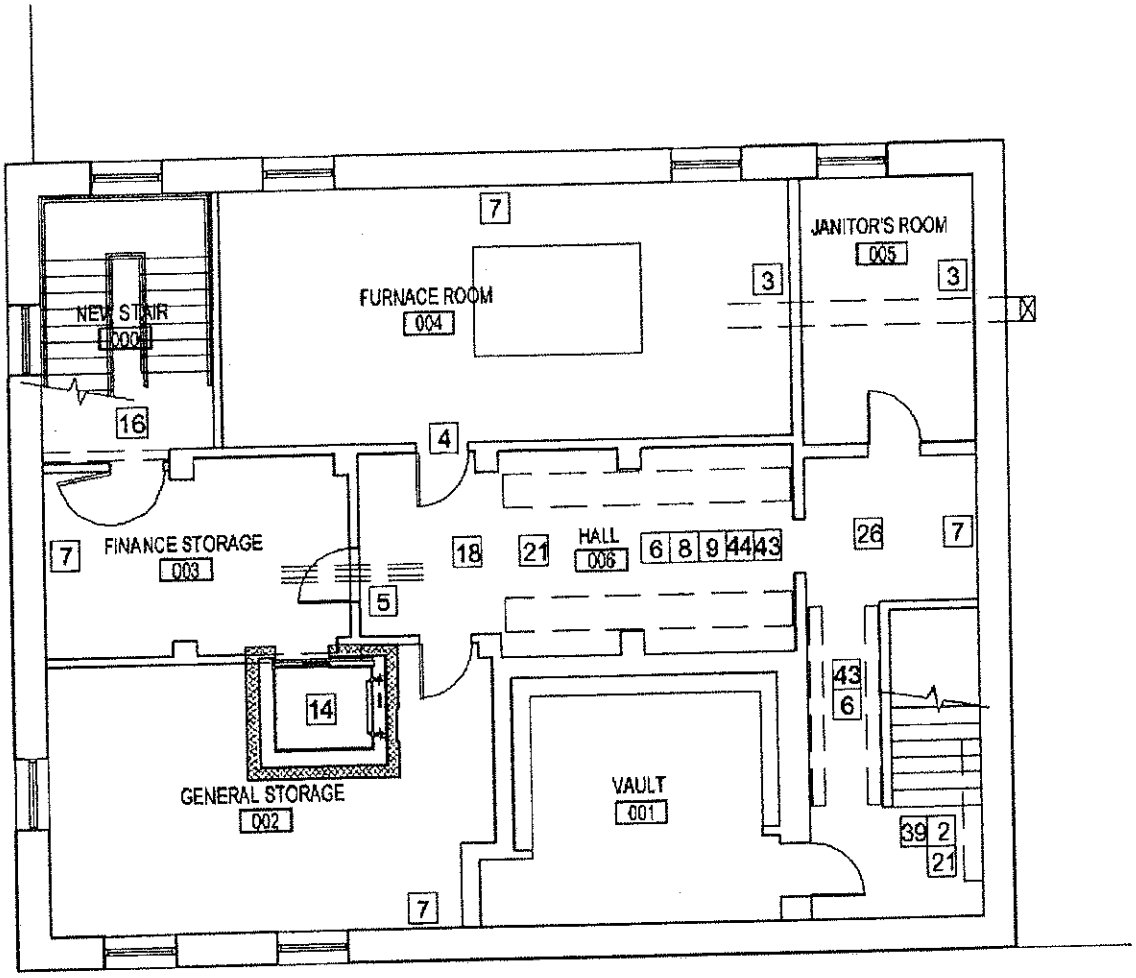
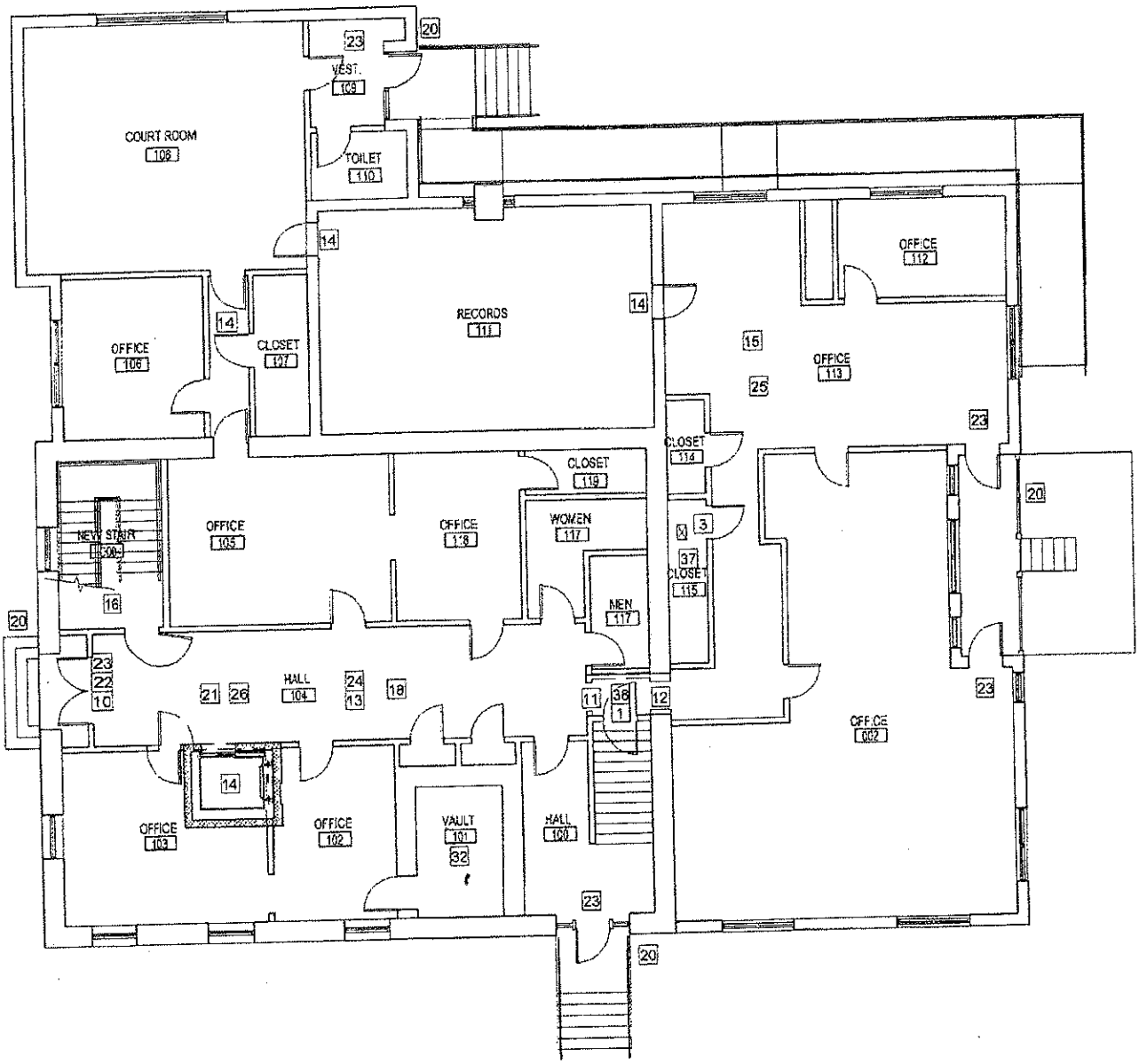
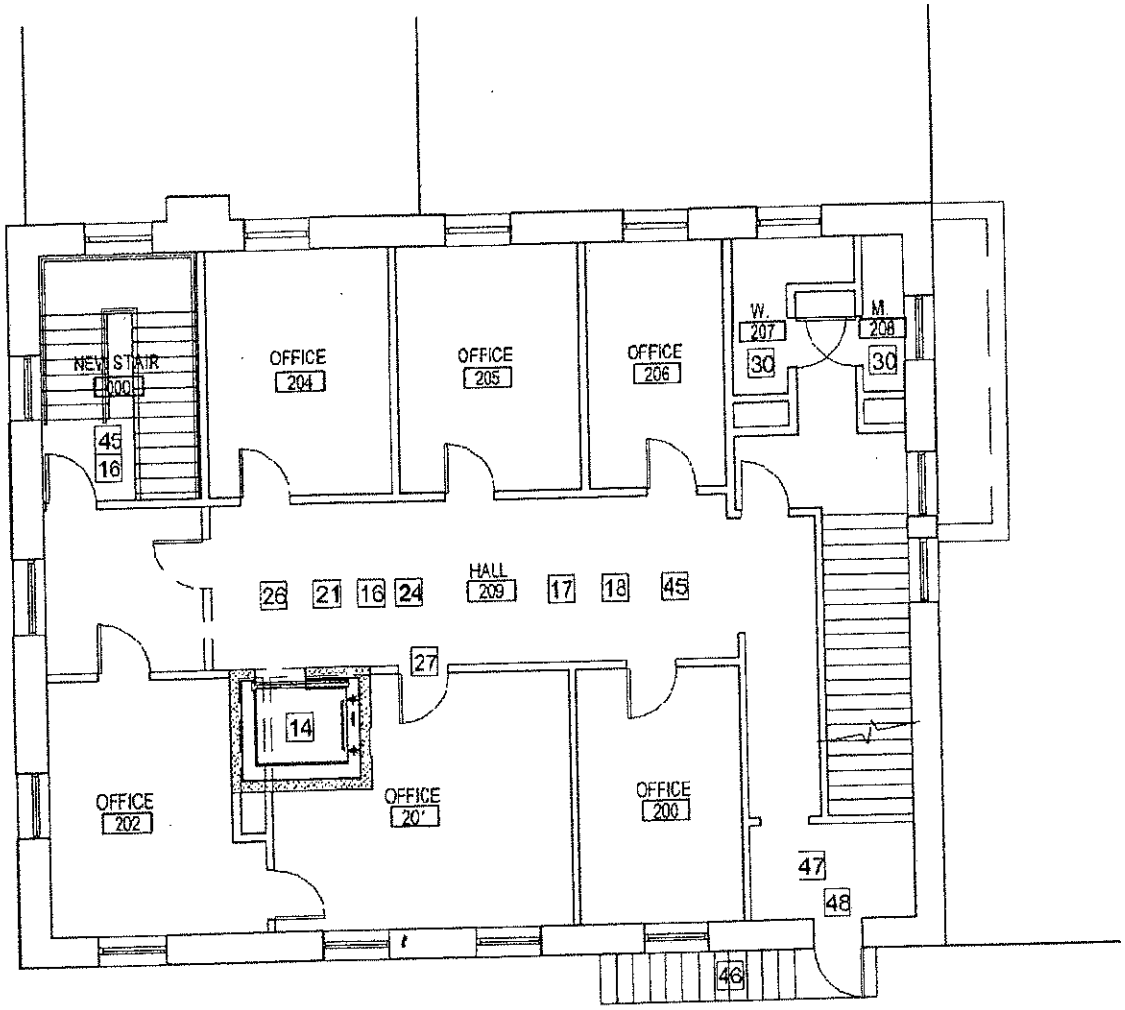


Proposed Basement Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Appendices

North Kingstown Town Hall Building Code & Fire Code Violations			
		Not	
Violation	Corrected	Corrected	Partial
1. Basement Egress Stairway		X	
2. Electrical Service along basement stairway		X	
3. Fire Wall Penetrations			X
4. Fire Door Assembly Boiler Room	X		
5. Structural header between Exit Access Hall & Storage Room		X	
6. Egress Access in Basement- Stairs & Walking Services		X	
7. Masonry & Brick Foundation Load Walls		X	
8. Mold		X	
9. Radon (Town has scheduled a test)		X	
10. Main Entry Egress & Ingress	X		
11. Exit Door Hallway (see item #1)		X	
12. Interior Egress Access Hallway		X	
13. 1st Floor Interior Finish not Flame Resistant			X
14. ADA Accessibility		X	
15. Insect Infestation & Damage			X
16. Second Floor Means of Egress		X	
17. Second Floor Interior Finish not Flame Resistant			X
18. Asbestos & Lead Paint		X	
Town Hall Fire Code Violations			
1. Master Box Connection	X		
2. Emergency Lighting at Building Egress	X		
3. Emergency Lighting in Interior	X		
4. Front Entrance Door	X		
5. Fire Alarm Pull Stations Mounted Height		X	
6. Wainscoting in Building			X
7. Wood Paneling in Building		X	
8. Smoke detector in hallway	X		
9. Exit Door in Conference Room		X	
10. Fire Alarm Smoke Detector by Conference Room	X		
11. Fire Alarm Smoke Detector by Tax Assessor's Office	X		
12. Fire Alarm Smoke Detector by 2nd Floor Bathrooms	X		
13. All HVAC units rated at 2000 cfm+ are required ....NO ACTION NECESSARY			
14. Main Vault Exit Signs	X		

15. Tax Assessor & Finance Office Doors		X	
16. Illuminated Exit Sign by rear exit door in the tax assessor's office	X		
17. Rear Steps behind Finance & Tax Assessor's Office	X		
18. Electrical Panel in Closet by Tax Assessor's Office	X		
19. Unprotected Vertical Opening		X	
20. Basement Door and Means of Egress		X	
21. Basement Headroom at Bottom of Stairs		X	
22. Electrical Junction Boxes in Basement	X		
23. Maintenance & Testing of the Emergency Generator	X		
24. Fire Wall Penetrations between Basement and 1st Floor	X		
25. Aisles Width in Basement		X	
26. Basement Fire Alarm Devices	X		
27. 2nd Floor Second means of Egress			X
28. Testing of Fire Escape	X		
29. Fire Escape Obstruction	X		
30. Existing fire escape door is difficult to open	X		
31. Fire Extinguisher outside the Town Manager's Office expired	X		
32. Space above ceiling has hall light wiring not in electrical boxes	X		

Source: *12/11/15 Memo from Phil Bergeron to Thomas Mulligan*

ARCHITECTURA — **Probable Construction Cost Estimate** — 2.2.16

1005 Main St, Suite 2111
Pawtucket, RI 02860
401.726.7711

North Kingstown Town Hall
80 Boston Neck Road
North Kingstown, RI

North Kingstown Town Hall Building Code & Fire Code Violations		**AMOUNT**	**REMARKS**
1. Basement Egress Stairway		0.00	Variance
2. Electrical Service along basement stairway		30,000.00	New Service
3. Fire Wall Penetrations		24,000.00	Fire Dampers
4. Fire Door Assembly Boiler Room		0.00	Completed
5. Structural header between Exit Access Hall & Storage Room		6,000.00	Masonry Repair
6. Egress Access in Basement- Stairs & Walking Services		0.00	Move Files
7. Masonry & Brick Foundation Load Walls	Patch, Repoint, Parge, Restore	110,000.00	Masonry & Stone
8. Mold		34,000.00	Remediation
9. Radon (Town has scheduled a test)		8,000.00	Radon Mitigation
10. Main Entry Egress & Ingress		0.00	Completed
11. Exit Door Hallway		2,500.00	See Item 1
12. Interior Egress Access Hallway		4,500.00	Modify Opening
13.1st Floor Interior Finish not Flame Resistant		8,000.00	Intumescent
14. ADA Accessibility	Misc first floor mododifications & new elevator	210,000.00	3 Stop Elevator
15. Insect Infestation & Damage		2,400.00	Pest Service
16. Second Floor Means of Egress	Stair & Shaft	78,000.00	Bsmnt - 2
17. Second Floor Interior Finish not Flame Resistant		4,000.00	Intumescent
18. Asbestos & Lead Paint Abalement		34,000.00	Removal
19. Master Box Connection		0.00	Completed
20. Emergency Lighting at Building Egress		0.00	Completed
21. Emergency Lighting in Interior		0.00	Completed
22. Front Entrance Door		0.00	Completed
23. Fire Alarm Pull Stations Mounted Height		3,750.00	Relocate
24. Wainscoting in Building		0.00	See #13
25. Wood Paneling in Building		24,000.00	Intumescent
26. Smoke detector in hallway		0.00	Complete
27. Exit Door in Conference Room		4,400.00	New Door
28. Fire Alarm Smoke Detector by Conference Room		0.00	Completed
29. Fire Alarm Smoke Detector by Tax Assessor's Office		0.00	Completed
30. Fire Alarm Smoke Detector by 2nd Floor Bathrooms		0.00	See 11
31. All HVAC units rated at 2000 cfm+ are required ....NO ACTION NECESSARY		0.00	Completed
32. Main Vault Exit Signs		0.00	Completd
33. Tax Assessor & Finance Office Doors		4,800.00	Modify
34. Illuminated Exit Sign by rear exit door in the tax assessor's office		0.00	Completd
35. Rear Steps behind Finance & Tax Assessor's Office		0.00	Completd
36. Electrical Panel in Closet by Tax Assessor's Office		0.00	Completd
37. Unprotected Vertical Opening		0.00	See #3
38. Basement Door and Means of Egress		0.00	Completd
39. Basement Headroom at Bottom of Stairs		0.00	Abandon
40. Electrical Junction Boxes in Basement		0.00	Completd
41. Maintenance & Testing of the Emergency Generator		0.00	Completd
42. Fire Wall Penetrations between Basement and 1st Floor		0.00	Completd
43. Aisles Width in Basement		0.00	By Town
44. Basement Fire Alarm Devices		0.00	Completd
45. 2nd Floor Second means of Egress		0.00	See #16
46. Testing of Fire Escape		0.00	Completd
47. Fire Escape Obstruction		0.00	Completd
48. Existing fire escape door is difficult to open		0.00	Completd
49. Fire Extinguisher outside the Town Manager's Office expired		0.00	Completd
50. Space above ceiling has hall light wiring not in electrical boxes		0.00	Completd
51. New drywall ceiling in basement		28,000.00	Fire Rated
52. New draintile system at perimeter with sump		48,000.00	Waterproofing

53. Allowance to replace displaced work areas by stair / elevator						14,000.00	Workstations
54. Allowance for Replacement Boiler						15,000.00	Existing 45 Years
Subtotal						697,350.00	
Contingency @ 15%						104,602.50	
General Contractor's Profit & Overhead @ 12%						96,234.30	
GRAND TOTALS						**898,186.80**	

NORTH KINGSTOWN TOWN HALL

Preliminary Construction Cost Estimate

Division	BUILDING COMPONENT	UNITS	UNIT COST		G.C. CONST.		TOTAL COST
	Proposed Renovated Areas (1st Fl)	12,253					
	Proposed Renovated Areas (Basement)	5,851					
	Total Area Square Feet	**18,104**					
1	**General Requirements**						
1500	Abatement	LUMP SUM	$60,000.00		$60,000.00		$ 60,000.00
1700	Demolition - 12,250 sf. (In House)	SF	$2.00				$ -
						Total	*$ 60,000.00*
2	**Site Construction**						
	Septic Fields	ALLOWANCE	$10,000.00		$10,000.00		$ 10,000.00
						Total	*$ 10,000.00*
3	**Concrete**						
	10 - 1'-0" Diam. Concrete Piers @ Ramps (In House)	ALLOWANCE	$2,500.00				$ -
						Total	*$ -*
4	**Masonry**						
						Total	*$ -*
5	**Metals**						
5500	Metal Fabrications - Stair Handrails	ALLOWANCE	$5,000.00		$5,000.00		$ 5,000.00
5800							
						Total	*$ 5,000.00*
6	**Wood and Plastics**						
6100	Rough Carpentry (Partial In House)	ALLOWANCE	$10,000.00		$5,000.00		$ 5,000.00
	Wood Blocking (Partial In House)	ALLOWANCE	$2,500.00		$2,500.00		$ 2,500.00
6200	Finish Carpentry (Partial In House)	ALLOWANCE	$10,000.00		$10,000.00		$ 10,000.00
						Total	*$ 17,500.00*
7	**Thermal and Moisture Protection**						
7100	Sealant, Damproofing and Waterproofing	ALLOWANCE	$2,500.00		$2,500.00		$ 2,500.00
						Total	*$ 2,500.00*
	Subtotal Items 0 - 7						**$ 95,000.00**

NORTH KINSTOWN TOWN HALL

Preliminary Cost Estimate

	Total Area Square Feet	**12,253**					
8	**Doors, Frames and Hardware**						
8100	Metal Doors Flush Insulated - 2	EA	$600.00		$1,200.00		$ 1,200.00
	Metal Frames with Sidelight - 2	EA	$450.00		$900.00		$ 900.00
	Metal Frames - 54	EA	$288.00		$15,552.00		$ 15,552.00
8200	Wood Doors Flush - 54	EA	$325.00		$17,550.00		$ 17,550.00
8700	Hardware - 56	EA	$350.00		$19,600.00		$ 19,600.00
						Total	***$ 54,802.00***
9	**Finishes**						
9200	Plaster and Gypsum Board						
	GWB - xxx lf. (Partial In House)	LF			$30,000.00		$ 30,000.00
9300	Ceramic Tile-Toilet Walls to 5'-0", 400 sf. & Floor, 325 sf.	SF	$10.00		$7,250.00		$ 7,250.00
9500	Ceilings						
	GWB - 5684 sf.	SF	$5.00		$28,420.00		$ 28,420.00
	ACT - 5164 sf. (In House)	MATERIAL	$1.50		$7,746.00		$ 7,746.00
9600	Flooring						
	Carpet - 12000 sf.	ALLOWANCE	$25,000.00		$25,000.00		$ 25,000.00
	VCT - 1500 sf.	SF	$4.00		$6,000.00		$ 6,000.00
	Base - 3600 lf.	LF	$3.50		$12,600.00		$ 12,600.00
	Floor Prep.	ALLOWANCE	$5,000.00		$5,000.00		$ 5,000.00
9900	Paints and Coatings						
	Specialty Paints - Basement, 5800 SF. (In House)	SF	$2.00				$ -
	Walls - Paint, 12250 sf. (In House)	SF	$1.00				$ -
	GWB Ceilings - 2500 sf. (In House)	SF	$2.00				$ -
	Wood Doors & HM Frames - 56 (In House)	Unit	$220.00				$ -
						Total	***$ 122,016.00***
10	**Specialties**						
10200							
10400	Identification Signage	ALLOWANCE	$5,000.00		$5,000.00		$ 5,000.00
10520	Fire Protection - Fire Extinguisher Cabinets	EACH	$500.00		$2,000.00		$ 2,000.00
10800	Toilet and Specialties	ALLOWANCE	$5,000.00		$5,000.00		$ 5,000.00
						Total	***$ 12,000.00***
11	**Equipment**					***Total***	***$ -***
12	**Furnishings**					***Total***	***$ -***
13	**Special Construction**						
13700	Security Access and Surveillance	ALLOWANCE	$10,000.00		$10,000.00		$ 10,000.00
						Total	***$ 10,000.00***
	Subtotal Items 8 - 13						**$ 198,818.00**

NORTH KINGSTOWN TOWN HALL

Preliminary Cost Estimate

	Total Area Square Feet	**12,253**					
14	**Conveying Systems**					*Total*	$ -
15	**Mechanical**						
15300	Mechanical Units & Condensers - 4	EA	$5,000.00		$20,000.00		$ 20,000.00
15400	Mechanical Baseboard Heat Adjustments	ALLOWANCE	$5,000.00		$5,000.00		$ 5,000.00
						Total	$ *25,000.00*
16	**Electrical**						
16200	Electric Power, Fire Alarm and Lighting	SF	$8.00		$98,000.00		$ 98,000.00
16400	Low-Voltage Distribution	SF	$3.00		$36,750.00		$ 36,750.00
16700	Communications	ALLOWANCE	$2.00 sf.		$24,500.00		$ 24,500.00
16800	Sound and Video	ALLOWANCE	$1.00 SF.		$12,250.00		$ 12,250.00
						Total	$ *171,500.00*
	Subtotal Items 14 - 16						$ *196,500.00*
	Subtotal Items 1 - 16				*$490,318.00*		$ *490,318.00*
11	**Contractor's Fees**		$0.00		$0.00		$ -
			$0.00		$0.00		$ -
			$0.00		$0.00		$ -
						Total	$ -
	Total Building Cost (Items 1 - 16*)						$ *490,318.00*
			Cost / Square Foot				*$40.00*

* Does not include contigency, permits, furniture, general contractor, architectural and engineering fees

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Town of North Kingstown, Rhode Island

Department of Public Works
2050 Davisville Road
North Kingstown, RI 02852-1799
Phone: (401) 268-1500
Fax: (401) 267-9036
Web: www.northkingstown.org

REPORT

DISPOSITION OF TOWN HALL AND ANNEX CODE VIOLATIONS

TOWN STAFF RELOCATION OPTION TO FORMER SCHOOL ADMINISTRATION BUILDING

PRESENTED TO
NORTH KINGSTOWN TOWN COUNCIL
AND
NORTH KINGSTOWN ASSET MANAGEMENT COMMISSION

PREPARED BY
PHIL BERGERON, P.E.
NORTH KINGSTOWN DIRECTOR OF PUBLIC WORKS

February 2, 2016

Purpose

The following report has been prepared at the request of the North Kingstown Town Council, and will address existing building and fire code violations at the North Kingstown Town Hall and Town Hall Annex. This report will provide cost estimates to repair all of the code violations identified, and will also provide an analysis of a potential solution to relocate town staff from these buildings into the former School Administration Building (Admin Building.) located on Fairway Drive. The Admin Building relocation proposal is being completed at the direction of the Town Council, following recommendations from the Asset Management Commission, as a potential cost effective option to address these outstanding NOV's and existing employee safety concerns.

History

The Town Hall and Town Hall Annex are currently used for municipal government operations. The structures are 125 and 118 years old and located in the Village of Wickford. The Admin Building is located on Fairway Drive at the northeasterly corner of the NK High School campus. The Admin Building was moved to its current location in the 1970's, and housed the School Administration operations until the school moved administrative operations in 2015. In a Joint Resolution executed by the North Kingstown Town Council and School Committee in October 2015, this school facility was officially abandoned and returned to the care and custody of the town.

As a result of existing building and fire code deficiencies in both the Town Hall and Town Hall Annex, three violation notices (NOV's) were issued by the Town Fire Marshall and the Building Official to the Town Manager (see attached). The NOV's were issued on the following dates.

- Town Hall Building Code NOV — June 5, 2015
- Town Hall Fire Code NOV — June 25, 2015
- Town Hall Annex Building Code NOV — August 20, 2015

Although many of the violations identified over the years have been corrected, other more expensive repairs have been delayed because of proposals and plans to relocate these offices or secure funding approval for major building renovations.

As early as 1982, the town began considering improvements, expansions and relocation options to the Town Hall and Annex buildings. A 1982 conceptual expansion plan was prepared by Syl Pauley, Jr., Town Engineer. A 1993 proposal was completed by Richard Crenca, Director of Public Works, and included an expansion of the existing Town Hall and the consolidation of Town

Hall and Annex operations. The 1993 proposal was estimated at $2.3 million. Starting in 2000 and continuing until 2008, the town's annual Capital Improvement Plan (CIP) contained proposals to expand and refurbish Town Hall. In 2011, this office prepared a conceptual plan with cost estimates to reconstruct the former Wickford Elementary School into a consolidated town/school government center. That proposal went to the voters in 2011 and was ultimately defeated. In 2015 and coinciding with the School Department's move to leased space in the Quonset Business Park, the Town Manager began discussion with the School Department regarding consolidation of operations. In addition, the 2008 North Kingstown Comprehensive Plan identified the need to conduct a Town Hall expansion study (see attached).

Each of these proposals had their genesis from the deteriorated conditions and inadequate work spaces within Town Hall and the Town Hall Annex. Unfortunately, none of these proposals were approved, and all budget considerations for major building renovations or lesser capital improvements never materialized. In short, I believe the failure of these continued attempts to resolve on-going building issues have contributed to the current state of these facilities.

Town Council and Asset Management Commission Action

Following the issuance of the referenced June 5 and June 25 NOV's, the North Kingstown Town Council began deliberations on a plan to address the violations in the two town government buildings. Part of the plan was to establish a more formal position on a resolution that would be presented to the North Kingstown Building Code Board of Review and State Fire Code Board of Review with regard to correcting these deficiencies. Hearing dates with each Board were scheduled based on the NOV issuance dates listed above and held on the following dates.

- Town Hall Fire Code NOV
  State of RI Fire Safety Code Board of Appeal
  August 18, 2015
- Town Hall Building Code NOV
  North Kingstown Building Code Board of Appeals
  October 7, 2015
  (Original Hearing date of August 5 was continued to October 7)
- Town Hall Annex Building Code NOV
  North Kingstown Building Code Board of Appeals
  December 9, 2015

The Town Council met in Executive Session on June 18, June 30 and July 27 to discuss a resolution. It was during these meetings that a plan to relocate town staff and consider leasing options in town commercial buildings was explored.

This led to the authorization and drafting of a "letter of intent" that was to form the basis of the town's commitment to vacate these buildings. This commitment was used to reinforce our appeals to the two Boards, and our request to not correct certain code deficiencies under the premise that the buildings would be vacated within six months.

In a joint meeting of the Town Council and Asset Management Commission, held on August 27, the Town Council requested that Asset Management provide a report with recommendations for temporarily relocating municipal operations. Asset Management inspected the Town Hall and Annex, toured other town facilities and commercial properties, and deliberated on relocation options. Their report was completed and presented to the Town Council at its September 10, 2015 meeting. The report by Asset Management proposed a number of recommendations, including the following:

- The Commission therefore recommends that the Council identify and secure temporary work space for the Municipal staff, such that both buildings be emptied and the move completed within the NOV stipulated time frame.
- Relocate Town Hall and the Annex personnel to a temporary facility(s) as soon as possible.
- The former NKSD Administration building, on Fairway Drive, should be seriously considered for all Customer Facing processes of North Kingstown's town government.

The Asset Management's complete cover memo to the Town Council, containing these recommendations, is attached. Following the presentation of this report by Asset Management, the Town Council voted to authorize town staff to immediately hire professionals to begin design on the relocation of town staff to the Admin Building. A signed copy of this motion, with other votes pertinent to this project is attached.

Action taken and resulting motions from these two bodies became the basis of the town's position on compliance of certain items and the appeal on others. The reports presented to both the State Fire Code Board and North Kingstown Building Code Board, with reference to action taken by the Council and Asset Management, are attached. A summary of all the referenced code violations, issued on both the Town Hall and the Town Hall Annex, are summarized on a December 11, 2015 memo that I presented to the Town Council on December 14. This memo represented the disposition of those violations as of that Council meeting (see attached).

Consultant Selection

Following action taken by the Town Council on December 14, this office began an in-house building evaluation of the Admin Building, as well as a Space Needs Analysis to determine if a relocation of Town Hall and Annex staff to this building was possible. Meetings with Department Heads and staff concluded that there was sufficient space to relocate both Town Hall and Annex offices into the Admin Building. A conceptual plan was then prepared by this office, with a project scope that was based on our in-house building evaluation. Copies of these documents were provided to the Town Council in December. Those two documents became an official Request for Professional Services solicitation that was mailed to Architectural firms in December (see attached). Firms contacted included those on the State Master Price Agreement listing and firms that had successfully completed projects in North Kingstown.

Proposals received were evaluated by this office, which led to a selection of Aharonian & Associates (see attached). They not only submitted the lowest price, but our evaluation concluded they were a professionally responsive and responsible firm. Aharonian was the town's consultant for the design and construction of Fire Station 5. This project was successfully completed 5 several years ago. Aharonian's proposal is attached.

A concern expressed by the Town Council in December over the selection of an appropriately experienced architect for the evaluation of Town Hall and the Annex violations, led to an award for professional services to Architectura, Inc. Architectura's proposal, with a letter documenting their experience with historic buildings, is attached.

An update from this office, summarizing the process and hiring of these professional firms, was provided to the Town Council at its January 11, 2016 meeting (see attached).

Consultant Reports, Findings and Cost Comparison

This office has been working closely with both consultants, in an effort to complete the required reports and cost analysis in time for the first Town Council meeting in February. Final reports were submitted to this office on Tuesday February 2, 2016. Those reports are attached in their entirety.

Aharonian's report includes the results of a code review of the Admin building, the development of building plans that represent a fully accessible and code compliant facility, and cost estimates to complete the identified construction improvements.

The results of the Code Review and building plan development, completed by Aharonian & Associates, concludes that the Admin Building will accommodate the relocation of Town Hall and Town Hall Annex staff, at a cost of approximately $490,318. The majority of the work to complete this project would be sub-contracted to private firms, with this office acting as General Contractor. As long as this project is to be completed during the winter months, in-house staff would be available to help offset some of the construction costs by completing certain items, such as wall partition demolition, rough carpentry construction (partition walls) and painting. Except for one building code deficiency, this project will provide a fully code compliant (Building and Fire) and fully accessible (ADA) facility. This code item relates to floor loading, and will require additional flooring support, an appeal to the local Building Code Board (based on proposed use and 40 years of occupied load testing), or a combination of the two. Use of the Admin Building will also allow for the full consolidation of both Town Hall and Town Hall Annex office operations, with safe and accessible basement file storage. The project also proposes to replace all electrical and informational technology systems, and includes the addition of building security to protect records, IT and Finance operations.

Additional capital improvements over the next 5 to 10 years will also be required at the Admin building, if town offices move in and this building becomes the permanent home of town government. Those improvements include a new roof and mechanical upgrades. That cost is estimated at $150,000. It is also important to note, that if the town were to decide to not occupy or invest in the Admin Building, demolition of that building would cost approximately $100,000.

The reports by Architectura provides cost estimates to bring the Town Hall and Town Hall Annex buildings into full code compliance, including repairs and building modifications required to meet fire, building and accessibility codes. These cost estimates are based on inspections completed by our consultant, as well as their experience with construction costs associated with historic buildings. Architectura's reports also provide cost estimates and some narrative for repairing certain building deficiencies identified during their inspections. These include electrical services, boilers, and basement structural deficiencies. The reports also evaluate the Town Hall and Town Hall Annex as a singular solution to maintaining government operations in Wickford.

The report from Architectura contains a probable cost to bring the Town Hall and the Town Hall Annex into full code compliance. That number is estimated at $1,543,732 and includes all code corrections identified on the three NOV's issued on these two buildings. The Town Hall estimate is $898,187 and the Annex is $645,545. Additional backup documents are provided (see attached), which were used to determine other repair needs within these buildings.

These include the following:

- Structural – Email from Tom Grafe, P.E. on the need to undergo more substantial foundation repairs if the building is to remain occupied.
- Air Quality – Letter from Gerry Bliss, Industrial Hygienist representing the town's insurance company, with Town Hall basement assessment and access protocol.
- Air Quality – Letter from Gerry Bliss on his findings at the Annex.
- Boiler – Notice of unsafe condition with the Town Hall Boiler.
- Hazardous Materials – Report from ECM documenting the existence of hazardous materials in Town Hall.
- Electrical Service- Letter from Nolin Electric, Inc. with an analysis and recommendation on the Town Hall electrical service.
- Pictures showing deteriorated condition of the Town Hall foundation, lack of fire rated materials between the basement and first floor and recently identified settlement of the outside granite stairwell.

Correction of these documented deficiencies has been calculated into the cost to continue occupying these buildings. Other capital and maintenance needs, associated with a commitment to a continued government operation in these buildings, were not addressed by the consultant. However, they include more significant ADA building improvements, electrical code upgrades, mechanical code upgrades, interior finishes, building envelope and masonry repairs, lighting, roof replacement, structural, bathroom and on-site waste water upgrades. Although these improvements are not immediately required, an investment of over $1,900,000 will be needed in the next 5 to 10 years.

The $1,543,732 cost referenced above brings these buildings into compliance with Fire, Building and ADA codes, as previously stated. If the town were to propose occupying these buildings for only another 4 to 5 years, waivers for certain code deficiencies could be sought. Although it is hard to say if any waiver would be granted, the consultant believes waivers on certain deficiencies may be granted. These would include installation of elevators, certain office outdoor egress doors, asbestos abatement, fire alarm pull stations and removal of wood paneling. If granted, these waivers could save the town approximately $453,000. However, it would only seem prudent to seek an exemption for a period of time needed to build a new government center. If a Government Center project did not move forward, these improvements should be completed as soon as that decision is made or a referendum is not approved by the voters. It should also be assumed that other maintenance needs will arise within three years.

Options

An analysis and cost comparison from the consultant reports, to address the code deficiencies in the Town Hall and Town Hall Annex, has determined the following options:

1. Relocate Town Hall and Town Hall staff to the former School Administration Building. The cost to construct the needed fit-out and provide a facility that is code compliant and fully ADA accessible is $490,318. This option would also allow for the full consolidation of Town Hall and Town Hall Annex government operations. Additional capital upgrades will be needed in the 5 to 10 year timeframe, estimated at $150,000, if this building becomes the permanent Town Hall. Total cost over 10 years is $640,318.

2. Keep North Kingstown government operations in the Town Hall and Town Hall Annex, and repair all Fire and Building Code deficiencies listed in the three issued NOV's. This option would provide code compliant buildings, but would keep Town Hall and Town Hall Annex operations in two separate facilities. The cost to complete these renovations is estimated at $1,543,732. The construction of stairwells and an elevator in Town Hall would displace personnel, requiring the construction of new office space at the Town Hall Annex to accommodate lost office space. The cost estimate provided reflects this additional work. Additional capital and maintenance upgrades, estimated at $1,900,000, will be needed within the next 10 years, if town government is to remain in these two facilities. Construction impacts to employees working in these buildings would be significant. Temporary office space will be required during construction and could be accomplished with on-site trailers or rented commercial space. The cost for this temporary office arrangement, including I.T connectivity, is estimated at $10,000. Total cost over 10 years is $3,445,732.

3. Repair all Fire Code deficiencies, but do not correct those Building Code and ADA Accessibility Code deficiencies that can be waived by the local Building Code Board of Appeals and the Governor's Commission on Disability. These appeals are not guaranteed and would only be requested under the premise that government operations would be relocated out of these buildings in 4 to 5 years. Some of those potential codes are listed above, the most significant of which are the installation of elevators. Estimated cost for Option 3 is $1,090,732. This option does not provide for a fully accessible building and does not consolidate Town Hall and Annex operations. Additional maintenance upgrades will be needed within the next 4 to 5 years or until government operations are moved out. These costs are estimated at $150,000. If the town decided to not pursue a new government center, through either a decision by the Town Council

or a failed referendum by the voters, the building should be made fully accessible and funding made available for the above listed future maintenance cost. Option 3 essentially becomes option 2 in terms of overall cost, with added inflation for the delayed improvements (10%). Total cost over 5 years is $1,240,732 and over 10 years (offices remaining in Town Hall) is $3,491,032.

Conclusions

Options 1 and 2 provide the only fully code compliant facility, with regards to Fire, Building and ADA codes. Option 3 is not a fully accessible building.

Option 1 is the only option that provides for the consolidation of town government operations. This is consistent with the North Kingstown Comprehensive Plan and goals of the Town Council for consolidation of government offices.

The Admin Building resides on the northeast portion of the High School Campus. The building was turned over to the Town by the School Department in October of 2015 by a Joint Resolution signed by both parties. Discussions with school officials leading up to the signing of this document brought forth concerns over the future use of this facility because of its proximity to the High School. Therefore, this building is best suited for use by either the town or the school and would most likely remain in this capacity. The possibility of moving the town Community Center to this building, when and if town government were to move out, has been a point of discussion with the Asset Management Commission. Estimated maintenance cost to the existing Community Center, over the next 10 years, is $195,000. A potential relocation of the Community Center to the Admin Building in 5 years further justifies an investment into the Admin Building at this time. This investment option would realize a higher residual value.

If a new Government Center is not approved by the voters, this building would remain the future Town Hall for many years. Should that scenario play out, Option 1 provides a consolidated Town Hall operation in a fully accessible building for $490,318, a cost of only $40 per square foot and a unit price no longer achievable in today's construction market for the benefits realized.

Unlike the Admin Building and its location adjacent to a school campus, the Town Hall and Town Hall Annex are located in the Historic Village of Wickford. With the anticipated construction of sewers in the village, along with the potential development of the former Wickford Elementary School, there would appear to be more options for future uses of these buildings. The preservation of these structures is paramount, and with a proactive interest by both the Town Council and the Asset Management Commission, there is no reason to believe these buildings won't be fully preserved with a better and higher use. There are many

historic communities throughout the region that have been very successful with similar challenges. Also, investments and renovations made to accommodate Town Hall operations would not necessarily benefit a change of use, realizing a lower return on investment. Locations of stairwells or elevators may not be appropriate or needed with a change of use.

Many proposals to refurbish and expand Town Hall for the purpose of consolidation had been considered. With the sale of the adjacent Reynolds Street property, this is no longer possible.

Recommendations

Based on the information provided, options explored and conclusions formulated, the following recommendations are presented to the Town Council and Asset Management Commission:

1. Approve Option 1 of this report and authorize the Department of Public Works to immediately begin the construction necessary to relocate Town Hall and Town Hall staff to the former School Administration Building at 100 Fairway Drive. This should be done under an emergency measure, allowing Public Works to purchase materials and hire contractors off of previous bids, the State MPA program or through competitive quotations. The work should be expedited so as to relocate Town Hall and Annex employees as soon as possible.

2. Immediately charge the Asset Management with exploring preservation options for Town Hall and the Town Hall Annex. Asset Management should report back to the Town Council within 6 months with their findings and recommendations. Public Works should also be authorized to hire the necessary professionals to provide Asset Management with the tools and information necessary for their efforts. Any cost is excess of $10,000 would require approval by the Town Council.

Attachments:

- Town Hall and Town Hall Annex Notice of Violations (3 total)
- Excerpt from 2008 NK Comprehensive Plan
- Asset Management Cover Memo to NK Town Council on Analysis of Municipal Staff Options Report
- Town Council Motion of September 10, 2015
- August 17,2015 Report by Public Works Director on Disposition of Violations, as presented to State Fire Safety Board
- September 16, 2015 Memo to NK Building Official from Public Works Director with update on building code violations
- December 11, 2015 Memo to Town Manager from Public Works Director with update on Building and Fire Code violations
- Request for Professional Services, dated November 14, 2015
- Aharonian proposal dated December 13, 2015
- Architectura proposal dated December 30, 2015, with a December 29, 2015 letter defining experience
- January 11, 2016 Town Council Update by Public Works Director on Town Hall NOV and Relocation
- Email from Tom Grafe, Structural Engineer dated Nov. 3, 2015
- Air Quality Report from Gerard Bliss on Town Hall, dated Oct. 29, 2015
- Air Quality Report from Gerard Bliss on the Town Hall Annex, dated September 10, 2015
- Notice of Unsafe Condition from Town Building Official on Town Hall boiler
- Hazardous Materials Report from ECM on findings in Town Hall, dated September 9, 2015
- Report and estimate from Nolin Electric on Town Hall electrical service, dated July 17,2015
- Pictures showing existing condition of Town Hall basement foundation, flooring system and outside stairwell
- Town Hall Report by Architectura, dated February 2, 2016
- Town Hall Annex Report by Architectura, dated February 2, 2016
- Administration Project cost estimate by Aharonian, dated February 1, 2016
- Construction Plans on Administration project by Aharonian, dated February 2, 2016

9

PAUL A. SOLLITTO
ATTORNEY-AT-LAW
20 MAIN STREET
NORTH KINGSTOWN, RHODE ISLAND 02852-5016

E-MAIL: PSOLLITTO@SOLLITTO-LAW.COM

LOCATED IN THE
VILLAGE OF WICKFORD

TELEPHONE: 401-295-5800
FACSIMILE: 401-244-7337

July 5, 2016

Donald J. Maroney, Esq.
1041 Ten Rod Road Suite B
North Kingstown, RI 02852

Re: Title examination Town Hall property, 55 Brown Street, North Kingstown, RI
AP 117 Lot 211

Dear Donald:

At your request I have conducted a title examination of the town hall Annex property, 55 Brown Street, from January 5, 1896 to June 16, 2016. A preliminary report of title is attached.

Please find attached copies of the restrictions and easements referred to in the report of title.

It is important to note that the current Lot 211 includes former Assessor's Lots 208 and 210 which were merged with 211 in 2001. Consequently, the Annex property includes the public restroom area, the library park area and the whole town parking lot.

There is an easement running to the Town for access to the town parking lot over Lot 214 recorded in Book 2492 at Page 141. I would assume that in the event of a sale of the Annex building it would not be the Town's intention to sell the parking lot. Therefore, a sale of the Annex building would require some form of a subdivision creating an "Annex" lot and leaving the remainder in Town ownership. This will probably require Planning Board approval and in all likelihood Zoning Board approval. I expect that the Town would desire to configure this subdivision in such a way so as to allow the Town to retain ownership of the "library park".

If you have any questions, do not hesitate to contact me.

Sincerely,

Paul A. Sollitto

PAS:km
Encs.

received
7/8/16

REPORT OF TITLE

From January 5, 1896 to June 16, 2016

FROM: PAUL A. SOLLITTO, ESQUIRE, 20 Main Street, North Kingstown, RI 02852-5016
[Telephone (401) 295-5800, Fax (401) 244-7337]

TO: Town of North Kingstown

APPLICATION OF:

PROPERTY ADDRESS: 55 Brown Street, North Kingstown, Rhode Island (Town Hall Annex)

OWNERS OF RECORD: Town of North Kingstown, a municipal corporation

RESTRICTIONS: CRMC assent (dock) Book 1282 Page 262, CRMC assent (dock) Book 1283 Page 174, Planning Board Decision Book 1399 Page 327, lease (Shayna Place) Book 2904 Page 104, building code appeal decision Book 2950 Page 179

EASEMENTS: easement (Shayna Place) Book 2904 Page 108

AGREEMENTS: None

ATTACHMENTS: None

MORTGAGES: None

OWNERS OF RECORD DECEMBER 31st LAST: Same

ASSESSORS LOT NO. 211 (includes former Lot 210 and Lot 208) PLAT NO. 117

REAL ESTATE TAXES: N/A

FIRE DISTRICT TAXES:

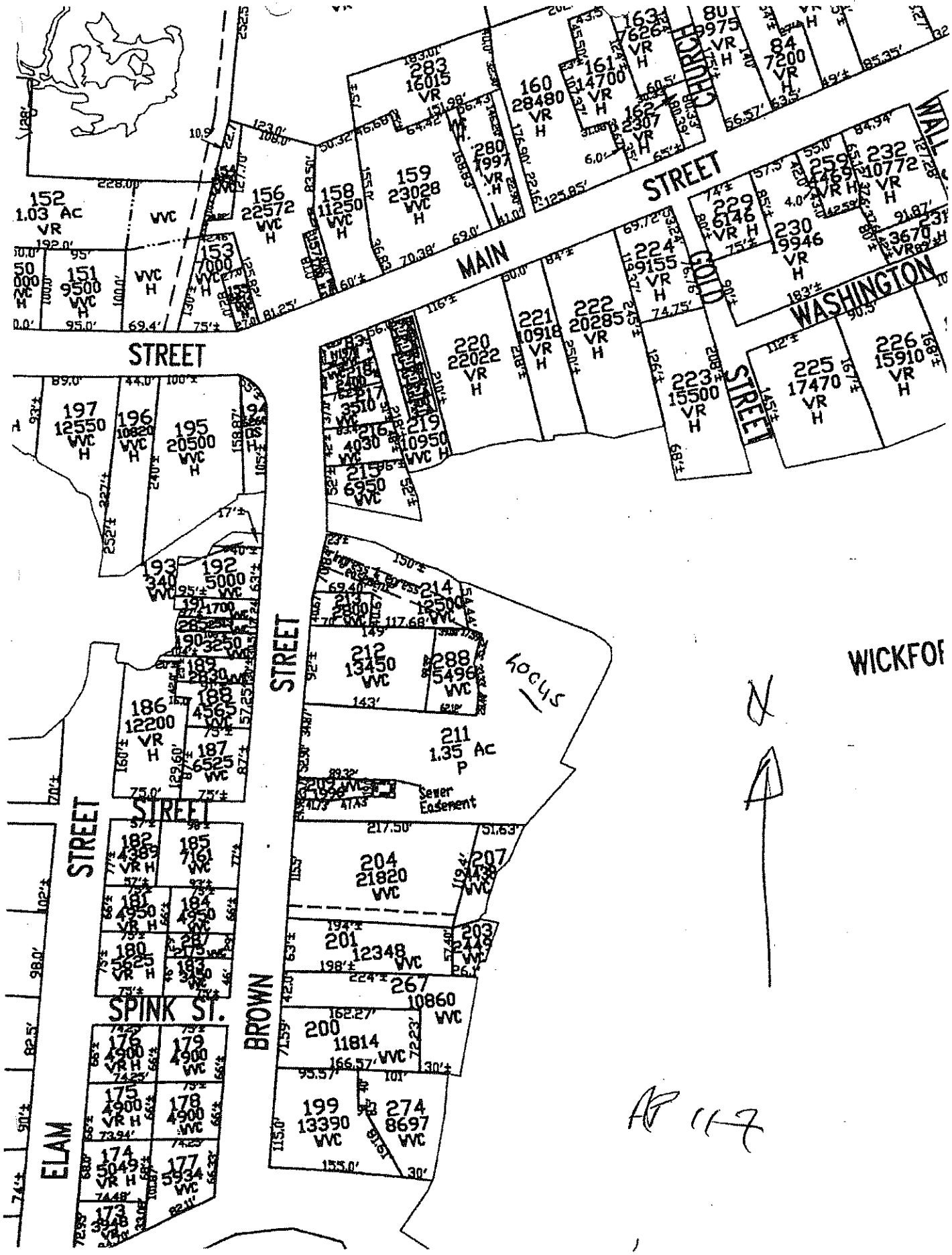
ASSESSMENTS: None

WATER BILL:

OTHER: None

DEFECTS AND QUESTIONS TO BE DISPOSED OF PRIOR TO CLOSING: None

PAUL A. SOLLITTO, ESQUIRE



MAIN STREET
WASHINGTON STREET
CHURCH
GOLD STREET
WALL
STREET
STREET
STREET
STREET
BROWN
SPINK ST.
ELAM
WICKFOR
Sewer Easement
N

The Town of North Kingstown, a Municipal Corporation constituted by and under the laws of the State of Rhode Island

for consideration paid, grant to Joseph Warren Greene Jr., of the said Town of North Kingstown, County of Washington and State of Rhode Island

with QUIT-CLAIM COVENANTS

(DESCRIPTION, AND INCUMBRANCES, IF ANY.)

Any and all riparian rights in and to Lot numbered (4) Four, including the easterly crosshatched part thereof, as delineated on that certain plat entitled, "Proposed Fill in Wickford Cove at Wickford, County of Washington, State of R.I. Application by Town of North Kingstown, November 26, 1951," which plat is attached hereto and made a part hereof. Being the same premises described in a certain deed from Michael J. and Mary T. Ryan to the Trustees of the North Kingstown Free Public Library, dated January 1, 1898. Recorded in the Land Evidence Records of said Town in Book 43 at Page 630.

This conveyance is made in accordance with a vote taken at the Financial Town Meeting of said Town held on March 25, 1952.

The consideration of this conveyance is such that no revenue stamps are required.

IN TESTIMONY WHEREOF said Town of North Kingstown has caused these presents to be signed by the President of the Town Council and the Town Treasurer for this purpose duly authorized and its corporate seal to be affixed this 8th day of ~~September~~ OCTOBER A.D. 1952

Town of North Kingstown By Lloyd M. Lucas President
O. Norman Middleton Town Treasurer

State of Rhode Island, &c.

COUNTY OF Washington

In North Kingstown on the 8th day of ~~September~~ OCTOBER, 1952 before me personally appeared Lloyd M. Lucas, President of the Town Council of the Town of North Kingstown and O. Norman Middleton, its Treasurer

to me known and known by me to be the part ies executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed, individually and in their said capacities as President of the Town Council and Town Treasurer respectively and the free act and deed of the Town of North Kingstown.

Notary Public

Release of riparian rights
103/159

#30

Statutory Form
OF
Quit-Claim Deed

Town of North Kingstown

TO

Joseph Warren Greene Jr.

RECEIVED FOR RECORD
Oct 15 1952
at 9 o'clock 35 minutes A M
and recorded in Book 103 Page 159 of
Records of Land Evidence
in Town of No. Kingstown
in the State of Rhode Island.
Witness, Harold A Carey
Fee $ Town Clerk

ARTHUR C. ARNOLD, Inc.
STATIONERS & PRINTERS
97 Dyer St., Providence, R. I.

Filed Oct. 10 1952

(The following is not a part of this deed, and is not to be recorded.)

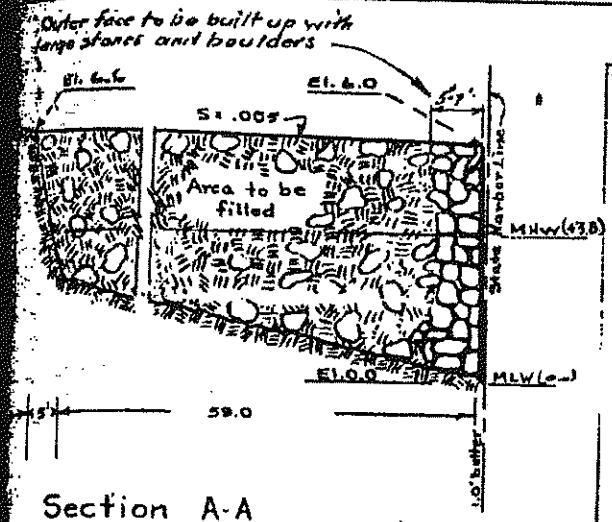
SECTION 4, CHAPTER 456, GENERAL LAWS OF R. I., 1938

SECTION 4. A deed substantially following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee and his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself and for his heirs, executors, and administrators, with the grantee and his heirs and assigns, that he will, and his heirs, executors, and administrators shall, warrant and defend the granted premises to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under the grantor.

103 / 163

Finnegan

See Reel 103/159

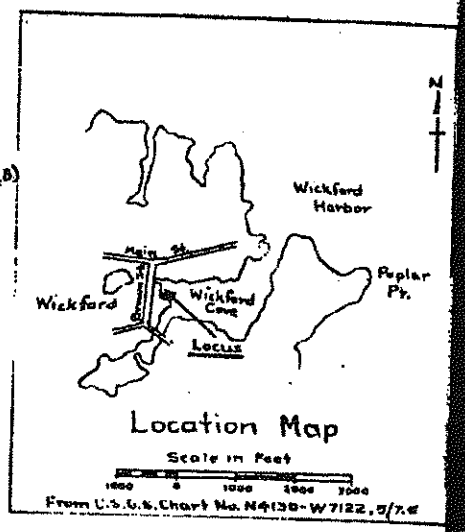


Section A-A

Scale in Feet

Horizontal 0 10 20 30 40

Vertical 0 5



Location Map

Scale in Feet

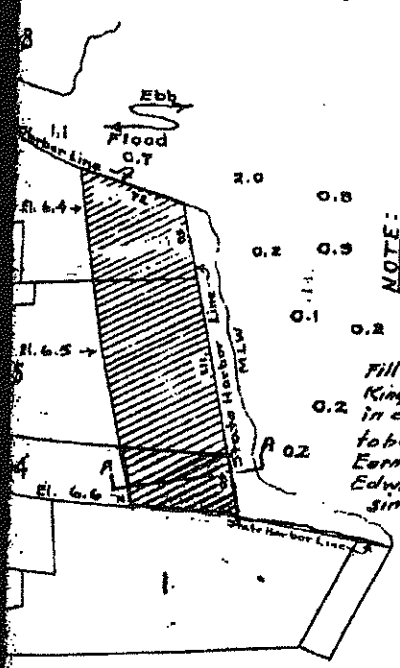
1000 0 1000 2000 3000

Property Owners

Lot	1	Joseph Warren Greene Jr.
"	2	Henry L. & Hazel M. Edwards
"	3	Hazel M. Edwards
"	4	Town of No. Kingstown
"	5	Arthur A. Earnshaw et al
"	6	Robert & Sarah J. Newberry
"	7	Edwin J. Ryan
"	8	Harold C. Seavey

State Harbor Lines are established.
No Federal Harbor Lines are established.

NOTE: soundings are in feet and refer to mean low water.



Fill by Town of North Kingstown to be placed in conjunction with fill to be placed by Arthur A. Earnshaw et al. and Edwin J. Ryan under similar permits being applied for

Plan

Scale in Feet

0 100 200

PROPOSED FILL
in WICKFORD COVE
at WICKFORD

County of Washington, State R.I.

Application by Town of North Kingstown

November 26, 1951

Annex

Town Dock

BK1282PG262

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, R.I. 02879-1900

(401) 783-3370
FAX: (401) 783-3767

ASSENT

File Number: 00-7-2 Assent Number: B00-7-2

Whereas, TOWN OF NORTH KINGSTOWN
80 Boston Neck Road
of North Kingstown, RI 02852

has applied to the Coastal Resources Management Council for assent to: Construct a Town (transient landing) dock to consist of a 5' x 20' ramp/gangway leading to a 7' x 68' floating dock. This project will also include landscaping and handicap access improvements; and represents that They are the owners of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **Construct a Town (transient landing) dock to consist of a 5' x 20' ramp/gangway leading to a 7' x 68' floating dock. This project will also include landscaping and handicap access improvements; located at plat 117, lot 208, 210, 211 & 214; Brown Street, North Kingstown, RI** in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before October 23, 2003, after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

006303

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on tha granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion; and all times thereafter.

This Aasent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns for a period of fifty (50) years from the date thereof, after which time this permission shall terminate necessitating either complate removal or a new application.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

A copy of the legal decision from the full Council pmceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States, shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

BK 1282 PG 264

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from the approved plans will require a separate application and review. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;

2. The Superior Navigation Servitude of the United States;

3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

SPECIFIC STIPULATIONS OF APPROVAL

General Stipulations

A. The applicant shall record this assent in its entirety in the land evidence records of the Town of North Kingstown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.

BK 1282 PG 265

B. For the purpose of this permit, the coastal feature shall be the manmade seawall; and the inland edge of the coastal feature shall be the top of the manmade seawall.

C. The approved site plan shall be that plan entitled "Water-front Park Improvements Construction Plan, Wickford, Rhode Island," by Beta Group, Inc., revised 8/25/00 with CRMC approval stamp dated 10-18-00. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

D. No changes in stormwater drainage are authorized by this permit.

Earthwork Stipulations

E. The standards and specifications set forth in the most recent RI Soil Erosion and Sediment Control Handbook (RISESCH) shall be strictly adhered to.

F. All excavated material shall be cast on the upslope side of the excavation so as to minimize sedimentation.

G. All fill materials shall be clean, free of debris and rubble, and free of materials which may cause pollution of surface waters or groundwater.

H. All areas of exposed soil which are disturbed by construction and related activities shall be revegetated as immediately as is physically possible so as to minimize erosion and sedimentation. If the season is not conducive to immediate revegetation, all exposed soils shall be temporarily stabilized with hay mulch, jute mat netting or similar erosion control materials. Soil stabilization methods shall be employed during, as well as after, the construction phase to the maximum extent possible.

I. Excavation and grading shall be limited to the area approved. Excess earthwork beyond that authorized by this assent is not permitted.

J. There shall be no discharge or disposal of hazardous wastes or hazardous materials which may be associated with construction machinery, etc. on the site or to the waterway. All used oil, lubricants, construction chemicals, etc. shall be disposed of in full compliance with applicable State and Federal regulations.

Pier/Float Stipulations

K. Access to the float structure shall be by way of a ramp elevated above the coastal feature.

L. The size of the floating dockage shall be as indicated on the approved plan.

BK 1282 PG 266

M. Floating docks and terminal floats shall be capable of supporting a uniform 20 pounds per square foot live load or a concentrated load of 400 pounds.

N. No creosote shall be applied to any portion of the structure.

O. Floatation shall be securely contained.

P. Floats, ramps, and other marine appurtenances or equipment shall not be stored on a coastal wetland, shoreline embankment, nor in any area designated as a buffer zone.

Q. This recreational boating facility shall not be used to unload catches by commercial fishing vessels.

R. No sewage, refuse, or waste of any kind may be discharged from this facility or from any vessel utilizing it.

S. The owner is required to maintain this facility in good working condition. This facility may not be abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures which are destroyed by any natural or man-induced manner.

T. U.S. Army Corps of Engineers permit is required.

In Witness Whereof, said Coastal Resources Management Council have hereto set their hands and seal this 23rd day of October in the year two thousand.

Grover J. Fugate, Executive Director
Coastal Resources Management Council

/lam

Programmatic General Permit Conditions:
The following conditions apply to activities authorized under this PGP, including all Category I (non-reporting) and Category II activities (reporting / screening):

1. Other Permits. Authorization under this general permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.

2. Applicability of this PGP shall be evaluated with reference to Federal jurisdictional boundaries. Applicants are responsible for ensuring that the boundaries used satisfy the federal criteria defined at Title 33 CFR 328-329.

3. Minimal Effects. Projects authorized by this general permit shall have minimal individual and cumulative adverse environmental impacts as determined by the Corps.

4. Discretionary Authority. Notwithstanding compliance with the terms and conditions of this permit, the Corps of Engineers retains discretionary authority to require an application for an individual permit for any project based on concerns for the aquatic environment or for any other factor of the public interest. This authority is invoked on a case-by-case basis whenever the Corps determines that the potential consequences of the proposed activity warrant individual review based on the concerns stated above. This authority may be invoked for projects with cumulative environmental impacts that are more than minimal, or if there is a special resource or concern associated with a particular project that is not already covered by the remaining conditions of the PGP and that warrants greater review. Whenever the Corps notifies an applicant that an individual permit may be required, authorization under this PGP is void, and no work may be conducted until the individual Corps permit is obtained, or until the Corps notifies the applicant that further review has demonstrated that the work may proceed under this PGP.

5. Single and Complete Projects. This PGP shall not be used for piecemeal work and shall be applied to single and complete projects. All components of a single project shall be treated together as constituting one single and complete project. All planned phases of multi-phased projects shall be treated together as constituting one single and complete project. This PGP shall not be used for any activity that is part of an overall project for which an individual permit is required. Note that modifications to State permits do not constitute a separate project. Modifications which involve Corps jurisdictions will be screened at the regular screening meetings in order to ascertain compliance with the PGP.

6. Historic Properties. Any activity authorized by this PGP shall comply with Section 106 of the National Historic Preservation Act. Information on the location and existence of historic resources can be obtained from the Rhode Island Historical Commission and the National Register of Historic Places. If the permittee, during construction of work authorized herein, encounters a previously unidentified archaeological or other cultural resource within the area subject to Corps jurisdiction that might be eligible for listing in the National Register of Historic Places, he/she shall immediately notify the District Engineer.

7. National Lands. Activities authorized by this PGP shall not impinge upon the value of any National Wildlife Refuge, National Forest, National Estuarine Research Preserves, or any other area administered by the U.S. Fish and Wildlife Service, U.S. Forest Service, or National Park Service.

8. Endangered Species. No activity is authorized under this PGP which may affect a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA); or which is likely to destroy or adversely modify the critical habitat of such species; or which would result in a "take" of any threatened or endangered species of fish or wildlife, or which would result in any other violation of Section 9 of the ESA protecting threatened or endangered species of plants. Applicants shall notify the Corps if any listed species or critical habitat is in the vicinity of the project and shall not begin work until notified by the District Engineer that the requirements of the Endangered Species Act have been satisfied and that the activity is authorized. Information on the location of threatened and endangered species and their critical habitat can be obtained from the U.S.

Fish and Wildlife Service and National Marine Fisheries Service (addresses attached, page 14).

9. **Wild and Scenic Rivers.** Any activity that occurs in a component of, or within 0.25 miles up or downstream of the main stem or tributaries of a river segment of, the National Wild and Scenic River System, must be reviewed by the Corps under the procedures of Category II of this PGP. This condition applies to both designated Wild and Scenic rivers and rivers designated by Congress as Study Rivers for possible inclusion while such rivers are in an official study status. **Currently, there are no designated Wild and Scenic Rivers or rivers designated as Study Rivers in the State of Rhode Island & Lands Located Within the Exterior Boundaries of an Indian Reservation.**

10. **Federal Navigation Project.** Any structure or work that extends closer to the horizontal limits of any Corps navigation project than a distance of three times the project's authorized depth (see attached map for locations of these projects) shall be subject to removal at the owner's expense prior to any future Corps dredging or the performance of periodic hydrographic surveys.

11. **Navigation.** There shall be no unreasonable interference with navigation by the existence or use of the activity authorized herein, and no attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized herein.

12. **Minimization.** Discharges of dredged or fill material into waters of the United States shall be avoided and minimized to the maximum extent practicable.

13. **Work in Wetlands.** Heavy equipment working in wetlands shall be avoided if possible. If such work is unavoidable, when site conditions are such that rutting, soil compaction, erosion or other disturbance would result, equipment shall be placed on mats or other measures taken (delay work until frozen or dry ground conditions exist) to minimize adverse effects to soil and vegetation. Disturbed areas in wetlands shall be restored to preconstruction contours and conditions upon completion of the work. In many cases the mats are considered a discharge of fill material and must be included in the quantification of impact area and authorized by this PGP.

14. **Temporary Fill.** Temporary fill in waters and wetlands authorized by this PGP (e.g. access roads, cofferdams) shall be properly stabilized during use to prevent erosion. In addition, temporary fill in tidal, navigable or inland waters of the U.S. should consist of a material that minimizes impacts to water quality (e.g. sandbags or clean, gravel and/or stone). Temporary fill in wetlands shall be placed on geotextile fabric which is laid on the existing wetland grade. Temporary fills shall be disposed of at an upland site and suitably contained to prevent erosion and/or transport to a waterway or wetland. All areas of temporary fill shall be restored to their original elevations.

15. **Sedimentation and Erosion Control.** Adequate sedimentation and erosion control management measures, practices and devices, such as phased construction, vegetated filter strips, geotextile silt fences or other devices, shall be installed and properly maintained to reduce erosion and retain sediment on-site during and after construction. They shall be capable of preventing erosion, of collecting sediment, suspended and floating materials, and of filtering fine sediment. These devices shall be removed upon completion of work and the disturbed areas shall be stabilized. The sediment collected by these devices shall be removed and placed at an upland location, in a manner that will prevent its later erosion into a waterway or wetland. All exposed soil and other fills shall be permanently stabilized at the earliest practicable date.

16. **Waterway Crossings.**
(a) All temporary and permanent crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed to withstand and to prevent the restriction of high flows, to maintain existing low flows, and so as not to obstruct the movement of aquatic life indigenous to the waterbody beyond the actual duration of construction.

(b) No open trench excavation in flowing waters shall be allowed unless screened and conditioned to protect the aquatic environment.
(c)Temporary bridges, culverts, or cofferdams shall be used for equipment access across streams (note: areas of fill and/or cofferdams must be included in total waterway/wetlands impacts to determine applicability of this general permit).
(d) For projects that otherwise meet the terms of Category I, unconfined in-stream construction work shall be conducted during the low flow period of July 1 - October 1 in any year. Projects that are conducted outside of that time period are ineligible for Category I and shall be screened pursuant to Category II, regardless of the waterway and wetland fill and/or impact area.

17. **Discharge of Pollutants.** All activities involving any discharge of pollutants into waters of the United States authorized under this general permit shall be consistent with applicable water quality standards, effluent limitations, standards of performance, prohibitions, and pretreatment standards and management practices established pursuant to the Clean Water Act (33 U.S.C. 1251), and applicable state and local laws. If applicable water quality standards, limitations, etc., are revised or modified during the term of this permit, the authorized work shall be modified to conform with these standards within 6 months of the effective date of such revision or modification, or within a longer period of time deemed reasonable by the District Engineer in consultation with the Regional Administrator of the Environmental Protection Agency. Applicants may presume that state water quality standards are met with issuance of the Section 401 Water Quality Certification (Applicable only to the Section 404 activity).

18. **Spawning Areas.** Discharges into known: a) fish and shellfish spawning or nursery areas; or b) amphibian and waterfowl breeding areas, during spawning or breeding seasons shall be avoided. Impacts to these areas shall be minimized to the maximum extent practicable during all other times of the year.

19. **Storage of Seasonal Structures.** Coastal structures such as pier sections, floats, etc., that are removed from the waterway for a portion of the year shall be stored in an upland location, located above mean high water and not in a vegetated wetland.

20. **Environmental Values.** The permittee shall make every reasonable effort to carry out the construction or operation of the work authorized herein in a manner so as to maintain as much as is practicable, and to minimize any adverse impacts on, existing fish, and wildlife, and natural environmental values.

21. **Inspections.** The permittee shall allow the District Engineer or his authorized representative(s) to make periodic inspections at any time deemed necessary in order to ensure that the work is being performed in accordance with the terms and conditions of this permit. The District Engineer may also require post-construction engineering drawings for completed work, and post-dredging survey drawings for any dredging work.

22. **Maintenance.** The permittee shall maintain the work or structures authorized herein in good condition, including maintenance to ensure public safety. Note that this does not include maintenance of dredging projects. Maintenance dredging is subject to the review thresholds described on the attached Appendix A, DEFINITION OF CATEGORIES and/or any conditions included in a written Corps authorization.

23. **Property Rights.** This PGP does not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights or any infringement of federal, state, or local laws or regulations.

24. **Modification, Suspension, and Revocation.** This PGP may be either modified, suspended, or revoked in whole or in part pursuant to the policies and procedures of 33 CFR 325.7; any such action shall not be the basis for any claim for damages against the United States.

25. **Restoration.** The permittee, upon receipt of a notice of revocation of authorization under this PGP, shall restore the wetland or waterway to its former conditions without expense to the United States, and as directed by the Secretary of the Army or his authorized representative. If the permittee fails to comply with such a directive, the Secretary or his designee may restore the wetland or waterway to its former condition, by contract or otherwise, and recover the cost from the permittee.

26. **Special Conditions.** The Corps may impose other special conditions on a project authorized pursuant to this PGP that are determined necessary to minimize adverse environmental effects or based on any other factor of the public interest. These may be based on concerns from a RI Resource Agencies or a Federal resource agency. Failure to comply with all conditions of the authorization, including special conditions, will constitute a permit violation and may subject the permittee to criminal, civil, or administrative penalties or restoration.

27. **False or Incomplete Information.** If the Corps makes a determination regarding the eligibility of a project under this PGP, and subsequently discovers that it has relied on false, incomplete, or inaccurate information provided by the permittee, the permit shall not be valid and the U.S. government may institute legal proceedings.

28. **Abandonment.** If the permittee decides to abandon the activity authorized under this PGP, unless such abandonment is merely the transfer of property to a third party, he/she may be required to restore the area to the satisfaction of the District Engineer.

29. **Enforcement cases.** This general permit does not apply to any existing or proposed activity in Corps jurisdiction associated with a Corps of Engineers or EPA enforcement action, until such time as the enforcement action is resolved or the Corps
determines that the activity may proceed independently without compromising the enforcement action.

30. **Duration of Authorization.** This PGP authorization expires five years from the effective date. Category I activities authorized under this PGP that have commenced (i.e., are under construction, or are under contract to commence) will remain authorized provided the activity is completed within twelve months of the expiration date. Category II activities authorized under this PGP are valid as specified in the PGP authorization letter unless:
a) the PGP is either modified or revoked, or
b) discretionary authority has been exercised in accordance with 33 CFR 325.2(e)(2). Activities completed under this PGP will continue to be authorized by the PGP after the expiration date.

31. **Previously Authorized Activities.**
a) Projects that have received written authorization from the Corps under the Nationwide permits prior to issuance of this PGP shall remain authorized as specified in each authorization.
b) Non-reporting nationwide permit activities which have commenced, (i.e., are under construction or are under contract to commence) prior to the issuance date of this PGP, remain authorized provided the activity is completed within twelve months of the date of issuance of this PGP. These activities are still subject to discretionary authority on a case-by-case basis in accordance with Condition 4. The applicant must be able to document to the satisfaction of the Corps that the project was under construction or contract by the appropriate date.
c) Activities authorized pursuant to 33 CFR Part 330.3 (activities occurring before certain dates) are not affected by this PGP.

TOWN OF NORTH KINGSTOWN
JAMES D. MARQUES, TOWN CLERK
2000 NOV -3 AM 11:47

Annex

Town Dock

BK 1283 PG 174

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, R.I. 02879-1900

(401) 783-3370
FAX: (401) 783-3767

CORRECTED ASSENT (10-31-00)

File Number: 00-7-2 Assent Number: B00-7-2

Whereas, **TOWN OF NORTH KINGSTOWN**
80 Boston Neck Road
of **North Kingstown, RI 02852**

has applied to the Coastal Resources Management Council for assent to: Construct a Town (transient landing) dock to consist of a 5' x 20' ramp/gangway leading to a 7' x 68' floating dock. This project will also include landscaping and handicap access improvements; and represents that They are the owners of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **Construct a Town (transient landing) dock to consist of a 5' x 20' ramp/gangway leading to a 7' x 68' floating dock. This project will also include landscaping and handicap access improvements; located at plat 117, lot 208, 210, 211 & 214; Brown Street, North Kingstown, RI** in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before **October 23, 2003**, after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

006429

BK 1283 PG 175

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns for a period of fifty (50) years from the date thereof, after which time this permission shall terminate necessitating either complete removal or a new application.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

A copy of the legal decision from the full Council proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States, shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

BK 1283 PG 176

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from the approved plans will require a separate application and review. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;

2. The Superior Navigation Servitude of the United States;

3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

SPECIFIC STIPULATIONS OF APPROVAL

General Stipulations

A. The applicant shall record this assent in its entirety in the land evidence records of the Town of North Kingstown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.

BK1283PG177

B. For the purpose of this permit, the coastal feature shall be the manmade seawall; and the inland edge of the coastal feature shall be the top of the manmade seawall.

C. ***The approved site plan shall be that plan entitled "Water-front Park Improvements Construction Plan, Wickford, Rhode Island," by Beta Group, Inc., last revision date 10/19/00 with CRMC approval stamp dated 10-18-00. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.***

D. No changes in stormwater drainage are authorized by this permit.

Earthwork Stipulations

E. The standards and specifications set forth in the most recent RI Soil Erosion and Sediment Control Handbook (RISESCH) shall be strictly adhered to.

F. All excavated material shall be cast on the upslope side of the excavation so as to minimize sedimentation.

G. All fill materials shall be clean, free of debris and rubble, and free of materials which may cause pollution of surface waters or groundwater.

H. All areas of exposed soil which are disturbed by construction and related activities shall be revegetated as immediately as is physically possible so as to minimize erosion and sedimentation. If the season is not conducive to immediate revegetation, all exposed soils shall be temporarily stabilized with hay mulch, jute mat netting or similar erosion control materials. Soil stabilization methods shall be employed during, as well as after, the construction phase to the maximum extent possible.

I. Excavation and grading shall be limited to the area approved. Excess earthwork beyond that authorized by this assent is not permitted.

J. There shall be no discharge or disposal of hazardous wastes or hazardous materials which may be associated with construction machinery, etc. on the site or in the waterway. All used oil, lubricants, construction chemicals, etc. shall be disposed of in full compliance with applicable State and Federal regulations.

Pier/Float Stipulations

K. Access to the float structure shall be by way of a ramp elevated above the coastal feature.

L. The size of the floating dockage shall be as indicated on the approved plan.

BK 1283 PG 178

TOWN OF NORTH KINGSTOWN
JAMES O. MARQUES, TOWN CLERK
2000 NOV -7 AM 11:35

M. Floating docks and terminal floats shall be capable of supporting a uniform 20 pounds per square foot live load or a concentrated load of 400 pounds.

N. No creosote shall be applied to any portion of the structure.

O. Floatation shall be securely contained.

P. Floats, ramps, and other marine appurtenances or equipment shall not be stored on a coastal wetland, shoreline embankment, nor in any area designated as a buffer zone.

Q. This recreational boating facility shall not be used to unload catches by commercial fishing vessels.

R. No sewage, refuse, or waste of any kind may be discharged from this facility or from any vessel utilizing it.

S. The owner is required to maintain this facility in good working condition. This facility may not be abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures which are destroyed by any natural or man-induced manner.

T. U. S. Army Corps of Engineers permit is required.

In Witness Whereof, said Coastal Resources Management Council have hereto set their hands and seal this 23rd day of October in the year two-thousand.

Grover J. Fugate, Executive Director
Coastal Resources Management Council

/lam

BK 1399 PG 327

TOWN OF
NORTH KINGSTOWN, RHODE ISLAND

80 BOSTON NECK ROAD
NORTH KINGSTOWN, R.I. 02852-5762
PHONE: (401) 294-3331
FAX: (401) 885-7373

INCORPORATED 1674

TOWN OF NORTH KINGSTOWN
PLANNING COMMISSION CORRECTED DECISION

Date: November 8, 2001

This is to certify that at the North Kingstown Planning commission meeting held on May 15, 2001 the Commission considered the following application:

Applicant: Town of North Kingstown/Francis J. Bucher & William J. Nemey
Owner of Property: Town of North Kingstown/ Francis J. Bucher & William J. Nemey
Subject Premises: Brown Street, Assessor's Plat 117 Lots 208 and 288

Requested Action: Preliminary and Final Subdivision approval

Planning commission Members Voting on Application in Question: Richard Pastore, Darlene Trew Crist, Harriet Powell, Elizabeth Dolan, and Gardner Palmer, Jr.

Applicable Documents or Other Submitted Material: Completed application for subdivision of land; Staff report dated May 15, 2001; Subdivision sketch plan; Aerial photo; Land Plan of lot 288 prepared by Richard F. Dietz, P.E.; Assessor's plat map 117; Memorandum to Marilyn Cohan, Planning Director fro Phil Bergeron, Director of Public Works dated May 10, 2001;

The Planning Commission hereby unanimously approves the application, which is for a replat Lots 208 and 288 on Assessor Plat 117, based on all submitted materials, documents, and testimony and specific finding that the application satisfies the requirements of Section 3.1 of the Subdivision and land Development Regulations of the Town of North Kingstown subject to the following conditions:

- That a class one survey of the replat of the subject lots be prepared for Chairman's signature, signed, and filed in the land evidence records.

TOWN OF NORTH KINGSTOWN
JAMES D. NADEAU, TOWN CLERK
2001 NOV 28 AM 9:04

TOWN OF NORTH KINGSTOWN PLANNING COMMISSION

Richard Pastore, Chair

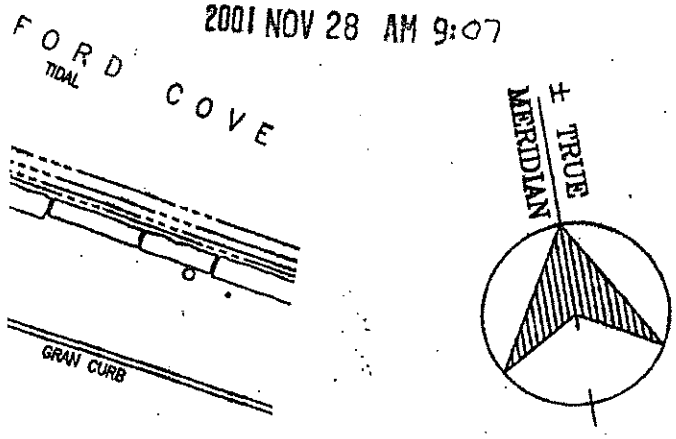
9318

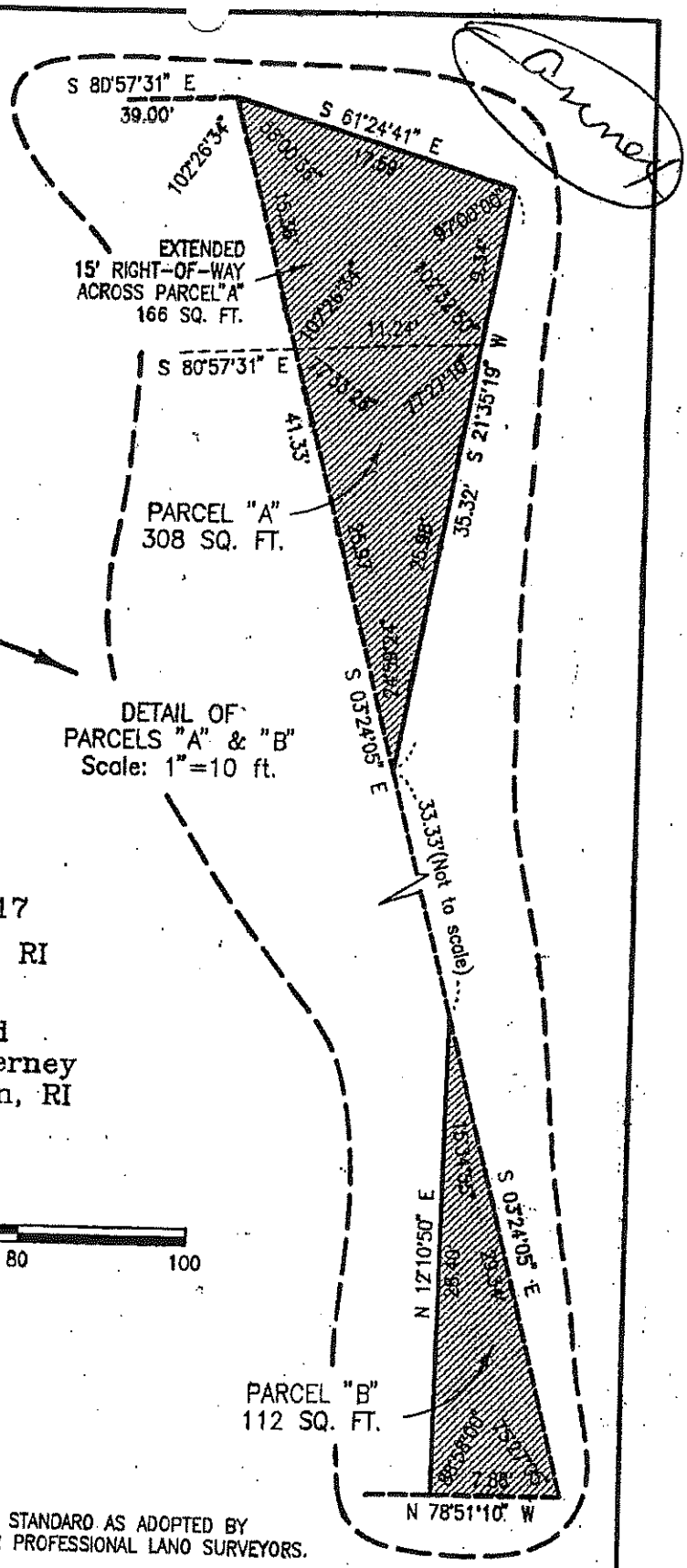
Annex Plan approved - see Plan #1721

~~HF~~ 1721 H.F. 151

TOWN OF NORTH KINGSTOWN
JAMES D. MARQUES, TOWN CLERK

2001 NOV 28 AM 9:07





PLANNING COMMISSION

SIGN _____ DATE 10/22/01

PLAN OF LAND

Being a REPLAT of Lots 208
and 288 on Assessor's Plat 117

WICKFORD – NORTH KINGSTOWN, RI

Owners & Applicants
Town of North Kingstown and
Francis J. Busher & William J. Nerney
61 Brown Street, North Kingstown, RI

JUNE 21, 2001

SCALE: 1"= 20 FT.

0 10 20 40 60 80 100

Gilbert & Moloney
Land Surveyors
170 Rhodes Street
Providence, RI 02903
Tel: (401) 521-3138
Fax: (401) 521-3170
3917 M4

AEL J. PAOLINO
1798
OF PROFESSIONAL SURVEYOR
10-15-01

CERTIFICATE:

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: Michael J. Paolino OCT. 15, 2001
Registered Professional Land Surveyor Date

PC 1721 HF 151

REVISIONS

Sept. 24, 2001: Revised owners' names AP 117 LOT 208

2001 NOV 28 AM 9:07

WICKFORD COVE

TRUE MERIDIAN

AP 117 – LOT 214
RYAN'S MARKET, INC.
(Littoral & reparian rights to Town of North Kingstown)

FOUND DRILL HOLE

Property line "OLD HARBOUR LINE"

54.73'

EXST. 15' RIGHT-OF-WAY BOOK 634 PAGE 116

S 80°57'31" E 39.00'

149.03' to easterly line of Brown St.

15.0 FT.

S 80°57'31" E

EXTENDED 15' RIGHT-OF-WAY ACROSS PARCEL "A" 166 SQ. FT.

PARCEL "A" (shaded)
To become part of AP 117 – Lot 288
FRANCIS J. BUSHER & WILLIAM J. NERNEY
Area: 308 sq. ft.

SEE DETAIL

PLANNING COMMISSION

SIGN _____ DATE 10/22/01

"EARNSHAWS" 63 BROWN STREET

AP 117 – LOT 212
ALAN W. & INGA EARNSHAW

N 13°38'30" E 59.35'

AP 117 – LOT 288
FRANCIS J. BUSHER & WILLIAM J. NERNEY

S 03°24'05" E

"OLD HARBOUR LINE"

AP 117 – LOT 208
TOWN OF NORTH KINGSTOWN

ROOF LINE

10.4' COR. VINYL SIDING

2 STORY FRAME BLDG.
61 BROWN STREET

PARCEL "B" (shaded)
To become part of AP 117 – Lot 208
Town of North Kingstown
Area: 112 sq. ft.

143.52' to easterly line Brown St.

87°10'20"

CONC. WALK

70.00'
N 78°51'10" W

POLE S-3

FOUND NAIL

AP 117 – LOT 211
TOWN OF NORTH KINGSTOWN

TOWN HALL ANNEX
FORMER LIBRARY

PUBLIC REST ROOMS

GRAN. CURB

MICHAEL J. PAOLINO
No. 1798
PROFESSIONAL LAND SURVEYOR
10-15-01

PLAN OF LAND

Being a REPLAT of Lots 208 and 288 on Assessor's Plat 117

WICKFORD – NORTH KINGSTOWN, RI

Owners & Applicants
Town of North Kingstown and
Francis J. Busher & William J. Nerney
61 Brown Street, North Kingstown, RI

JUNE 21, 2001

SCALE: 1" = 20 FT.

0 10 20 40 60 80 100

Gilbert & Maloney
Land Surveyors
170 Rhodes Street
Providence, RI 02903
Tel: (401) 521-3138
Fax: (401) 521-3170
3917 M4

CERTIFICATE:

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: Michael J. Paolino — Registered Professional Land Surveyor

OCT. 15, 2001 — Date

S 80°57'31" E 39.00'

EXTENDED 15' RIGHT-OF-WAY ACROSS PARCEL "A" 166 SQ. FT.

S 80°57'31" E

PARCEL "A" 308 SQ. FT.

DETAIL OF PARCELS "A" & "B"
Scale: 1"=10 ft.

33.33' (Not to scale)

PARCEL "B" 112 SQ. FT.

N 78°51'10" W

Pe 1721 HF 151

Pe# 1721
HF 151

BK1799PG076

TOWN OF NORTH KINGSTOWN
JAMES D. MARQUES, TOWN CLERK

2003 DEC 11 AM 11:04

Annex

WARRANTY DEED

We, WILLIAM J. NERNEY of WARWICK, Rhode Island, and
FRANCIS J. BUSHER of PORTSMOUTH, Rhode Island

for consideration paid grant to The Town of North Kingstown, a Rhode Island municipal corporation, of 80 Boston Neck Road, North Kingstown, Rhode Island

with WARRANTY COVENANTS

Drop Reduces Pe117 L211 See Plat 1721

That certain lot or parcel of land with all the building and improvements thereon situated in the Town of North Kingstown, County of Washington and State of Rhode Island, laid out and designated as Parcel B on that plat entitled: "PLAN OF LAND Being a REPLAT of Lots 208 and 288 on Assessor's Plat 117 WICKFORD - NORTH KINGSTOWN, RI, Owners & Applicants Town of North Kingstown and Francis J. Busher & William J. Nerney, 61 Brown Street, North Kingstown, RI JUNE 21, 2001", said plat being recorded in the Office of the North Kingstown Town Clerk and designated as Plat No. 1721, Hanging File No. 151.

Consideration for this conveyance is such that no documentary stamps are required.

The grantors hereby certify that this transaction is exempt from R.I.G.L. 23-28.35-1 in accordance with R.I.G.L. 23-28.35-14.

The grantors do hereby covenant that no R.I.G.L. 44-30-71.3 withholding is required as they are residents of the State of Rhode Island as evidenced by affidavit.

WITNESS iur hands this 10 day of June, 2003.

WILLIAM J. NERNEY

Francis J. Busher
FRANCIS J. BUSHER

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In NORTH KINGSTOWN on the 10 day of June 2003 2003, before me personally appeared WILLIAM J. NERNEY and FRANCIS J. BUSHER, known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument by them executed to be their free act and deed.

B. Beth Santos
NOTARY PUBLIC

15384

MY COMMISSION EXPIRES 1/9/06
B. BETH SANTOS

BK 1799 PG 077

TOWN OF NORTH KINGSTOWN
JAMES D. MARQUES, TOWN CLERK

WARRANTY DEED 2003 DEC 11 AM 11:04

Annex

THE TOWN OF NORTH KINGSTOWN, a Rhode Island municipal corporation

for consideration paid grants to WILLIAM J. NERNEY of WARWICK, RI and FRANCIS J. BUSHER of PORTSMOUTH, RI (Grantees' mailing address: 61 Brown Street, North Kingstown, RI 02852)

with **WARRANTY COVENANTS**

Increase Pl 117 L 211 fr. Lot 208 See Plat 1721

That certain lot or parcel of land with all the building and improvements thereon situated in the Town of North Kingstown, County of Washington and State of Rhode Island, laid out and designated as Parcel A on that plat entitled: "PLAN OF LAND Being a REPLAT of Lots 208 and 288 on Assessor's Plat 117 WICKFORD - NORTH KINGSTOWN, RI, Owners & Applicants Town of North Kingstown and Francis J. Busher & William J. Nerney, 61 Brown Street, North Kingstown, RI JUNE 21, 2001", said plat being recorded in the Office of the North Kingstown Town Clerk and designated as Plat No. 1721, Hanging File No. 151.

Consideration for this conveyance is such that no documentary stamps are required.

The grantor hereby certifies that this transaction is exempt from R.I.G.L. 23-28.35-1 in accordance with R.I.G.L. 23-28.35-14.

The grantor does bereby covenant that no R.I.G.L. 44-30-71.3 withholding is required as it is a Rhode Island municipal corporatioo.

WITNESS this 4th day of August 2003.

THE TOWN OF NORTH KINGSTOWN

By [signature]
RICHARD I. KERBEL, TOWN MANAGER

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In North Kingstown on the 4th day of August, 2003 before me personally appeared Richard I. Kerbel, Town manager of The Town of North Kingstown, known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act and deed in said capacity and the free act and deed of said corporation.

[signature]
NOTARY PUBLIC
A. Lauriston Parks

15385

BK2492PG141

PREPARED BY AND RETURN TO:
Charles W. Crabtree, Jr., Esq.
OSJ of Wickford, LLC
375 Commerce Park Road
North Kingstown, RI 02852

ROW over LOT 214 to Town Parking lot

PERMANENT EASEMENT AGREEMENT

THIS PERMANENT EASEMENT AGREEMENT ("Agreement") is made and entered into to be effective as of the 26 day of July, 2010, by and among OSJ of Wickford, LLC, a Rhode Island Limited Liability Company (**"OSJ"**), and the Town of North Kingstown, a Rhode Island Municipal Corporation (**"Town"**).

1. OSJ is the owner of that certain parcel of real estate located on Brown Street, North Kingstown, RI, being more particularly described on **Exhibit A** (the "Property") attached hereto and made a part hereof. Such Property is also described as Assessor's Lot 214 on Plat 117 of the Town.

2. In consideration of the mutual covenants herein contained together with other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, OSJ hereby grants to the Town a permanent ingress and egress easement across a strip of land approximately twenty (20) feet wide and one hundred and eighty five (185) feet long that runs through the Property for the purpose of vehicular and pedestrian ingress and egress between Brown Street and the municipal parking lot located behind the Property (**"Easement"**).

3. The approximate location of the Easement is more specifically shown as that portion of land known as "Travel Lane Ingress" on the survey of land in North Kingstown, RI for Ryan's Market, Inc. by Alpha Associates, July 1989, as shown on **Exhibit B** attached hereto.

4. Nothing in this Agreement shall be deemed to grant rights to the Town to park cars on the Property or for any use other than the Easement, and OSJ shall continue to have the right to exclusively use the Property for its own purposes. Additionally, nothing in this Agreement shall be deemed to grant any rights to any other party or any other adjoining property owner to use the Property, other than the rights herein exclusively given to the Town.

5. The Town agrees and acknowledges that the exact size and location of the Easement may be changed from time to time by OSJ, or its successors or assigns, provided that the Easement shall continue at all times to provide

reasonably direct ingress and egress between Brown Street and the municipal parking lot located behind the Property.

6. The Town also agrees and acknowledges that nothing in this Agreement shall be deemed to prevent OSJ from using the Property for the parking of cars, or for any other use, as long as the Easement continues at all times to provide reasonably direct ingress and egress between Brown Street and the municipal parking lot located behind the Property.

7. OSJ, at its sole cost and expense, shall be responsible for performing all repairs and maintenance necessary to maintain the Easement. Notwithstanding the above, in the event any repairs or maintenance are required due to any Federal, State, or Local laws, rules, or requirements (i.e. required installation of a traffic light), then the parties shall work together to reasonably allocate the costs of such work between them.

8. This Agreement shall be governed by the laws of the State of Rhode Island, and shall be enforced only in a court of competent jurisdiction in Rhode Island.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Joan C. Markert

Print Name: JOAN C. MARKERT

Print Name:

Town of North Kingstown, a
Rhode Island Municipal Corporation

By: Michael E. Embury
Name: MICHAEL E. EMBURY
Its: TOWN MANAGER

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Barbara Cochran
Print Name: Barbara Cochran

Charles W. Crobdree
Print Name: Charles W. Crobdree, Jr.

OSJ of Wickford, LLC, a Rhode Island Limited Liability Company.

By: John D. Conforti
John D. Conforti
CFO/Member

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged by me this 26th day of July, 2010, by Michael E. Embury, as Town Manager of the Town of North Kingstown, a _____, on behalf of said Town. He/She/ is personally known to me or has produced _____ (respectively) as identification.

My Commission Expires:

Joan C. Markert
Name: JOAN C. MARKERT
Notary Public

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged by me this 20th day of July, 2010, by John D Conforti as CFO/Member of OSJ of Wickford, LLC, a Rhode Island limited liability company, on behalf of said limited liability company, such CFO/Member being personally known to me.

My Commission Expires: 4/16/14

Frank S Pate
Name: FRANK S PATE
Notary Public

BK 21 ~~1 PG 237~~

BK 2492 PG 144

2009 NOV 23 PM 3:41

PARCEL TWO

SOUTH PARCEL

That certain parcel of land situated on the easterly side of Brown Street in the Town of North Kingstown, County of Washington, State of Rhode Island as shown on that plan entitled, "SURVEY OF LAND in NORTH KINGSTOWN, RHODE ISLAND for RYANS MARKET, INC by ALPHA ASSOCIATES July, 1989 " said parcel being more fully bounded and described as follows

Beginning at an iron rod set in the easterly line of Brown Street, said point being opposite Station 29+27 as shown on State Highway Plat #835, said point being the northwesterly corner of the herein described parcel

Thence running southwesterly along the easterly line of Brown Street, 70 84 feet to a set iron rod

Thence turning an interior angle of 80°-07'-50" and running easterly 69 40 feet to a set magnetic nail

Thence turning an interior angle of 272°-04'-30" and running southwesterly 40 67 feet to a set iron rod, said last two courses being bounded southerly and northwesterly by land now or formerly of PJC Realty Co., Inc.,

Thence turning an interior angle of 87°-55'-30" and running southeasterly, bounded southwesterly in part by said PJC Realty land and in part by land now or formerly of Brian W Nerney and Francis J Bushner, 117 68 feet to a set magnetic nail

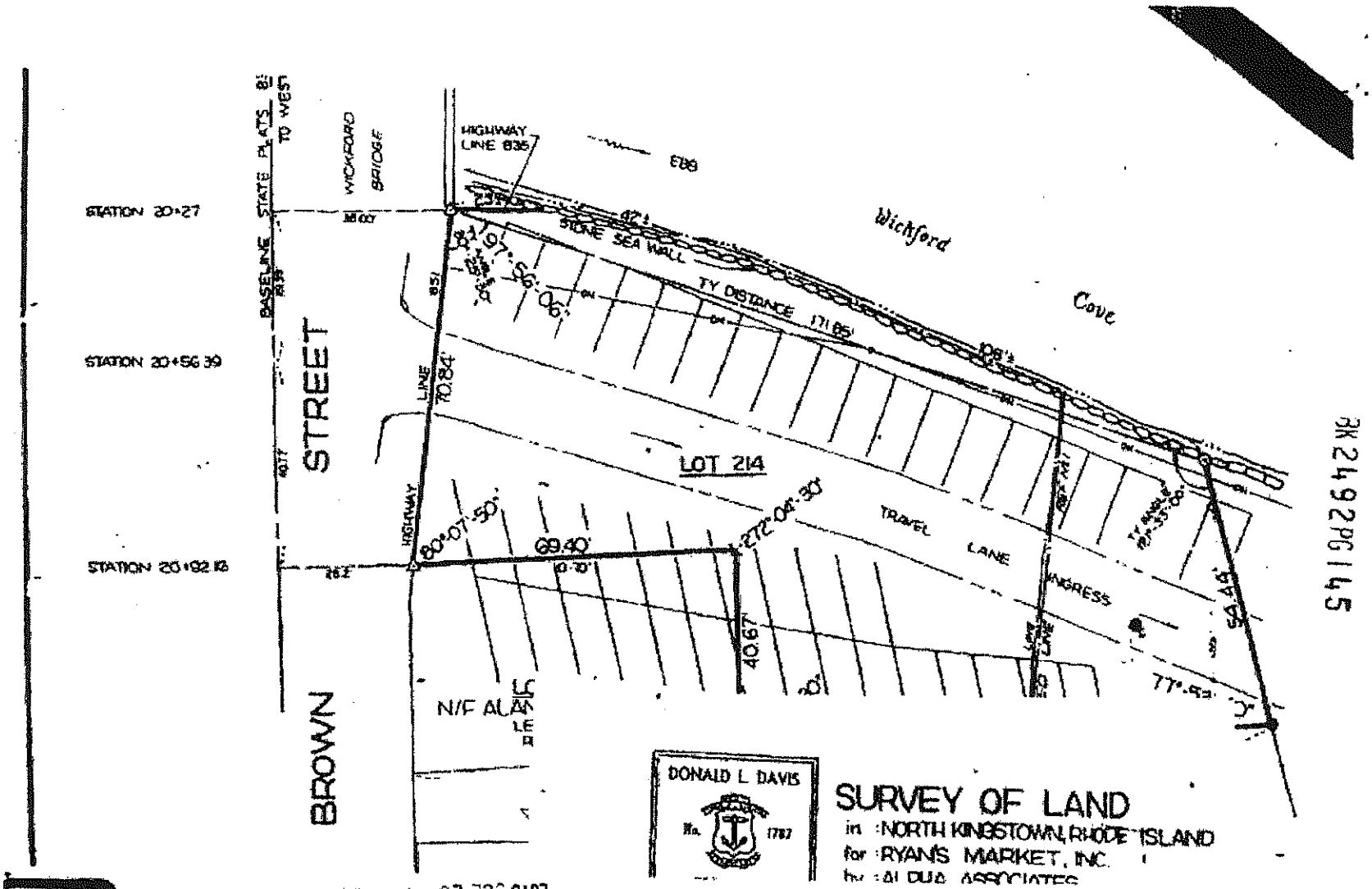
Thence turning an interior angle of 77°-53'-40" and running northerly, bounded easterly by land now or formerly of Town of North Kingstown, along a State Harbor Line as established in 1952, 54 44 feet to a set drill hole,

Thence running generally northwesterly, bounded generally northerly by Wickford Cove, along the face of a retaining stone sea wall, 150 feet more or less to a point

Thence running westerly, as shown on State Highway Plat #835, bounded northerly by Wickford Cove, a distance of 23 ± feet to the point of beginning there forming an interior angle of 97°-56'-06" with said first described boundary course said last three courses being joined by a survey ty-line, 171 85 feet long, forming an interior angle of 121°-33'-00" with the previously described easterly boundary line and in interior angle of 80°-25'-30" with said first described boundary course

Said herein described parcel is comprised of 12 500± square feet of land

Exhibit A



BK 2492 PG 145

EXHIBIT B

LEASE

Terminex

The Town of North Kingstown (Lessor) hereby leases to Shayna's Place LLC (Lessee) having a place of business located at 45 Brown Street, North Kingstown, RI subject to the terms and conditions set forth herein, that certain portion of land located at Plat 117 Lot 210 situated between 45 Brown Street and 55 Brown Street in Wickford, Rhode Island and currently known as the Old Library Park (the "Premises"), owned and controlled by the Lessor, and more particularly designated and described in Exhibit A attached hereto and made a part of this Agreement.

Should be Lot 211
Lot 210 added to Lot 211 on 12/3/01

1. The Premises shall be used only for pedestrian access to the preexisting windows for the purpose of providing take out service. The access from the front and rear of the Premises abutting the northern portion of Lessor's land shall consist of a brick walkway matching that as the existing park leading to a small wooden deck area of approximately 6' W x 10'L with stairs on either side and plantings along ground area of the deck. At the walkway level the existing window will serve as the disabled takeout access. The Lessee shall be responsible for any and all costs of construction and maintenance of the improvements of the Premises with all improvements to be constructed in accordance with or exceeding State and North Kingstown Building Code.

2. This Lease shall commence upon execution for a period of five years (sixty months) and thereafter shall be automatically renewable on an annual basis. The Lessor shall have the right to terminate this lease at any time upon ninety day notice to the Lessee.

3. Upon business cessation the Lessee shall restore premises to its original state unless otherwise agreed by the parties. The Lessee shall be solely responsible for any and all costs pursuant to said restoration.

4. Lessee shall pay in advance to the Lessor in lawful money of the United Sates the sum of One ($1) Dollar as annual rent for use of the Premises covered by this Lease.

5. Lessee shall be responsible for all costs and expenses related to said Premises including but not limited to construction, permitting, maintenance, restoration, repair, utilities and sewage.

6. Other than the walkway/deck as described herein no further improvements shall be constructed upon the Premises without prior approval of the Lessor.

7. Lessee shall be liable for the cost of all repairs and/or damages to the premise subject to this lease and/ or in the care and custody of the Lessee caused negligently or otherwise by the Lessee, its officers, agents, employees, licensees or invitees.

8. Lessee shall keep and maintain that portion of the Premises which is subject to this Lease in a reasonably safe, clean, sanitary condition under all applicable federal, state, municipal laws, ordinances, rules and regulations, and no offensive or refuse matter, or any substance constituting an unnecessary, unreasonable or unlawful fire hazard, or material detrimental to the public health, shall be permitted to be or remain, and the Lessee shall prevent such material or matter as a result of Lessee's use of the Premises from accumulating upon the Premises.

9. This Lease and the privileges granted shall at all times be subject to the charter of the Lessor and to other orders, rules and regulations of the North Kingstown Town Counsel, and to the Town ordinances. Lessor hereby covenants that this Lease complies with the charter, orders, rules and regulations of the Town Counsel and to the Town ordinances at present.

10. No assignment, transfer, sublease, gift, or grant of control of this Lease, or of any of the rights or privileges granted under it, in whole or in part, shall be valid for any purpose.

11. Lessee shall procure and maintain at all times during the term of this lease, liability insurance in not less than One Million and 00/100 ($1,000,000.00) Dollars for claims arising out of any one event or occurrence, approved as to form and coverage by the Lessor.

12. Lessee shall notify in writing the Town Manager, within five (5) days after the Lessee, its officers or agents have knowledge of any and all accidents or occurrences involving death or injury to persons or damage to property occurring on the Premises except those deaths, injuries and/or damages attributable to the Lessor or its agents.

13. In all cases where written notice is required to be given to the Lessee and/or Lessor it shall be deemed sufficient when deposited in the U.S. mail, postage pre-paid at the addresses stated below:

14.

To the Lessor: addressed to the Town Solicitor at 80 Boston Neck Road, North Kingstown, RI 02852.

To Lessee: 45 Brown Street, North Kingstown, RI 02852.

Nothing shall preclude or render inoperative service of such notice in the manner prescribed by law.

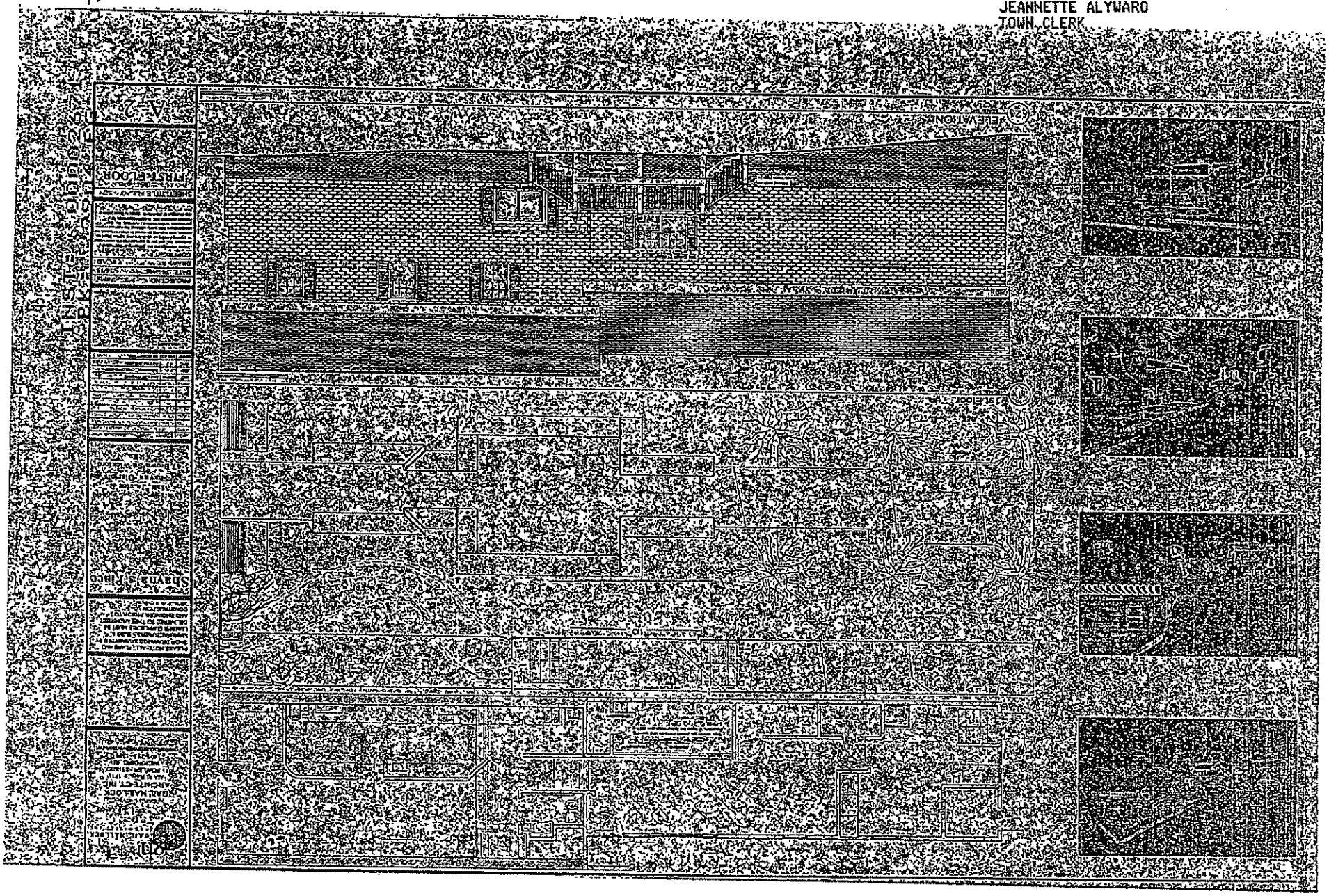
15. Lessee shall at all times indemnify and hold harmless the Lessor and all its boards, officers, agents, and employees from all claims and liability, including expenses incurred in defending against claims and liabilities for death or injury to persons or damage to property caused negligently or otherwise, by Lessee or its agents or invitees.

Lessor:
Town of North Kingstown
By
Michael E. Embury
Date: June 23, 2015

Lessee:
Shayna's Place LLC
by

Matthew Olerio, member
Date: 6/23/15

RECEIVED FOR RECORD
TOWN OF NORTH KINGSTOWN, RI
Jun 23,2015 02:10P
JEANNETTE ALYWARD
TOWN CLERK



INST: 00000831
BK: 2950 PG: 179

Town Of
NORTH KINGSTOWN, RHODE ISLAND

Office of the Building Official
55 Brown Street
North Kingstown, RI 02852

Phone 401-294-3331 ext 301
Fax 401-295-0703

Conway

Building Code Board of Appeal Decision

Meeting Date: **December 9, 2015**
Meeting Location: 55 Brown Street, North Kingstown, RI 02852

Owner: **Town of North Kingstown**

Site Address: **55 Brown Street** **Plat 117 Lot 211**

NORTH KINGSTOWN
MAR 01 2016
TOWN CLERK

Requested Variance / Appeal:
Time variance / continuation

Building Code in Effect:
2013

Exhibits:
none

RECEIVED FOR RECORD
TOWN OF NORTH KINGSTOWN, RI
Mar 01,2016 09:07A
JEANNETTE ALYWARD
TOWN CLERK

Decision of the Board:
To grant an extension/continuation without any further improvements until June 29, 2016. On this date the Town shall return for an update.

Special Conditions:
None

Appeals:
Any aggrieved party affected by the decision of the local board may appeal to the state board of standards and appeals within twenty (20) days after the filing of the local decision with the building official and owner. Any determination made by the local board shall be subject to review de novo by the state board of standards and appeals.

Building Code Board of Appeals

Ralph Henry

Ralph Henry, Chairman

Date Signed 2-29-16

PAUL A. SOLLITTO
ATTORNEY-AT-LAW
20 MAIN STREET
NORTH KINGSTOWN, RHODE ISLAND 02852-5016

E-MAIL: PSOLLITTO@SOLLITTO-LAW.COM

LOCATED IN THE
VILLAGE OF WICKFORD

TELEPHONE: 401-295-5800
FACSIMILE: 401-244-7337

June 28, 2016

Donald J. Maroney, Esq.
1041 Ten Rod Road Suite B
North Kingstown, RI 02852

Re: Title examination Town Hall property, 80 Boston Neck Road, North Kingstown, RI

Dear Donald:

At your request I have conducted a title examination of the town hall property from September 24, 1887 to June 16, 2016. A preliminary report of title is attached. Please note the restrictions on use contained in the preservation easement at Book 2233 Page 286 and the use easement which affects the most northerly five feet in depth by the entire width of the lot as recorded in Book 2807 Page 231.

Please find attached copies of the restrictions and easements referred to in the report of title.

If you have any questions, do not hesitate to contact me.

Sincerely,

Paul A. Sollitto

PAS:km
Encs.

REPORT OF TITLE

From September 24, 1887 to June 16, 2016

FROM: PAUL A. SOLLITTO, ESQUIRE, 20 Main Street, North Kingstown, RI 02852-5016
[Telephone (401) 295-5800, Fax (401) 244-7337]

TO: Town of North Kingstown

APPLICATION OF:

PROPERTY ADDRESS: 80 Boston Neck Road, North Kingstown, Rhode Island

OWNERS OF RECORD: Town of North Kingstown, a municipal corporation

RESTRICTIONS: See preservation easement below, Building Code Board of Appeals Decision Book 2958 Page 176,

EASEMENTS: Preservation easement Book 2233 Page 286, easement Book 2807 Page 229

AGREEMENTS: None

ATTACHMENTS: None

MORTGAGES: None

OWNERS OF RECORD DECEMBER 31st LAST: Same

ASSESSORS LOT NO. 151 PLAT NO. 91

REAL ESTATE TAXES: N/A

FIRE DISTRICT TAXES: None

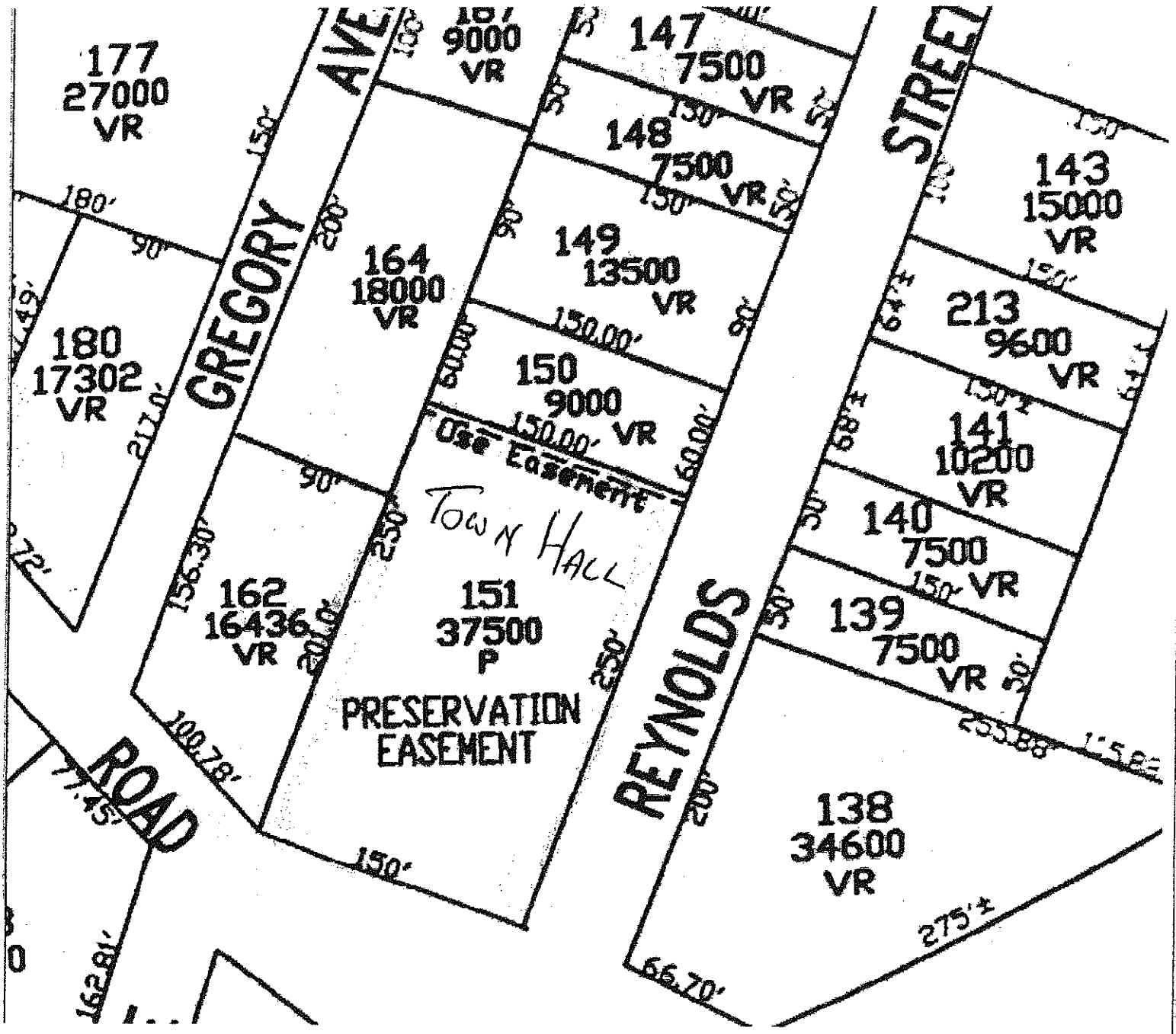
ASSESSMENTS: None

WATER BILL:

OTHER: None

DEFECTS AND QUESTIONS TO BE DISPOSED OF PRIOR TO CLOSING: None

PAUL A. SOLLITTO, ESQUIRE


177
27000
VR
180
17302
VR
GREGORY
AVE
164
18000
VR
162
16436
VR
ROAD
187
9000
VR
147
7500
VR
148
7500
VR
149
13500
VR
150
9000
VR
Use Easement
Town Hall
151
37500
P
PRESERVATION
EASEMENT
REYNOLDS
STREET
143
15000
VR
213
9600
VR
141
10200
VR
140
7500
VR
139
7500
VR
138
34600
VR

AP 91

Town Hall

BK2233PG286

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

PRESERVATION EASEMENT

THIS PRESERVATION EASEMENT is made this 5th day of July 2007 by and between the TOWN OF NORTH KINGSTOWN, RHODE ISLAND, meaning and intending to include therein their successors and assigns (hereinafter Grantor), and the STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS through its Historical Preservation & Heritage Commission (hereinafter sometimes called Grantee).

WITNESSETH:

WHEREAS the Grantor is the owner of land in fee simple, and holds title under the document recorded with the land evidence records of the Towo of North Kingstown, Rhode Island, as recorded in Book 40, Page 89, which instrument is not violated by this conveyance, which land (hereinafter "land") is described in Exhibit "A" attached hereto which land is improved with historic structure(s) (said structure sometimes hereinafter called the building), more fully described in Exhibit "B" attached hereto (said land and structures together being hereinafter called the "Premises"), known as NORTH KINGSTON TOWN HALL, which premises possesses historical significance;

WHEREAS the State of Rhode Island, through its Historical Preservation and Heritage Commission, is presently awarding State Preservation Grant funds for restoration of the building and wishes to preclude any activity at the premises which would destroy or impair the historical value of the premises; and

WHEREAS the Grantor is willing to grant to the State of Rhode Island the easement as hereinafter expressed for the purpose of insuring that the value of the premises for such purpose will not be destroyed or impaired;

NOW, THEREFORE, in consideration of the sum of One Dollar, and other valuable consideration paid to the Grantor, the receipt whereof is hereby acknowledged, and Grantor does hereby give, grant, bargain, sell, and convey unto the State of Rhode Island and Providence Plantations an easement in the following described premises of the Grantor, of the nature and character and to the extent hereinafter expressed as a covenant running with the land, to be binding upon the parties hereto and their respective successors and assigns, and to that end and for the purpose of accomplishing the intent of the parties hereto to preserve, protect, and maintain the value of the premises of the Grantor as a registered place on the State Register of Historic Places, the Grantor does hereby covenant on behalf of itself, its successors and assigns, with the Grantee, its successors and assigns, to refrain from doing, and to permit the Grantee to do upon the premises of the Grantor, the various acts hereinafter mentioned.

THE EASEMENTS AND RESTRICTIONS shall be effective for a term of TWENTY-FIVE (25) years and are as follows:

A. Grantor's Covenants. In furtherance of the Preservatioo Easement herein granted, Grantor covenants:

1. Demolition. That Grantor shall not demolish, remove or raze the building.

2. Alterations. That without the written permission of Grantee, executed by a duly authorized officer under its corporate seal, which written permission or refusal to grant such permission, including a statement of reasons for refusal, shall be delivered to Grantor by Grantee within thirty (30) days of receipt of Grantor's written request for such approval, there shall be:

a. no partial demolition or removal of any building or structure located on the real property

b. no change in the facade or to the landscape features and improvements subject to the Preservation Easement, including no alteration, partial removal, construction, remodeling or physical or structural change, or change in color or surfacing with respect to the appearance or construction of the facade or the landscape features and improvements.

c. no addition of signs or addition to the facade including fences, or awnings

d. no expansion of the building either horizontally or vertically

e. no construction of additional buildings on the premises

f. no significant alteration of the topography, and no removal or cutting down of specimen trees, except as may be required by good husbandry.

3. Specification of Materials. Grantor covenants that Grantee in providing its written authorizations for work may specify all materials, methods, cleaning substances and colors to be used in any such work, provided, nevertheless, that repair or replacement of surface materials will be with materials of the same or similar texture and quality as currently existing and reasonably available.

4. Casualty Damage. In the event of casualty damage, no repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the real property and to protect public safety, shall be undertaken by Grantor without the prior written approval of the work by Grantee (which written approval shall be given as provided in paragraph (2) above).

5. Inspection. Grantor covenants that representatives of Grantee shall be permitted to inspect the building at reasonable times upon reasonable notice for the purpose of determining conformance to this Preservation Easement.

6. Insurance. Grantor covenants that it will maintain in force standard property and liability insurance policies. The property insurance policy shall be adequate to provide for reconstruction of the building and the liability policy shall provide coverage in the amount

of at least One Million Dollars ($1,000,000). The liability policy shall name the Grantee as a named additional insured. The amount of property and liability insurance maintained by Grantor shall be adjustable, upon the request of Grantee, to reflect proportionate increases in the cost of construction and the cost of living, respectively, provided that such a request may not be made more frequently than once every three (3) years.

7. Real Estate Taxes. The Grantor shall promptly pay all real estate taxes assessed and levied against the building on or prior to the due date, regardless of the status of protests or appeals.

8. Public Access. Grantor agrees to allow the public to visit the premises not less than 12 (twelve) days (10:00 AM to 4:00 PM) per calendar year and from time to time and by appointment to permit persons affiliated with educational organizations, professional architectural associations and historical societies to study the property. Any such public admission may be subject to restrictions, mutually agreed upon as reasonably designed for the protection and maintenance of the property. Such admission may be subject to a reasonable fee, if any, as may be approved by the Grantee. Grantor further agrees not to obstruct the substantial and regular opportunity of the public to view the exterior architectural features of any building, structure, or improvements of the premises from adjacent publicly accessible areas such as public streets.

9. Publication. The Grantee may make photographs, drawings or other representations documenting the significant historical, cultural, or architectural character and features of the property and distribute them to magazines, newsletters, or other publicly available publications, or use them in any of its efforts or activities for the preservation and conservation of Rhode Island's heritage.

10. Indemnity. The Grantor covenants that it shall indemnify and hold Grantee harmless for any liability, costs, attorney's fees, judgments or expenses to the Grantee or any officer, employee, agent or independent contractor of the Grantee resulting from actions or claims of any nature by third parties arising from defaults under this Preservation Easement by the Grantor, or arising out of the conveyance of, possession of, or exercise of rights under this Preservation Easement, excepting any such matters arising solely from the negligence of the Grantee.

B. Grantee's Remedies. In the event of a violation of any provision of this Preservation Easement, in addition to any remedies now or hereafter provided by law, (i) Grantee may, following reasonable notice to Grantor, institute a suit for injunctive relief, specific performance or damages, or (ii) representatives of Grantee may enter upon the real property to correct any such violation, and hold Grantor and Grantor's successors, heirs and assigns in title responsible for the cost thereof, and such cost, until repaid, shall constitute a lien on the real property. In the event Grantor is adjudicated to have violated any of Grantor's obligations herein, Grantor shall reimburse Grantee for any costs or expenses incurred in connection with the enforcement of its rights, including court costs and attorney's fees. The exercise by Grantee of one remedy hereunder shall not have the effect of waiving any other remedy, and the failure to exercise any remedy shall not have the effect of waiving the use of such remedy at any other time.

C. Standards for Review. In exercising any authority created by the Easement to inspect the premises, the buildings, or the facades; to review any construction, alteration, repair or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the buildings following casualty damage, Grantee shall apply the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, issued and as may be amended from time to time by the Secretary of the United States Department of the Interior. In the event that the Standards are abandoned or materially altered or otherwise become, in the sole judgment of the Grantee, inappropriate for the purposes set forth above, the Grantee may apply reasonable alternative standards, and notify the Grantor of the substituted standards.

D. Assignability. Grantor agrees that Grantee may, in its discretion, and without prior notice to Grantor, convey and assign this Preservation Easement to any agency of the State of Rhode Island, to a unit of local government, or not-for-profit corporation or trust provided that the mandated purpose of such assignee includes the preservation of properties of historical, architectural, or cultural significance. Such conveyance, assignment, or transfer shall require that the preservation and conservation purposes for which the Easement was granted will continue to be carried out.

E. Duration. This Preservation Easement shall be effective for a period of **TWENTY-FIVE (25) years**. Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the premises may make impossible the continued ownership or use of the premises for preservation and conservation purposes and necessitate extinguishment of the Easement. Such a change in conditions includes, but is not limited to, partial or total destruction of the building resulting from a casualty of such magnitude that in the opinion of Grantee the building and premises have lost their historical and architectural significance, or condemnation or loss of title through an eminent domain proceeding. Grantor agrees that this Easement shall not be released to the Grantor or its successors or assigns without the consent of the Grantee, which consent shall be appended to such release.

F. Runs with the Land. The obligations imposed by this Preservation Easement shall be deemed to run as a binding servitude with the land. This instrument shall extend to and be binding upon Grantor and all persons hereafter claiming under or through Grantor, and the word "Grantor" when used herein shall include all persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligations pursuant to this instrument after such person shall cease to have any interest in the Premises by reasons of a bona fide transfer for full value.

G. Statutory Authority. This instrument is valid in Rhode Island by virtue of the enactment of Chapter 39 of title 34 of the General Laws of Rhode Island, but the invalidity of such Act or any part thereof shall not effect the validity and enforceability of this instrument according to its terms, it being the intent of the parties that this instrument constitutes a charitable trust, a preservation restriction, a common law easement in gross and a restrictive covenant.

H. Notices. Any notice called for herein shall be in writing and shall be mailed postage prepaid by registered or certified mail with return receipt requested, or hand delivered and receipted. If to Grantor, then at Town Planner, Town of North Kingstown, 55 Brown Street, North Kingstown, Rhode Island 02852 ,and if to Grantee, then at the Rhode Island Historical Preservation and Heritage Commission, 150 Benefit Street, Providence, Rhode Island.

Each party may change its address set forth herein by a notice to such effect to the other party. The failure to service a change of address notice shall not waive the notice requirement.

I. Whenever a change of legal ownership is recorded in the land evidence records, it shall be the obligation of the new owner of record to provide to the Commission the owner's name and address where notices may be sent.

J. Compliance with Applicable Ordinances. To the extent this easement permits future development of the Premises, such development shall conform with appropriate local, state or federal standards for construction or rehabilitation. Furthermore, nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance relating to building materials, construction methods or use. In the event of any conflict between such ordinance and the terms hereof, the ordinance shall prevail and the Grantor ~~promptly shall notify~~ the Grantee of such conflict and shall cooperate with Grantee and the Town of Barrington and the State of Rhode Island or other appropriate authority to accommodate ~~the purposes of both~~ this instrument and such ordinance.

1. A copy of this Preservation Easement shall be recorded with the City Recorder of Deeds and copies shall be furnished by the Grantor to the Rhode Island Historical Preservation and Heritage Commission.

2. The Grantee shall have the right to install a plaque of suitable design at a point easily visible by the public, from a public way, which plaque shall name the architect, the date of construction and state that the facade is subject to a Preservation Easement held by the Rhode Island Historical Preservation and Heritage Commission.

3. The Grantor acknowledges that the subject matter of this conveyance is a historic preservation restriction which can no longer be transferred, hypothecated or subordinated to liens or encumbrances by the Grantor except as regards to condemnation awards or insurance proceeds.

4. For purposes of furthering the preservation of the premises and buildings and of furthering the other purposes of this Easement, and to meet changing conditions, Grantor and Grantee are free to amend jointly the terms of this instrument in writing, without notice to any party; provided, however, that no such amendment shall limit the duration or interfere with the preservation and conservation purposes of the donation. Such amendment shall become effective upon recording among the land records of the Town of North Kingstown.

IN WITNESS THEREOF, on the date first sbown above, Grantor has caused this Preservation Easement to be executed, sealed and delivered by its

ATTEST: _____ GRANTOR: _____
TOWN OF NORTH KINGSTOWN

Accepted by Grantee, Rhode Island Historical Preservation and Heritage Commission, pursuant to Chapter 39, Conservation and Preservation Restriction on Real Property, this 5th day of July, 2007.

By: _____
Edward F. Sanderson, Executive Director
Rhode Island Historical Preservation
and Heritage Commission

ATTEST: _____

State of Rhode Island
Town/City of NORTH KINGSTOWN

I, the undersigned, a Notary Public in and for said Town/City, in the State aforesaid, do hereby certify that MICHAEL EMBURY personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that is duly authorized, signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

Given my hand and official seal, this 5th day of July, 2007.

Joan C. Markert
Notary Public

My commission expires;
1/18/08

State of Rhode Island
City of Providence

I, the undersigned, Notary Public, appointed in the City of Providence

for the State of Rhode Island, do hereby certify that Edward F. Sanderson, personally known to me to be the same person whose name is, as Executive Director of the Rhode Island Historical Preservation and Heritage Commission, a not-for-profit corporation of the State of Rhode Island, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is duly authorized, signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of the corporation and as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of MAY, 20.

Rosemary Carreiro
Notary Public

My commission expires:
6/10/08

NORTH KINGSTOWN TOWN HALL
80 Boston Neck Road
North Kingstown, Rhode Island 02852

EXHIBIT A
Legal Boundary Description

To all People to whom these Presents shall come:

We Joseph L. Reynolds, Abigail U. Reynolds and Lucy M. Reynolds, all of Providence County of Providence State of Rhode Island

Kenington called the Grantors BK2233PG294

Know Ye, That We the said Grantors for and in consideration of the sum of Five Hundred Dollars in hand before the ensealing hereof, well and truly paid by the Town of North Kingstown in Washington County said State Kenington called the Grantee

the receipt whereof We do hereby acknowledge, and we therewith fully satisfied, contented and paid; and therefrom and of every part and parcel thereof do exonerate, acquit and discharge the said Grantee its Successors

and by these Presents have given, granted, bargained, sold, aliened, enfeoffed, conveyed and confirmed; and by these presents do freely, fully and absolutely give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Grantee its Successors

forever,

Five certain Lots of Land in the Town of North Kingstown Washington County and State of Rhode Island, laid out and described as Lots Numbered Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13) on a plan of Land belonging to A. & E. F. Reynolds, near Wickford R.I. Surveyed and drawn September 2nd 1892 by John O. Kilvert Jr. Said Lots of Land are Bounded and described as follows viz: Beginning at the South West corner of Lot No Eleven (11) on Hamilton Avenue and running North Easterly Bounded Westerly and Northerly on the Claim Place so called Five Hundred and Fifty (550) feet to the South West corner of Lot No Eight (8) on said Plan, thence running South Easterly Bounded Northerly and Easterly on Lot No Eight (8) of said plan One Hundred and Fifty (150) feet to Cove Street thence running South Westerly Bounded Easterly and Southerly on Cove Street Five Hundred and Fifty (550) feet to Hamilton Avenue, thence running Northwesterly Bounded Southerly and Westerly on Hamilton Avenue One Hundred and Fifty (150) feet to place of beginning.

To have and to hold the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities, to the same belonging, or in any wise appertaining to the said Grantee its Successors and Assigns, forever, to its and their only proper use, benefit and behoof forever; and we the said Grantors for Our Heirs Executors and Administrators, do covenant, promise and grant, to and with the said Grantee its Successors that at and before the ensealing hereof We are the true, sole and lawful owners of the above bargained premises, lawfully seized and possessed of the same in Our own proper right, as a good, perfect and absolute estate of inheritance in fee simple; and have in Our good right, full power, and lawful authority, to grant, bargain, sell, convey and confirm, the said bargained premises, to manner as aforesaid; and the said Grantee its Successors and Assigns, shall and may from time to time, and at all times forever hereafter, by virtue of these Presents, peaceably and quietly have, hold, use, occupy, possess and enjoy the said demised and bargained premises, with the appurtenances, free and clear, and clear of and free from all encumbrances, and discharged of and from all and all manner of former or other gifts, grants, bargains, sales, leases, mortgages, wills, entails, dowers, jointures, judgments, executions and encumbrances, of what name and nature soever, that might in any manner be before attached or affix the same premises.

Furthermore We the said Grantors for Ourselves and for Our Heirs, Executors and Administrators, do covenant and engage the above bargained Premises to the said Grantee its Successors and Assigns, against the lawful claims or demands of any person or persons whatsoever, forever to warrant, secure and defend by these Presents.

Witness whereof

In consideration of the sum paid as aforesaid, do hereby release and discharge unto the said Grantee, its Heirs and Assigns, all right of dower in and to the above granted Premises.

In Witness Whereof, We have hereunto set Our hands and seals this Twenty Second day of September eighteen hundred and ninety seven.

Signed, Sealed and Delivered in Presence of
Gilman E. Jeffs

Joseph L. Reynolds (Seal)
Abigail U. Reynolds (Seal)
Lucy M. Reynolds (Seal)

State of Rhode Island, &c.
County of Providence } Ss

In Providence this 22nd day of September A.D. 1897 Joseph L. Reynolds, Abigail U. Reynolds, Lucy M. Reynolds, personally appeared before me and acknowledged the foregoing instrument by them signed, to be their free act and deed.

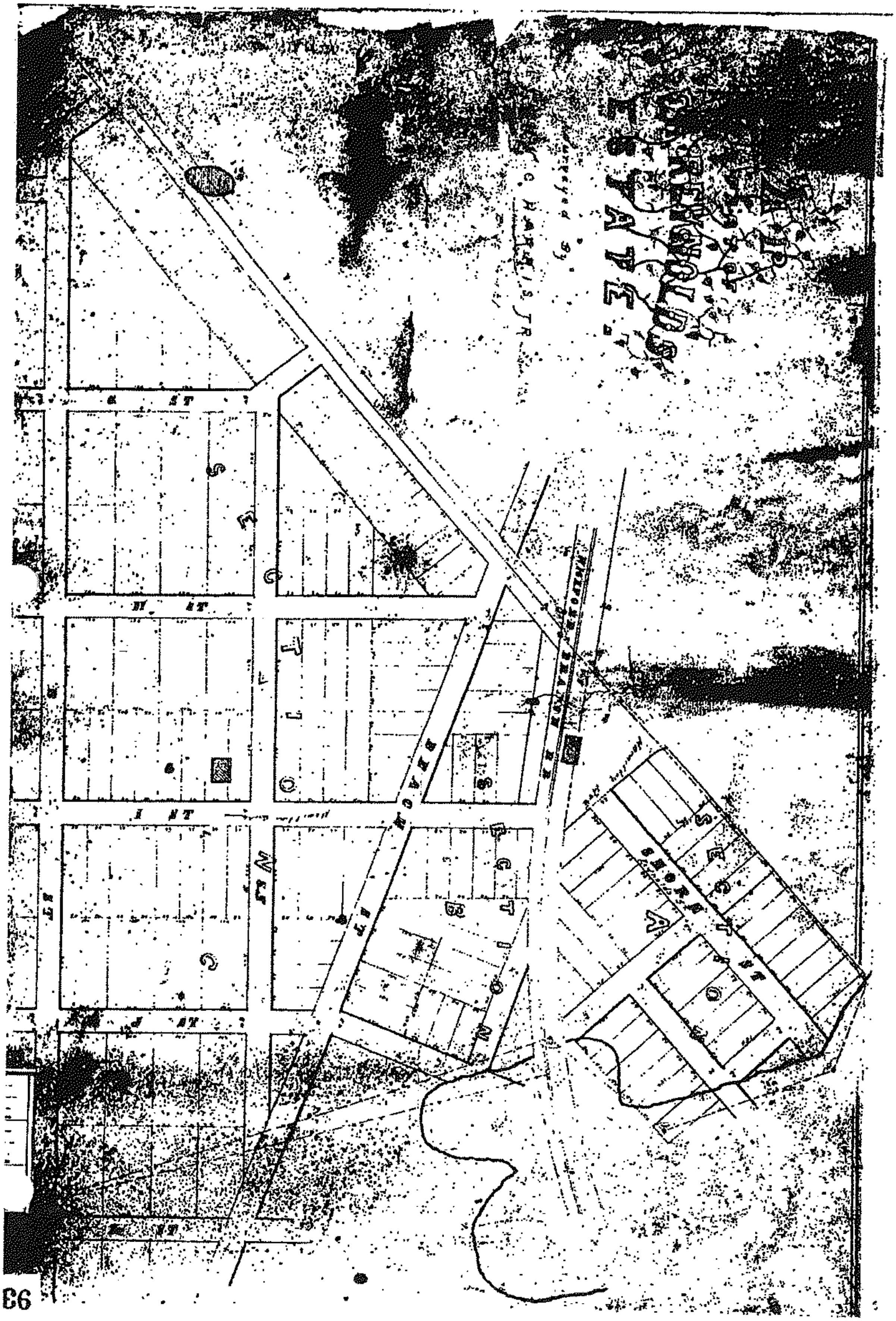
Gilman E. Jeffs
Notary Public

Received September 24th 1897.
at 8 o'clock A.M.
Chas J. Crandall
Town Clerk

Recorded September 24th 1897.
Chas J. Crandall
Town Clerk

BK2233PG295

PLAT CARD 93



TOWN OF NORTH KINGSTOWN
JAMES H. MARDEN, TOWN CLERK
2007 JUL -6 AM 9:27

NORTH KINGSTOWN TOWN HALL
80 Boston Neck Road
North Kingstown, Rhode Island 02852

EXHIBIT B
Architectural Description

The North Kingstown Town Hall (1888, Edgar B. Peck) is a large 2-story red brick cubical block, with a hip roof and three bays on each elevation. The cornice has heavy corbels worked in brick, and red sandstone trim is used for the ails, lintels, cornice, and quoins on each side of the entrance. The window sash is double-hung, 2/2. On the second story, there are fixed colored glass panes above the movable sash. The south-facing façade has a gable frontispiece with patterned brick panels marking the center entrance; the door is set under a round Romanesque arch. The second level of the gabled entrance has a terracotta plaque with the building's name and date, and a small window band set under a blind round arch worked in the brick. A trio of small round-head windows is set in the apex of the gable. There is a second entrance on the east side. A modern flat-roof addition is located on the west and north sides of the building. The interior is arranged around a central stair hall that runs from front to back, with offices on either side.

Town Hall

EASEMENT DEED

The Town of North Kingstowo, a Rhode Island Municipality, of the County of Washingtoo, State of Rhode Island the current owner in fee simple of the parcel of Land most commonly known as Plat 91, Lot 151 on the current North Kingstown Tax Assessor's Maps, in consideration in the amount of $1.00 (One Dollar) the receipt of which is acknowledged, does hereby convey and grant a perpetual easement to **South Side, LLC, a Rhode Island Limited Liability Company,** of the Town of Narragansett, County of Washington, State of Rhode Island, the current owner in fee simple of the land most commonly known as Plat 91, Lot 150 on the Current Town of North Kingstown Tax Assessor's Maps. The area of the Easement is 750 square feet and is more specifically demonstrated on Exhibit A, an Easement Survey Plan drawn by Flynn Survey, Inc., dated January 2, 2014.

The holders of said easement agrees to assume any Liability for any damage to the land in question and for any Tort Liability that may occur in the subject area by themselves, their guest and/or business invitees, while they are using said easemeot area and to maintain the fence at their own expense and keep it in good structural and visual condition. The holders of said easement agree to indemnify and hold harmless the Town of North Kingstown for any claims or causes of action arising out of the Grantee's use of the easement area.

Scope of Easement:

Easement holders their successors, assignees, invitees and/or agents are given the right to use said Easement area for their use and enjoyment for any legally permitted use. The easement is for the benefit of the owners and their successors in interest of the property.

The grantor agrees that it will pay for the installation of the fence to be located on the Easement line. Said fence will be constructed as the so called "good Side" (the finished- smooth surface side) of the fence will face the Town Hall. If at any time in the future, the Town needs use of the Easement area, they agree at their own expense to move it to the property line.

Governing Law: This instrument shall be governed and constructed under the laws of the State of Rhode Island.

Binding Effect, Appurtenant Easements and Covenants: The terms of this Easement Agreement and all covenants and easements granted by this Easement Agreement shall constitute covenants and easements running with, appurtenant to, the land affected thereby. All terms, covenants and easements shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns to the extent they have an interest in the benefited or burdened land.

This transfer is such that no R.I.G.L. 44-30-71.3 withholding is required as said Town is a municipal entity.

This transfer is such that no tax stamps are required.

PN

Witness my hand this 28th day of JANUARY, 2014

Town of North Kingstown

By: Michael E. Embury

STATE OF RHODE ISLAND
COUNTY OF

In North Kingstown on the 28th day of JANUARY, 2014, before me personally appeared the above named MICHAEL EMBURY, authorized signer for the Town of North Kingstown, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed, to be his/her free act and deed, and in said capacity the free act and deed of the Town of North Kingstown.

Joan C. Markert
Notary Public
My Commission Exps: 1/18/2016

Witness my hand this 28th day of JANUARY, 2014

South Side, LLC

By: _____
Richard Storti, Duly Authorized Sole and Managing Member

STATE OF RHODE ISLAND
COUNTY OF Providence

In West Warwick on the 21 day of January, 2014, before me personally appeared the above named RICHARD STORTI, Duly Authorized Sole and Managing Member of South Side, LLC, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed, to be his free act and deed, and in said capacity the free act and deed of South Side, LLC.

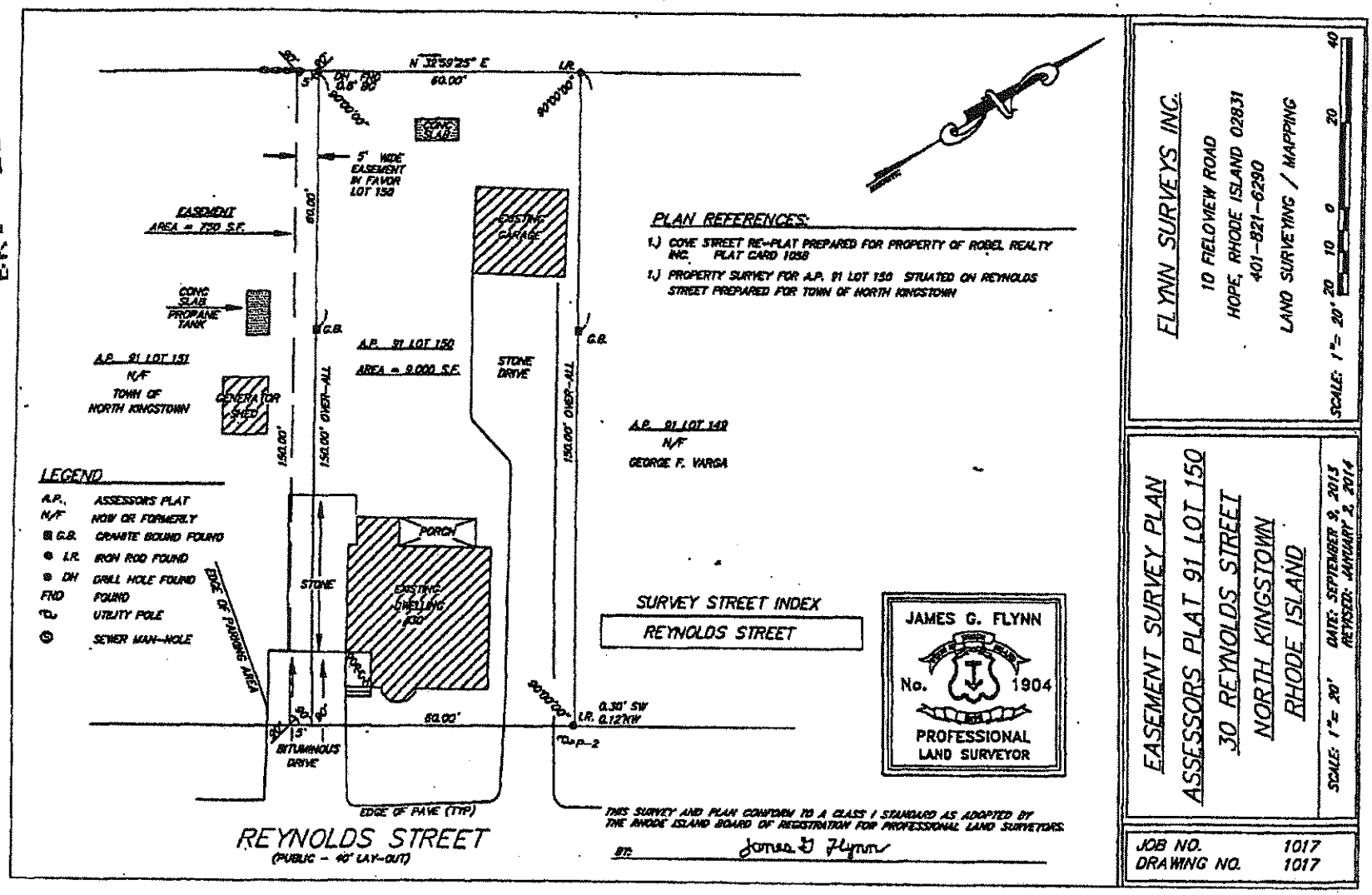
Tammy Susan Duncan
Notary Public
My Commission Exps: 2-15-16

TAMMY SUSAN DUNCAN
Notary Public-State of Rhode Island
My Commission Expires
February 15, 2016

INST# 00000329
BK# 2807 PG# 231

RECEIVED FOR RECORD
TOWN OF NORTH KINGSTOWN, RI
Jan 29,2014 01:26P
JEANNETTE ALYWARD
TOWN CLERK

EXHIBIT "A"



Town Of
NORTH KINGSTOWN, RHODE ISLAND

Office of the Building Official
55 Brown Street
North Kingstown, RI 02852

Phone 401-294-3331 ext 301
Fax 401-295-0703

Town Hall

Building Code Board of Appeal Decision

Meeting Date: April 6, 2016
Meeting Location: 55 Brown Street, North Kingstown, RI 02852

Owner: Town of North Kingstown, 80 Boston Neck Rd., No. Kingstown, RI 02852

Site Address:
80 Boston Neck Rd Plat 091 Lot 151

Requested Variance / Appeal:
450 square foot temporary business trailer

RECEIVED FOR RECORD
TOWN OF NORTH KINGSTOWN, RI
Apr 11,2016 02:22P
JEANNETTE ALYWARD
TOWN CLERK

Building Code In Effect:
2013 SBC-1

Exhibits:
Chapter 3103 section 3103.0 of the RI State Building Code

Decision of the Board:
To grant approval of the temporary trailer for six months and to allow the Building Official to grant an additional 90 days if necessary.

Special Conditions:
None

Appeals:
Any aggrieved party affected by the decision of the local board may appeal to the state board of standards and appeals within twenty (20) days after the filing of the local decision with the building official and owner. Any determination made by the local board shall be subject to review de novo by the state board of standards and appeals.

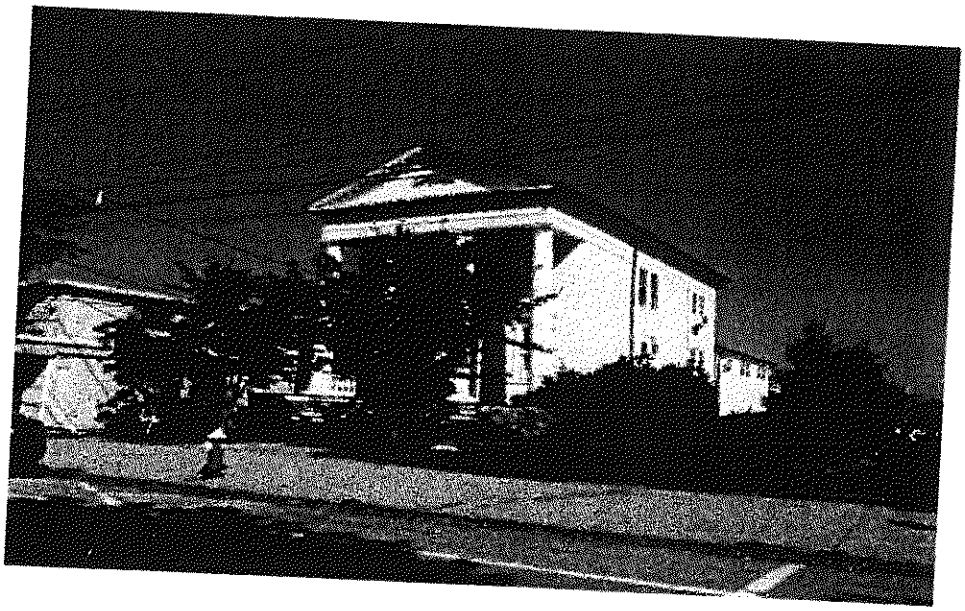
Building Code Board of Appeals

Ralph Henry

Ralph Henry, Chairman

Date Signed 4-8-16

APPRAISAL REPORT



55 BROWN STREET
NORTH KINGSTOWN, RHODE ISLAND

CLIENT/INTENDED USER:
TOWN OF NORTH KINGSTOWN
2050 DAVISVILLE ROAD
NORTH KINGSTOWN, RI 02852

APPRAISERS:
VANESSA MANN
S. KEITH WHITE JR., SRA, SRPA

EFFECTIVE:
SEPTEMBER 14, 2016

WHITE APPRAISAL CO., INC.

RESIDENTIAL – COMMERCIAL – INDUSTRIAL

1000 GREENWICH AVENUE
WARWICK, RHODE ISLAND 02886

BUS. (401)738-9500
FAX. (401)738-5494

September 15, 2016

Mr. Phil Bergeron, P.E.
Director of Public Works
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

RE: Appraisal Report
55 Brown Street
North Kingstown, RI

Dear Mr. Bergeron:

As requested, the appraisers have inspected the captioned property for the purpose of providing you our opinion of the Market Value (intended use), for the Fee Simple Interest, as of the 14th day of September, 2016. This service is being performed in order to assist you in a real estate decision.

As you may be aware, the subject real estate involves a municipal office building, commonly referred to as the "Annex". Per our discussions, the appraisers are required to prominently mention certain "Hypothetical Conditions" and "Extraordinary Assumptions" made by us in providing this appraisal. Details for both of those assumptions are found immediately on the following pages. They, primarily, involve assumptions of certain information, and our understanding as to the extent of the real estate to be appraised. The facility has approximately 3,150 square feet plus a full basement. The lot size square footage will be determined later, but is proposed to be the land under the building and within several feet of the perimeter of the exterior of the building.

After carefully analyzing all pertinent real estate factors, subject to the noted "Hypothetical Condition" and "Extraordinary Assumptions", the appraisers have formed the following opinion of Market Value, as of the date of the appraisal:

$300,000
THREE HUNDRED THOUSAND DOLLARS

This Appraisal Report has been specifically requested by you. This process is in compliance with The Uniform Standards of Professional Appraisal Practice, as promulgated by The Appraisal Standards Board, of the Appraisal Foundation, (USPAP), and Title XI of The Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989, (FIRREA), and the additional guidelines of Town of North Kingstown, the intended user of this report.

The following pages contain a review of the data considered in this report.

Should there be any questions or concerns, please feel free to contact us.

Respectfully submitted,

Vanessa Mann

S. Keith White Jr.

Vanessa Mann
RI Gen. Cert. CGA.0A01019
Exp. 7/17

S. Keith White Jr., SRA, SRPA
RI Gen. Cert. CGA.0A00116(Exp. 12/17)
MA Gen. Cert. CG 3240 (Exp. 2/18)

SKW/ap

HYPOTHETICAL CONDITION

*Hypothetical Condition: that which is contrary to what exists but is supposed for the purpose of analysis.

*As provided by the Uniform Standards of Professional Appraisal Practice.

As noted, the subject lot size is undetermined at this time. The appraisers were not supplied with a survey or a site plan showing how much land was to be included with the appraisal of this facility. As the assessor's map reveals, the subject sits on a lot with 1.35 acres, but includes a public restroom facility to the rear, as well as a large municipal parking lot. It is not the intent of the community to consider that aspect. Instead, in discussion with Mr. Bergeron and Mr. McGwin, both from the Town of North Kingstown, it was determined that the lot size allocated to the building should be a rectangle immediately surrounding the building's perimeter. In essence, that would leave several feet on each of the (3) sides of the building, with the exception of the front, but would not afford any onsite parking.

By mere estimation by us, since the building is (25) feet wide, the lot size has been roughly calculated at approximately (30)

feet wide by approximately (100) feet deep, or 3,000 square feet.

Since the appraisal involves real estate that does not exist today, the appraisers are required to prominently mention this "Hypothetical Condition".

EXTRAORDINARY ASSUMPTION

*Extraordinary Assumption: an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

*As provided by the Uniform Standards of Professional Appraisal Practice.

The appraisers have read news articles and are, generally, aware that the property has either some code violations or some serious physical deficiencies. However, no engineering reports were supplied to the appraisers, and we do not have a detailed list of items that need either short or long term remediation, or any costs associated with such repairs. Therefore, our appraisal is based upon our analysis that the property is in fair condition, at this time, based upon the physical observations that we, as appraisers, are able to see. It is not meant to imply that we are experts in construction, renovation or remodeling, or detection of physical deficiencies in real estate. We have discussed this matter at length with Mr. Bergeron and Mr. McGwin because we had to make some level of assumption regarding the physical buildings' characteristics, given the limited information available to us.

EXTRAORDINARY ASSUMPTION - CONTINUED

Therefore, we are making the "Extraordinary Assumption" that, while the building is rated to be in fair condition, from our observations, we assume that it can be remedied or rehabilitated in such a manner as to make it fully functionally or usable as an office building. We also assume that the costs will not be exorbitant, nor would there be any adverse ability to obtain such items as approvals, building permits, etc.

Additionally, the appraisers are making an "Extraordinary Assumption" relative to zoning. The subject is zoned for public use only, but the surrounding properties appear to be commercially zoned. We assume that the Town, either through rezoning or a special exception or variance, will allow this property to be used in a commercial manner outside the confines of the public zoning in place today. If the property were not to be rezoned, it is doubtful that there would be a sufficient number of interested parties. Lack of commercial zoning would preclude a reasonable purchase by interested private parties.

We believe we've covered all of the "Extraordinary Assumptions" that have been discussed with our client. Obviously, we do have a number of concerns regarding this topic, which we have expressed orally to our clients. It is our intent to indicate

that the property does have reasonable prospects for reuse, and we expect that there would be a market demand for a property of this nature, if it is not overly burdened with renovation costs, and that there are no adverse zoning issues against it. If any of these "Extraordinary Assumptions" are not found to be true, they would have a significant impact on our opinion of Market Value.

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SCOPE OF WORK

The Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation, requires that a written appraisal report contain a clear and accurate description of the Scope of the Appraisal. Scope of the Appraisal is defined as the extent of the process of collecting, confirming, and reporting data. Accordingly, we wish to reveal the steps that were taken in this appraisal assignment:

1. Physical inspection of the subject property.
2. Research and analysis of pertinent community records necessary to properly analyze the subject property.
3. Research and analysis of the relevant and pertinent market data.
4. Correlation and reconciliation of all conclusions and opinions.
5. Provide a written appraisal report consistent with the client's needs.

This Appraisal Report has been developed in conformity with the Uniform Standards of Professional Appraisal Practice.

COMPETENCY RULE

In order to comply with the competency rule of the Uniform Standards of Professional Appraisal Practice, which is a requirement of Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989, we wish to inform the client of our experience in preparing this type of appraisal.

S. Keith White Jr., License No: CGA.0A00116, has been an appraiser since 1977, and has actively been engaged in appraising commercial real estate since 1980. He has performed numerous, commercial assignments for many lending institutions, private clients, and government agencies in Rhode Island and Massachusetts. He is a licensed and certified appraiser in both states. Also, he has both an SRA and SRPA designation with the Appraisal Institute.

Vanessa Mann, License No: CGA.0A01019, has been an appraiser since 2002, and is a Certified General Appraiser. She has performed hundreds of commercial assignments during her career. She is a Candidate for Designation, Appraisal Institute.

STATEMENT OF UNDERLYING CONDITIONS

This appraisal is made subject to the following:

The values reported herein are an opinion only and not warranted as, or a representation of, fact.

No responsibility is assumed for matters legal in character nor is any opinion rendered as to title which is assumed to be good and marketable. Any existing liens or encumbrances have been disregarded and the property was appraised as free and clear and under competent management.

Any sketch in this report is included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility set forth in the property description.

These appraisers assume there are no concealed conditions of the subsoil or the improvements which would have a tendency to render the property more or less valuable than similar properties.

The appraisers are not attorneys at law and the client is advised to consult with an attorney on general rules of law as they apply to the property in question.

All major improvements under appraisement appear to be structurally sound unless, otherwise noted in this report. Therefore, not being a qualified engineer, we accept no responsibility for structural or mechanical failures which would not be reasonably obvious in the scope of an appraiser's normal inspection.

This report is for the exclusive use of the client and unauthorized transmittal of the report or its conclusions to a third party invalidates this report. Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, particularly as to the valuation conclusion, identity of appraisers or firm with which the appraisers are connected or any reference to the Appraisal Institute, SRA, SRPA designations, without the written consent of the author.

Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the professional appraisal organizations with which the appraisers are affiliated.

STATEMENT OF UNDERLYING CONDITIONS (CONTINUED)

We believe to be reliable and assume the correctness and reasonableness of information furnished to us by others, i.e., estimates of experts, engineers, architects, accountants, statement by government officials, owners, agents and others but we assume no responsibility for their accuracy. This data is reported without liability to the appraisers.

All information, estimates, physical measurements, dimensions, area, tax assessor's maps, and opinions furnished to us and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, the appraisers can assume no responsibility for the accuracy of such items furnished to the appraisers.

The appraisers assume there are no hidden or concealed conditions of the property, subsoil, minerals, aquifers, or improvements which would render it more or less valuable. The appraisers assume no responsibility for such conditions or for engineering that might be required to discover such factors. The appraisers are excused from core drilling on the property and the client shall undertake any such investigations. The appraisers conducted no percolation test or engineering studies.

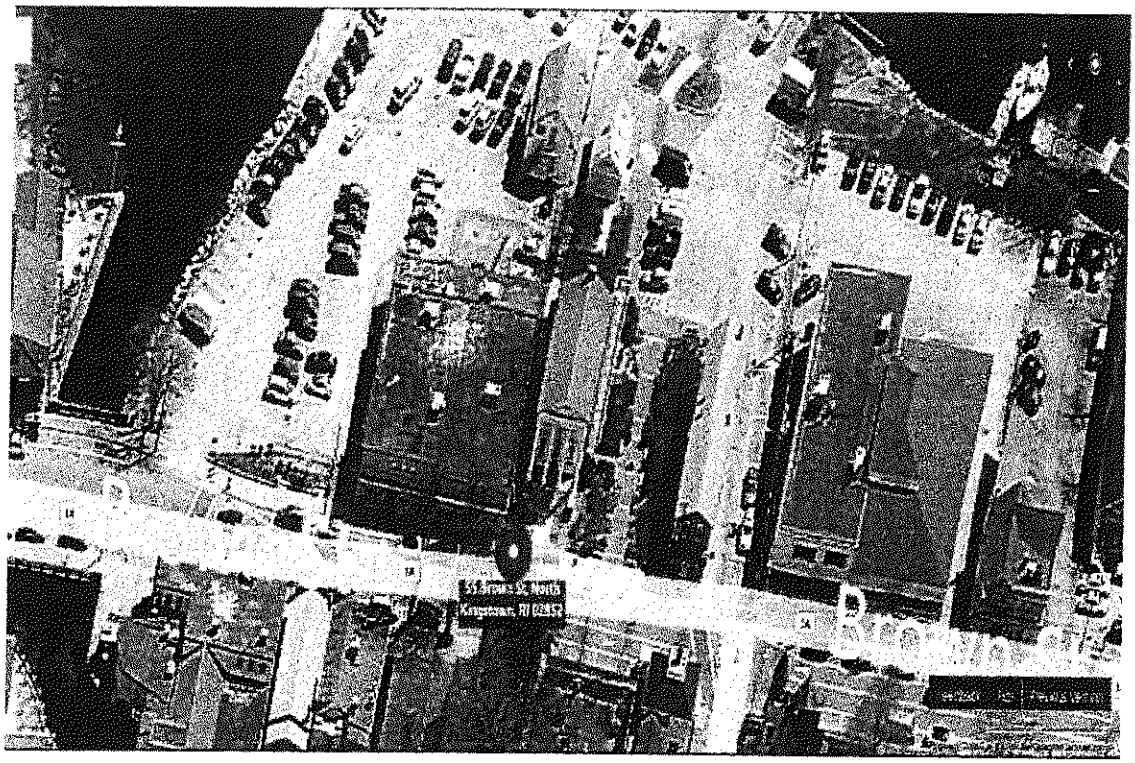
The client waives any claim arising out of financial loss due to structural defects in the property and admits the appraisers' opinion is based on reasonably sound structural conditions.

The appraisers are not responsible for the detection of any violations, building codes or other regulatory statutes, ordinances, by-laws, legal constraints, the existence of potentially hazardous materials on the property such as the presence of urea formaldehyde foam insulation, asbestos in any form, toxic waste or Radon Gas. The appraisers are not qualified to detect such substances and we urge the client to retain an expert in these fields, if desired.

This study did not include critical inspections, testing, hydrostatic testing or any other physical or structural evaluation of storage tanks, above or underground. No responsibility for condition, utility, fractures or other failures of vessels, tanks, above or underground, pumps, pipes, valves or other attachments are assumed. The client is urged to retain a qualified engineer to conduct such evaluations.

PART I - INTRODUCTION

AERIAL



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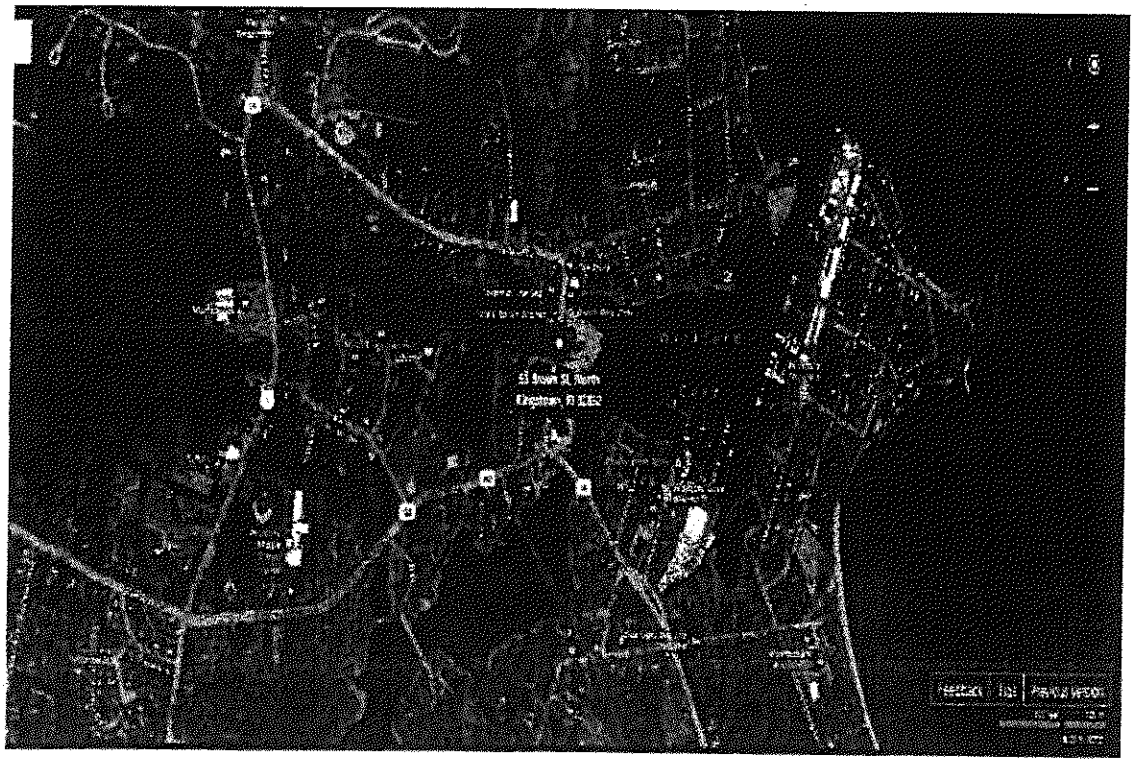
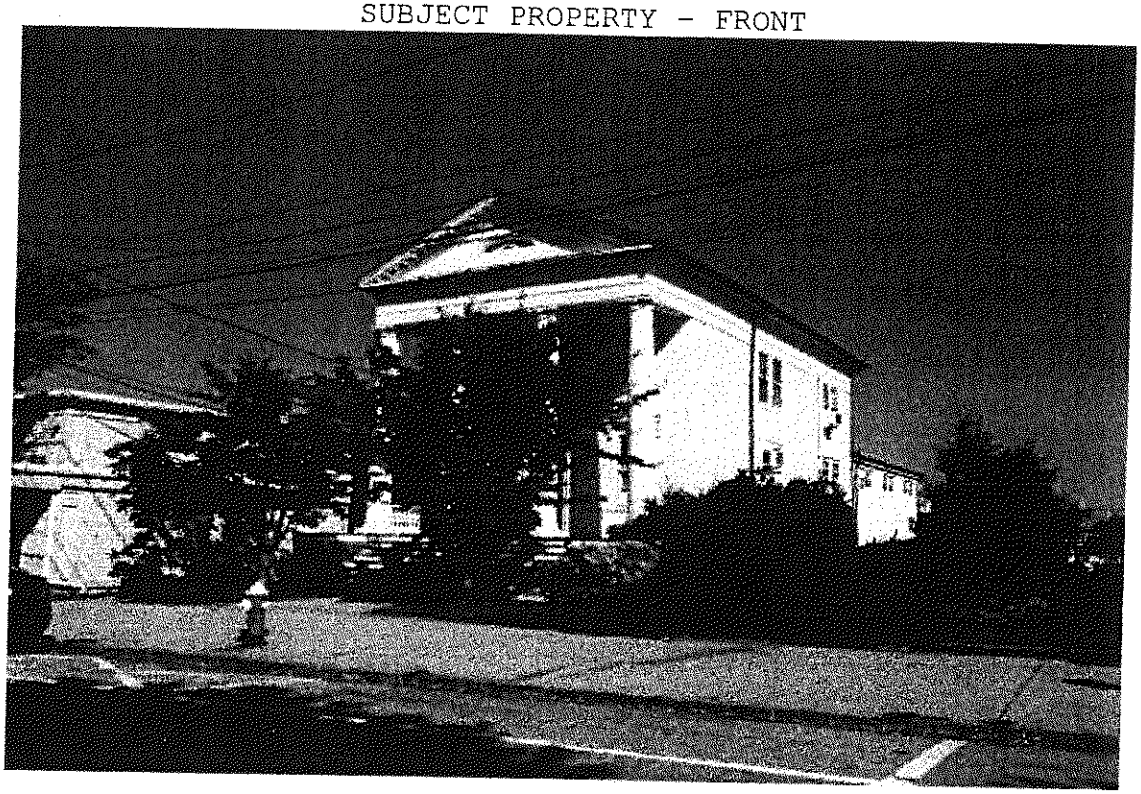


SUBJECT PROPERTY - FRONT



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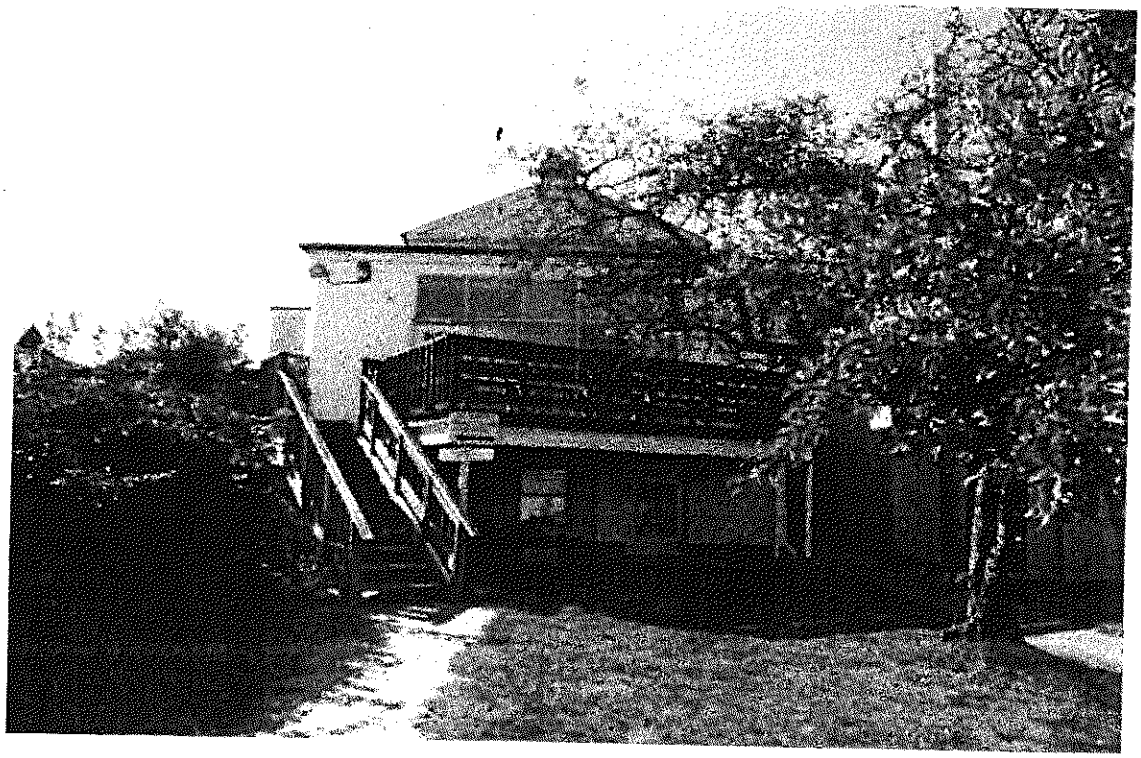

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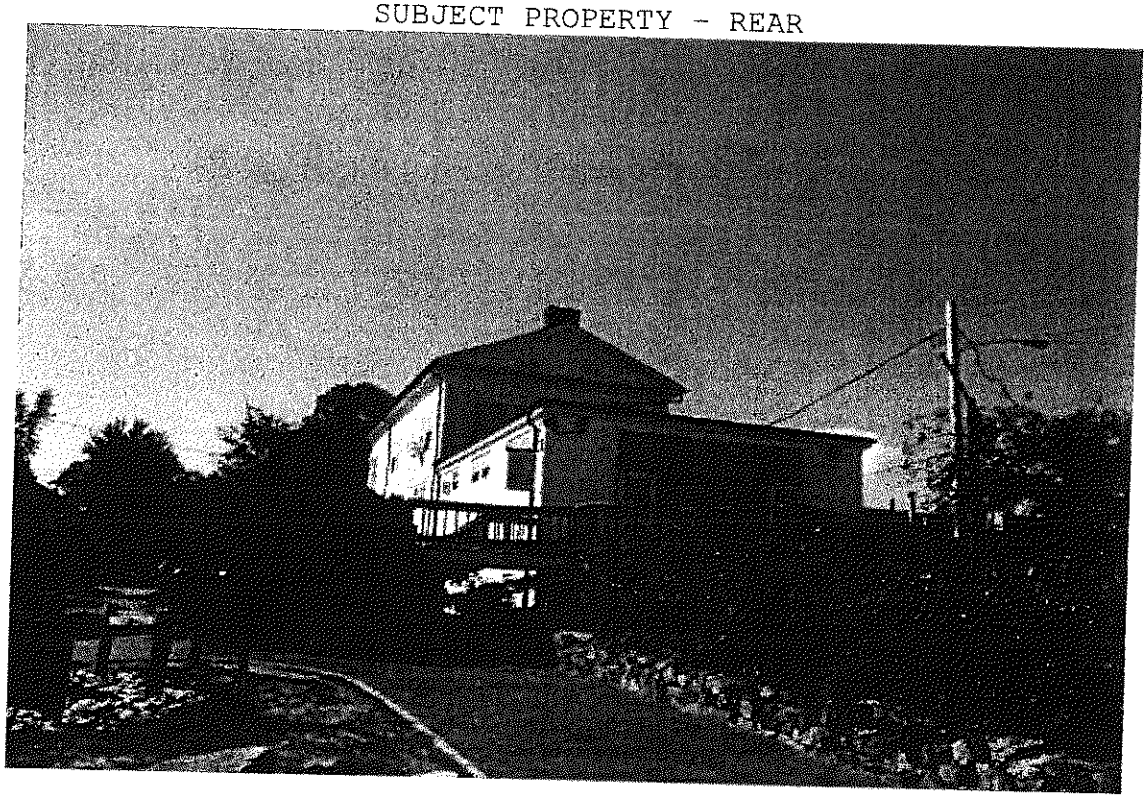

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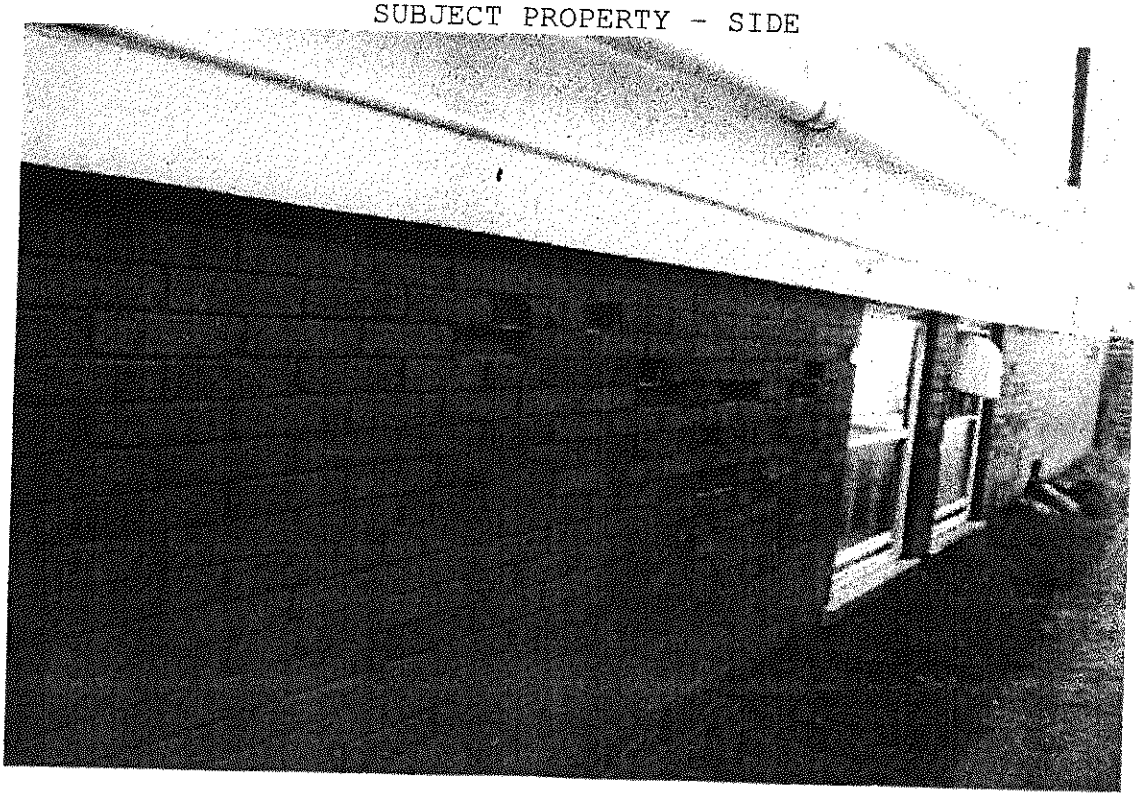
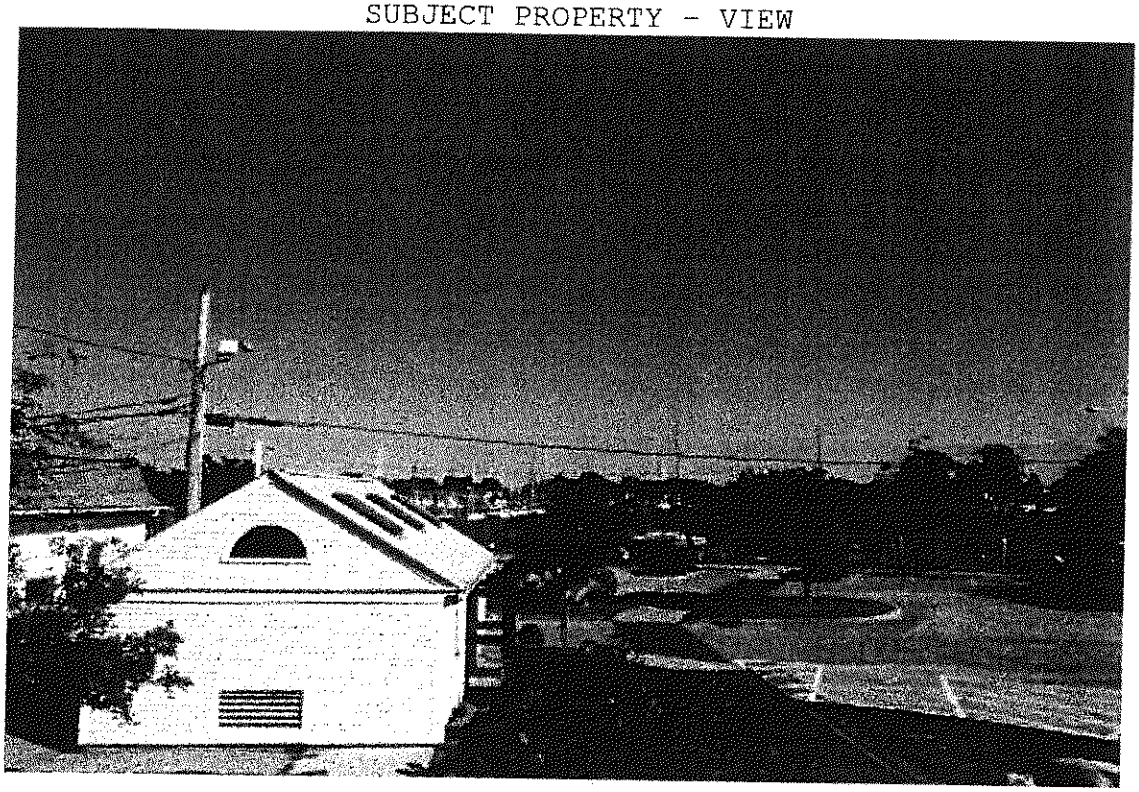


SUBJECT PROPERTY - VIEW



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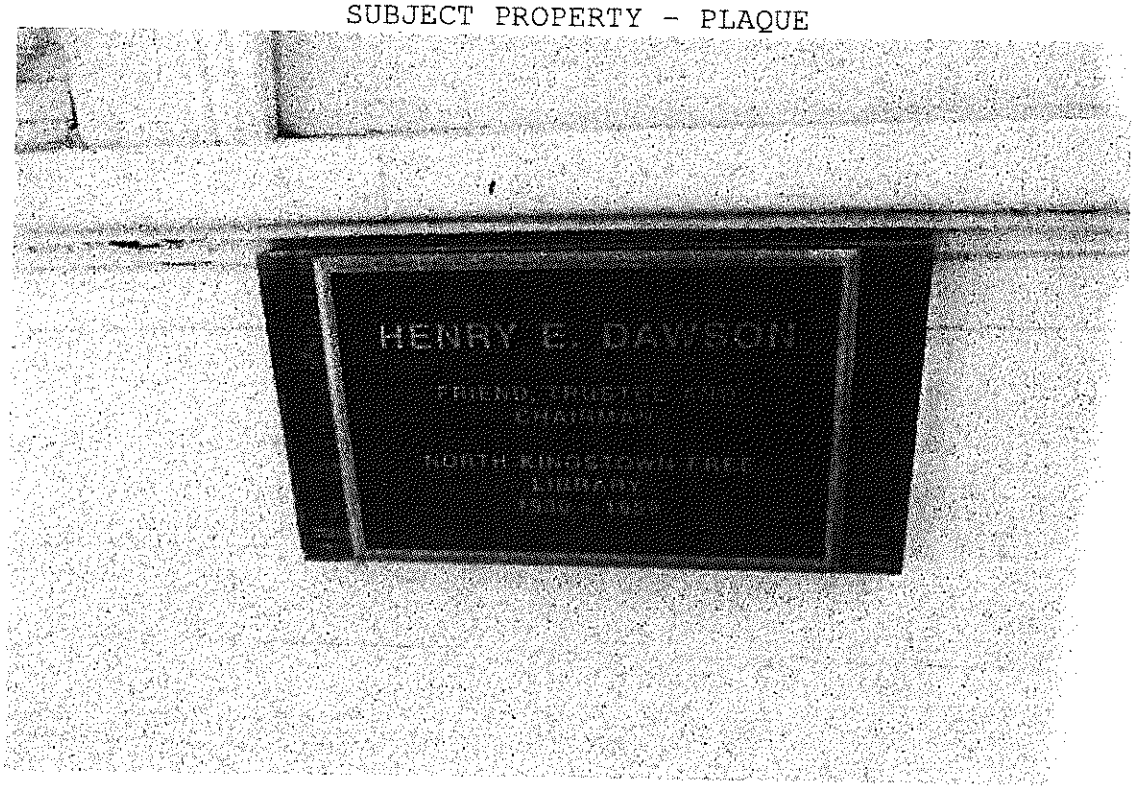

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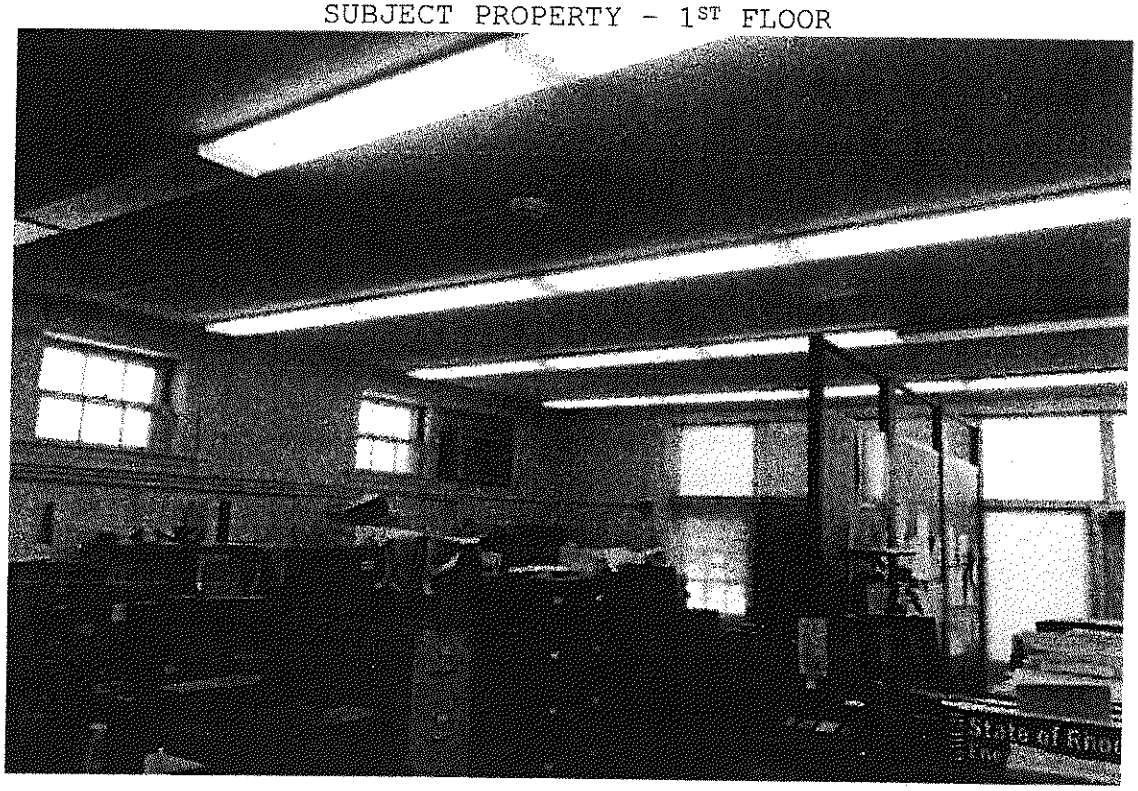

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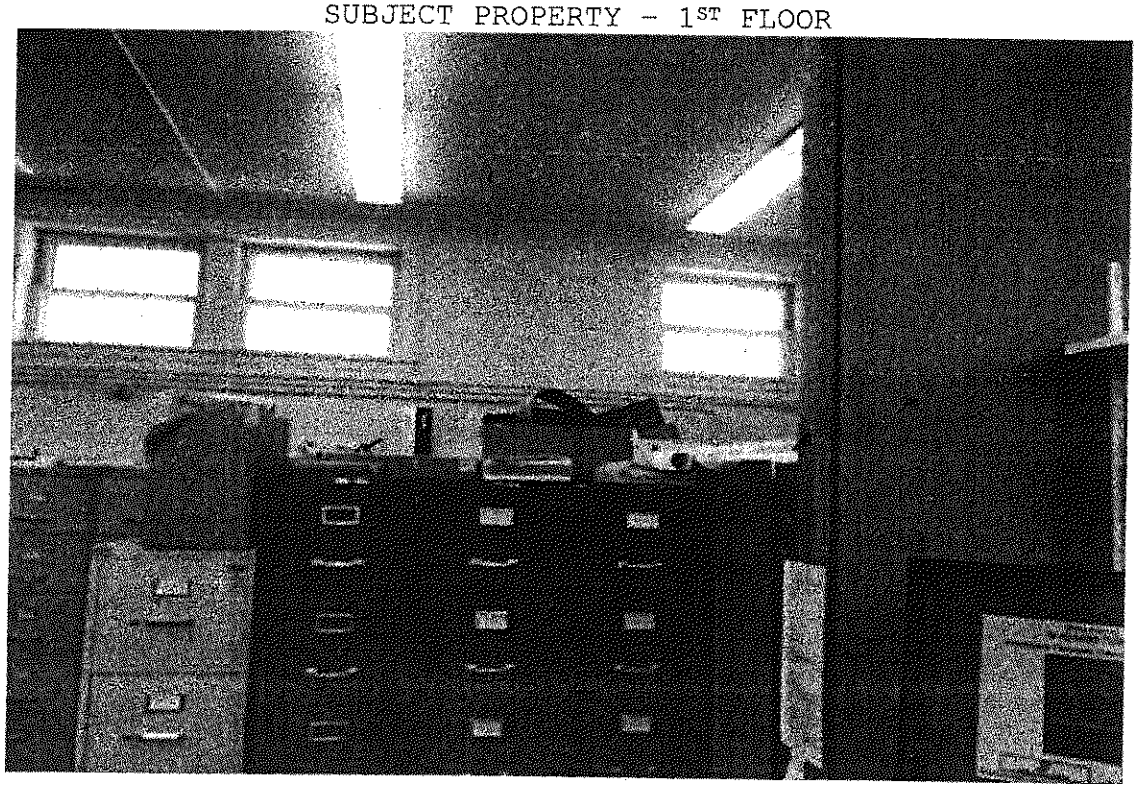

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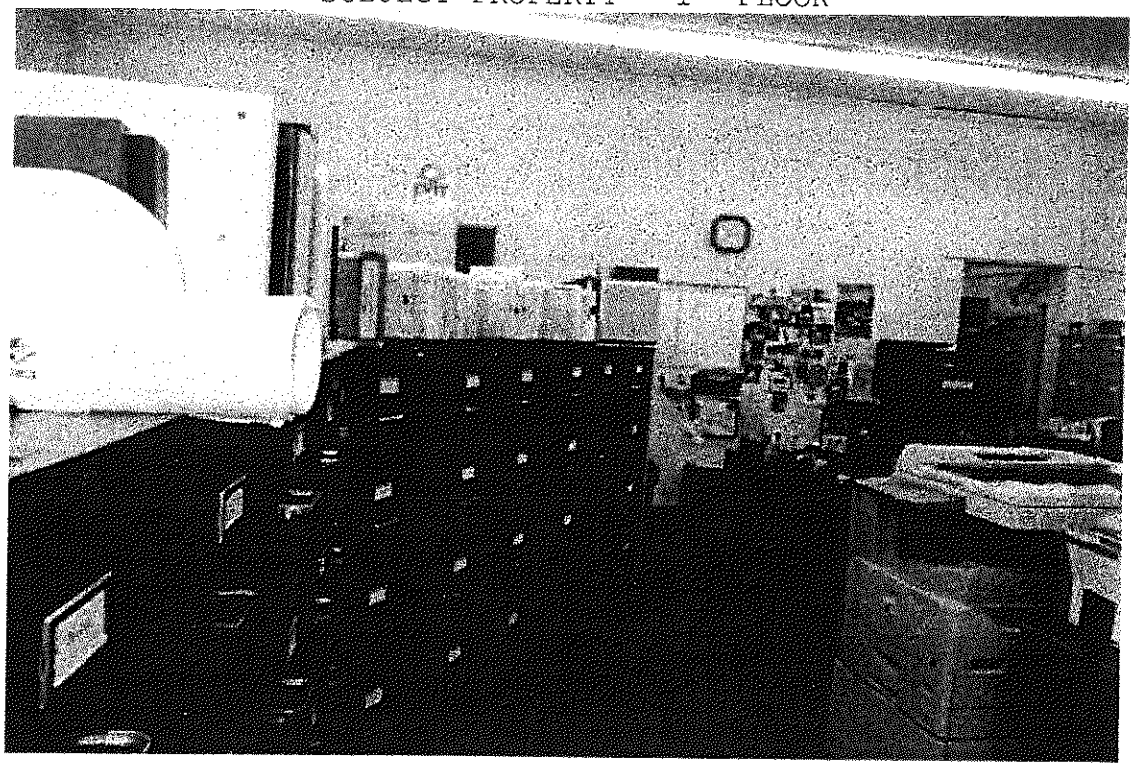
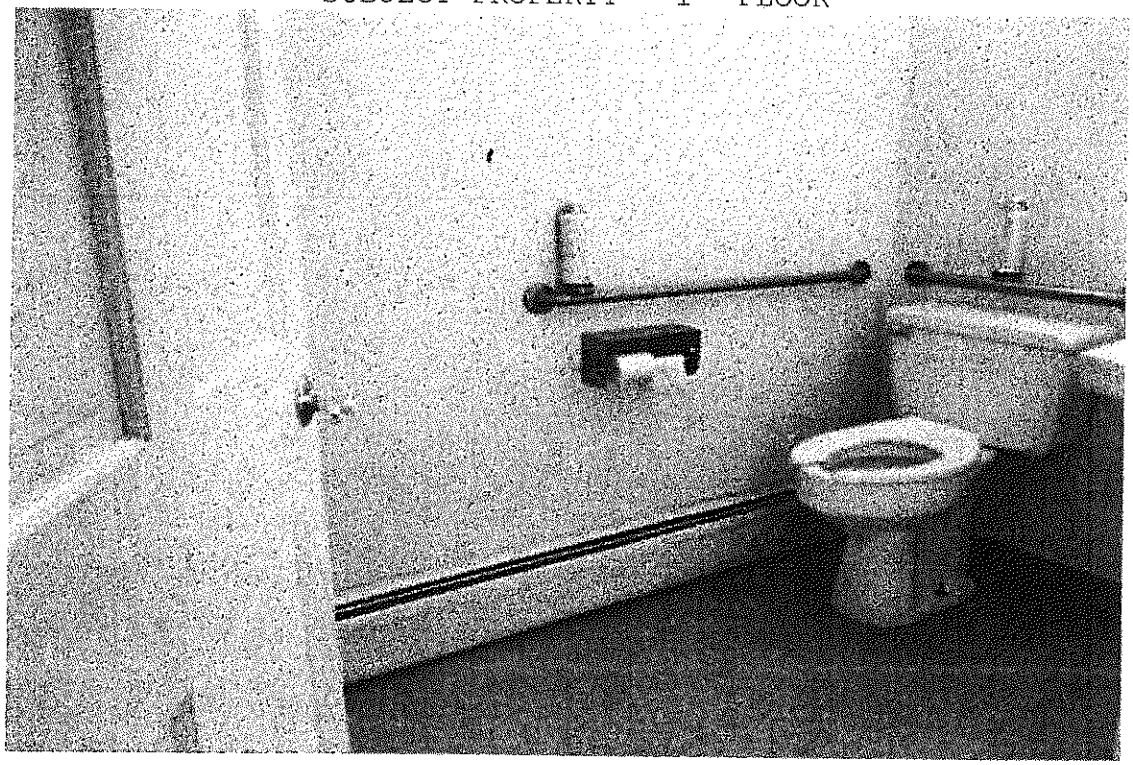


SUBJECT PROPERTY - 1ST FLOOR



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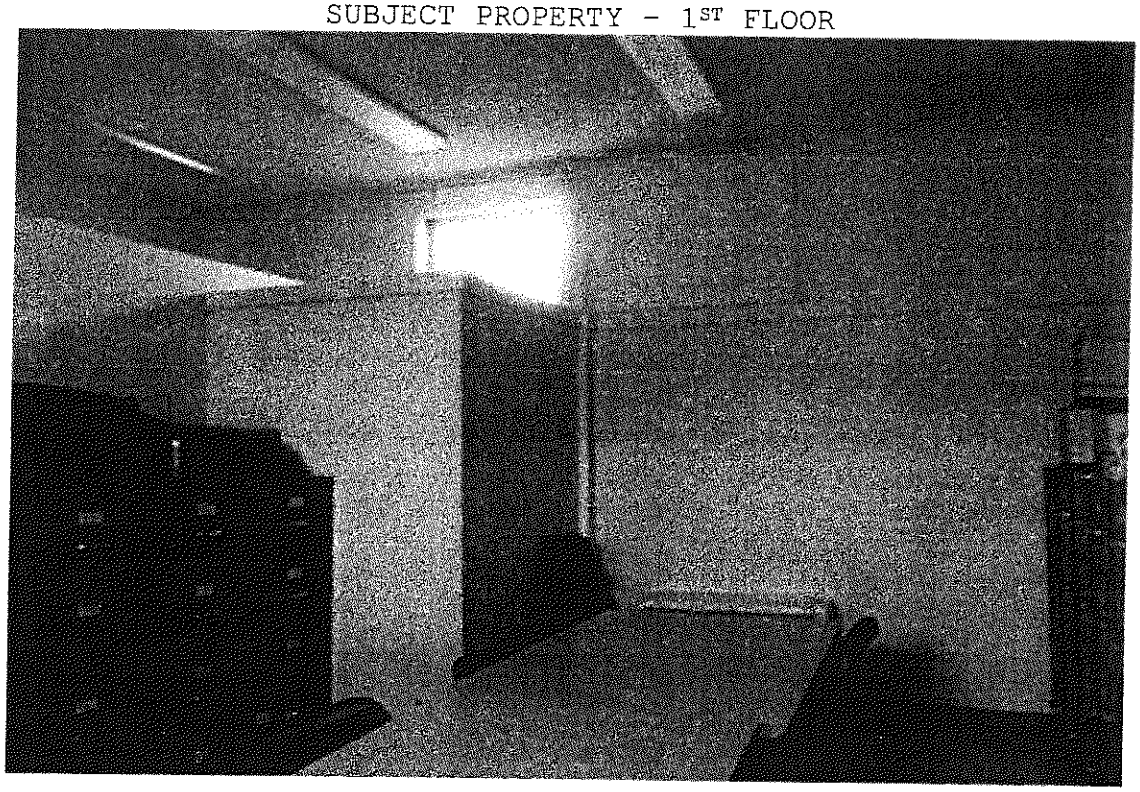

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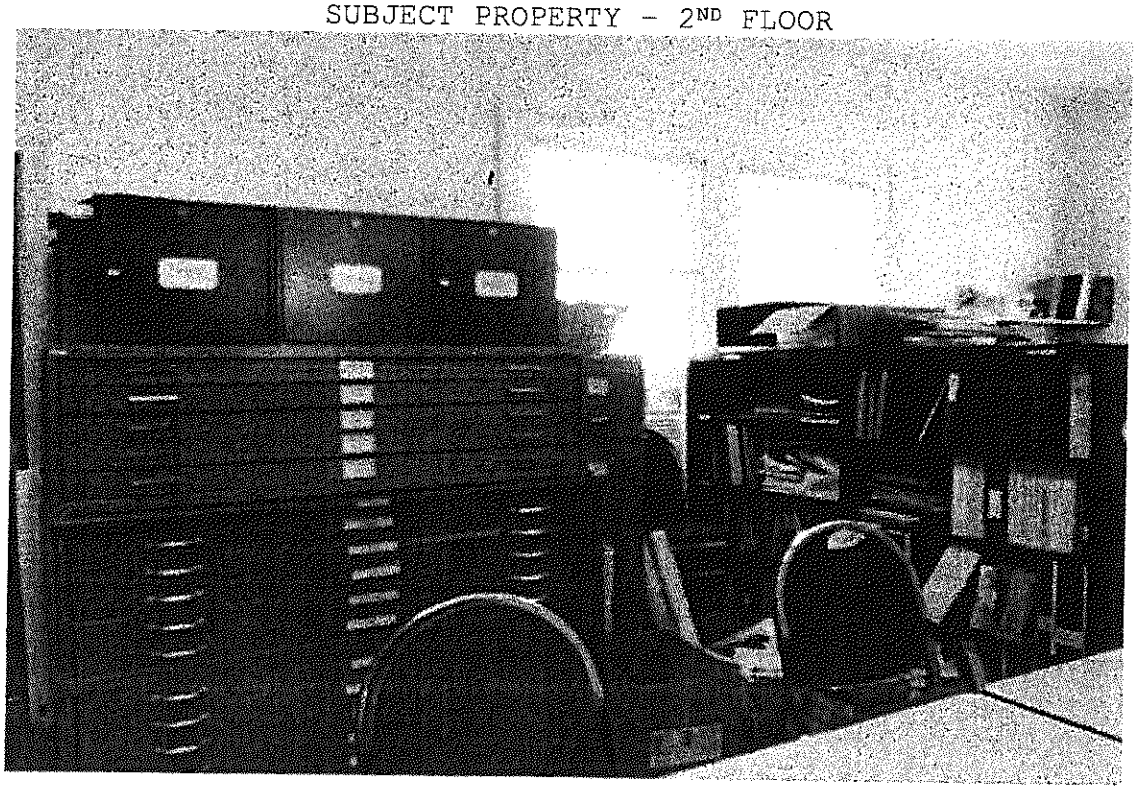

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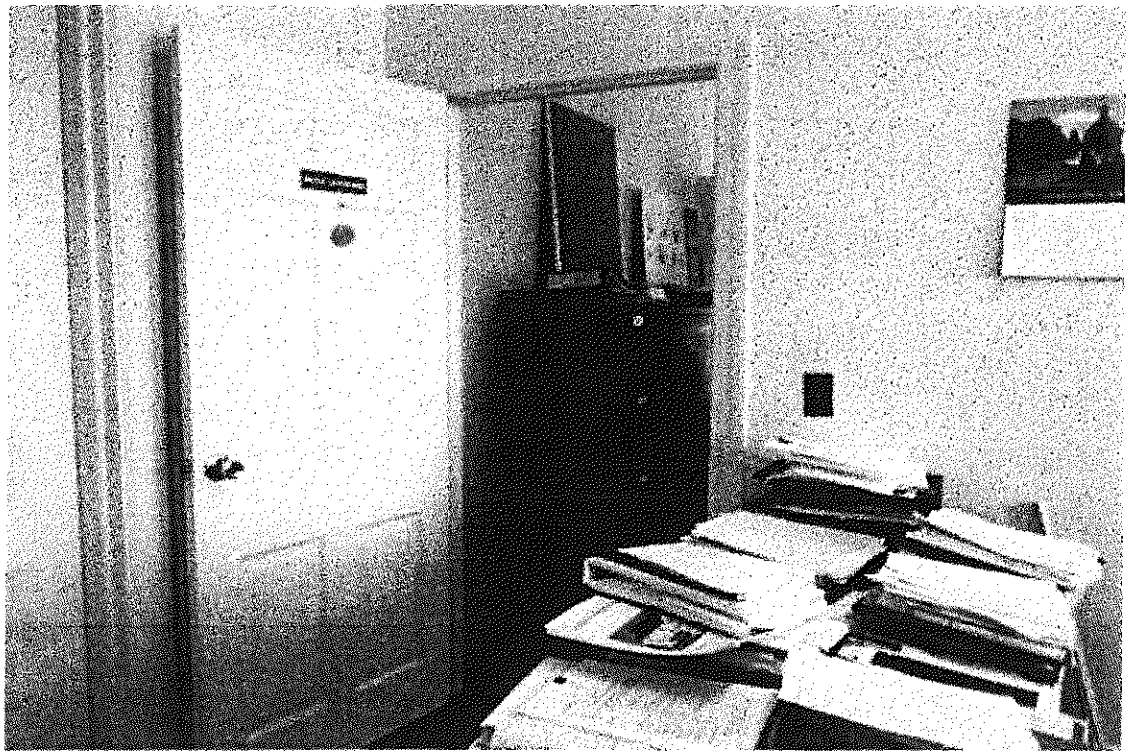

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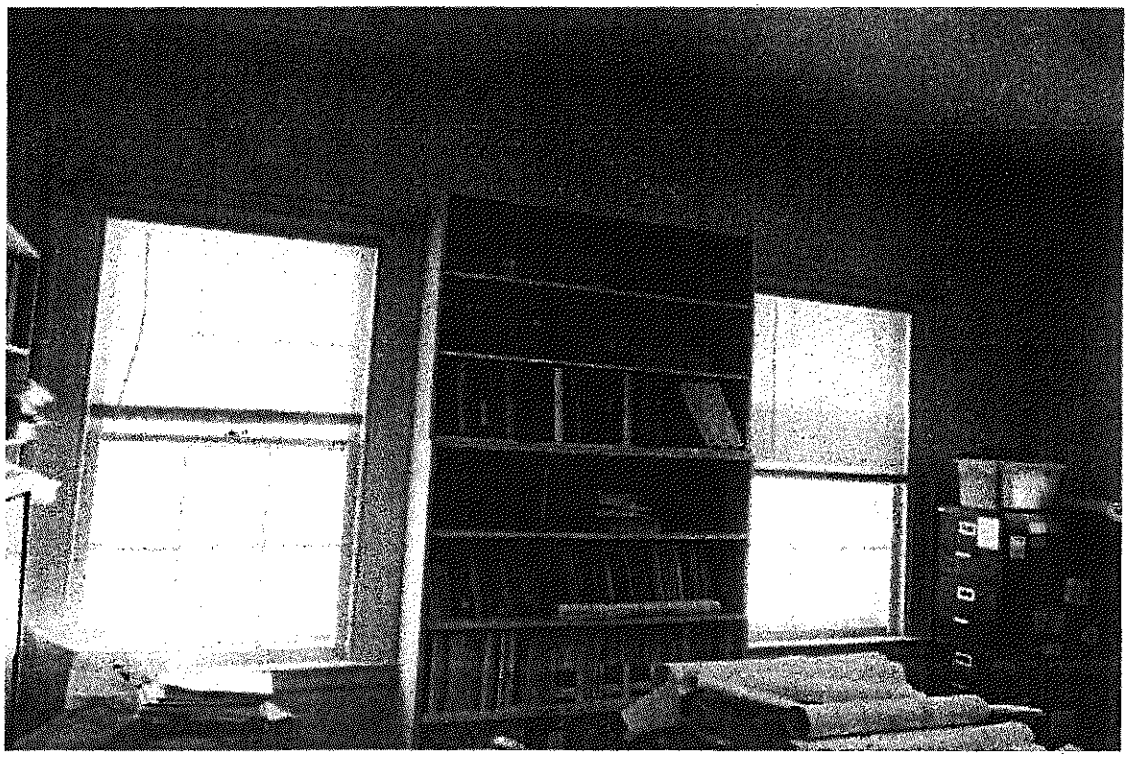

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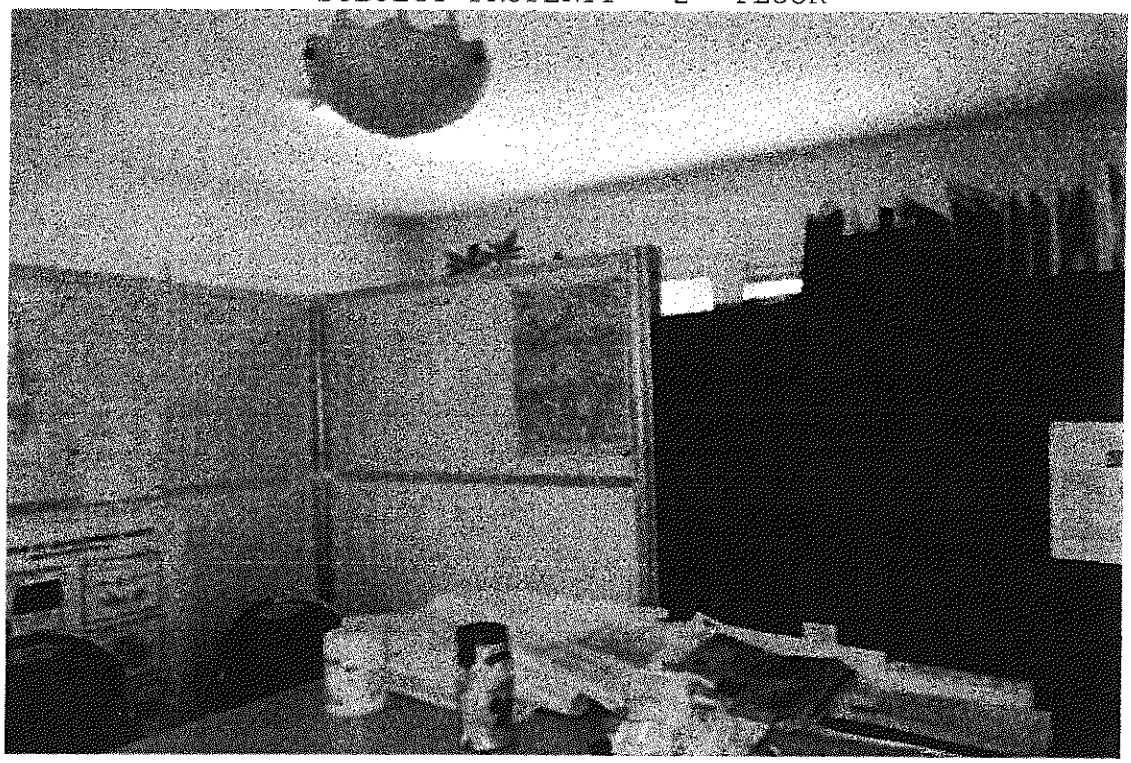
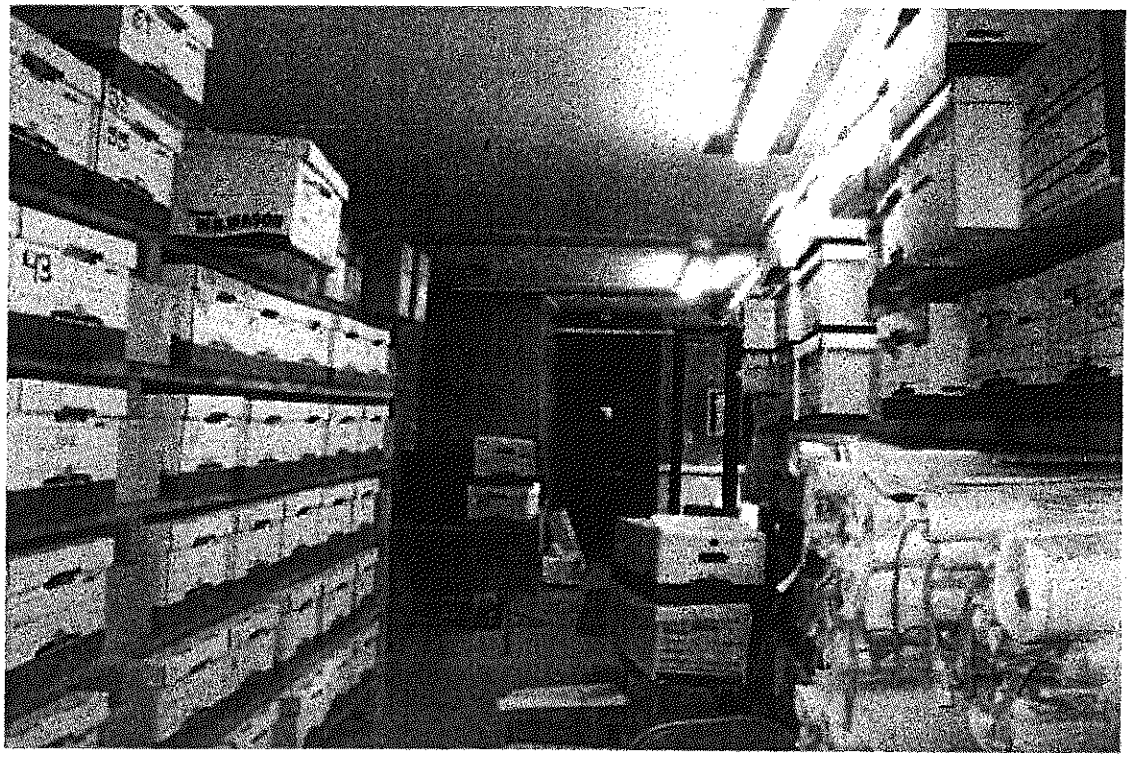
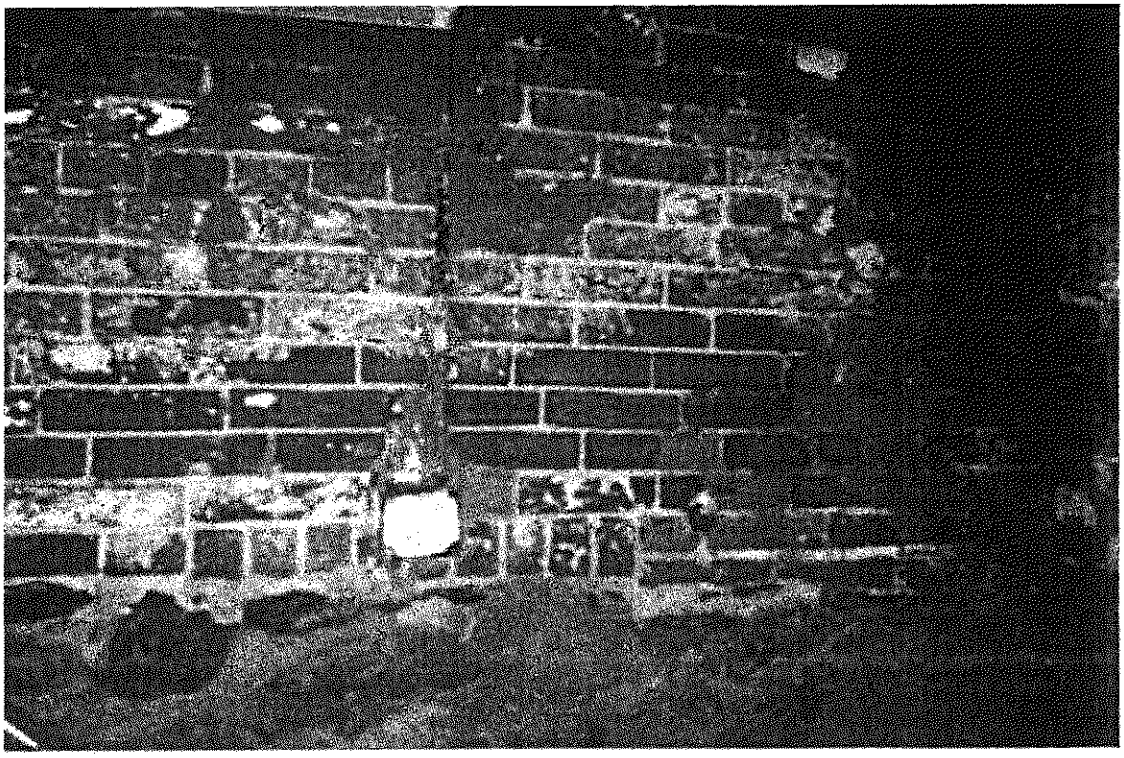


SUBJECT PROPERTY - INTERIOR

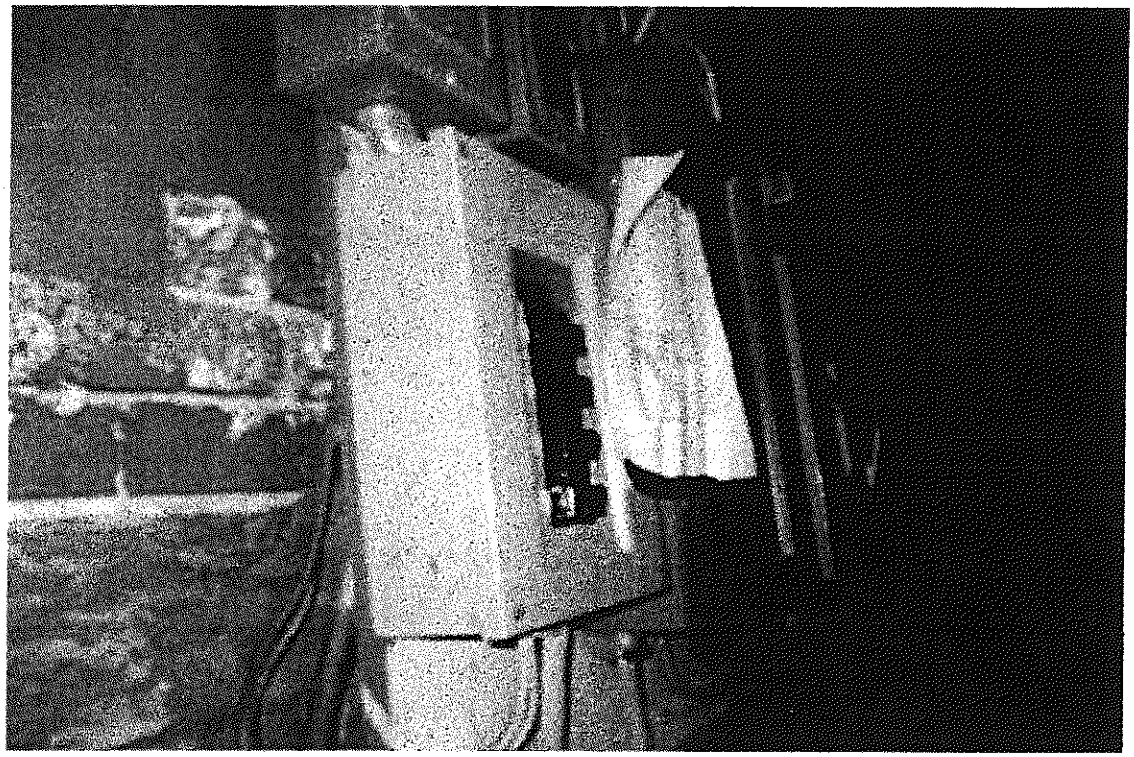


SUBJECT PROPERTY - BASEMENT

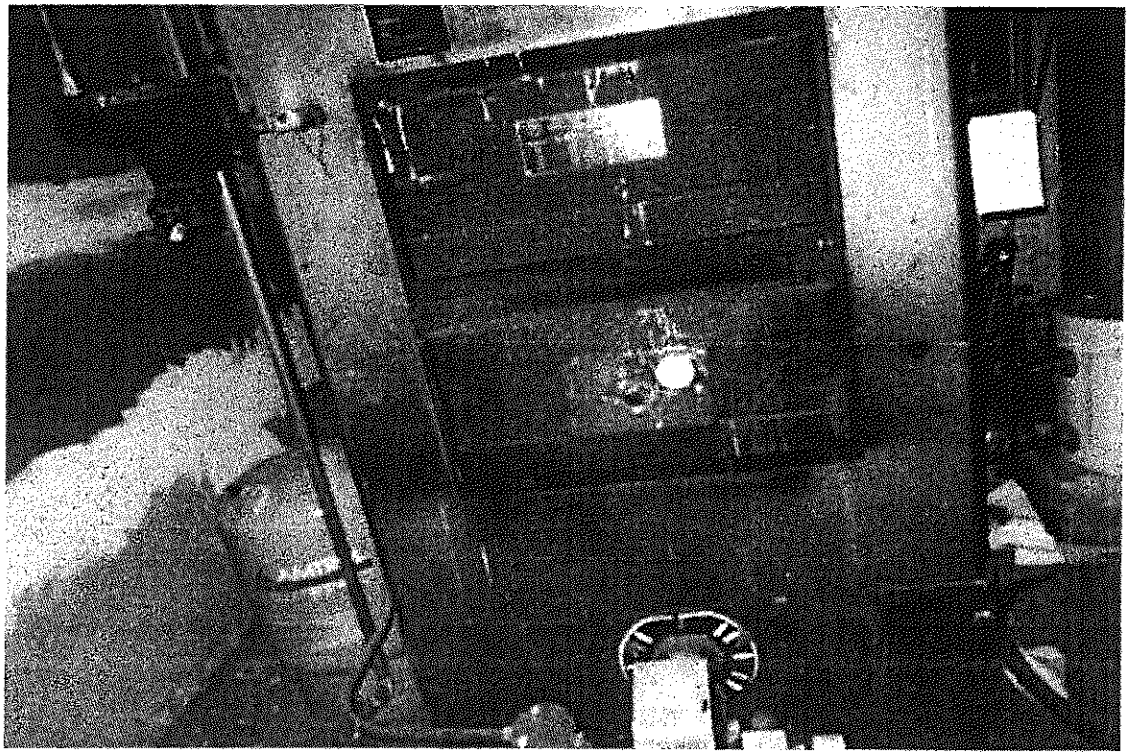
SUBJECT PROPERTY - BASEMENT



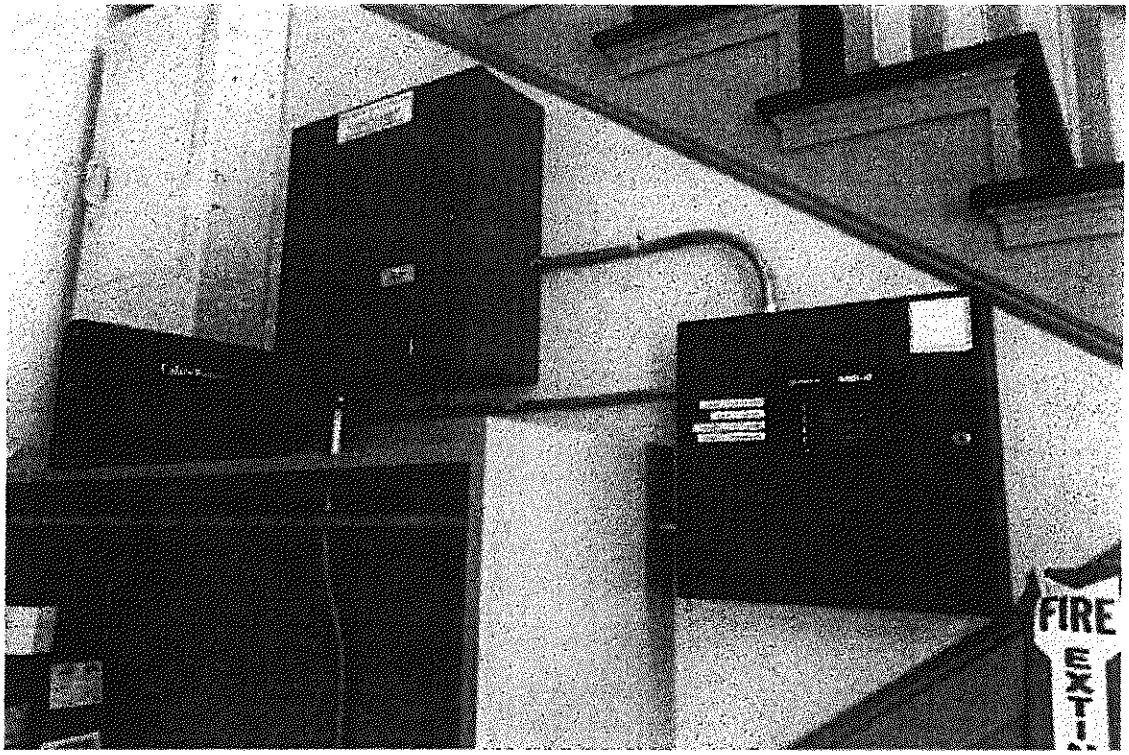
SUBJECT PROPERTY - ELECTRIC



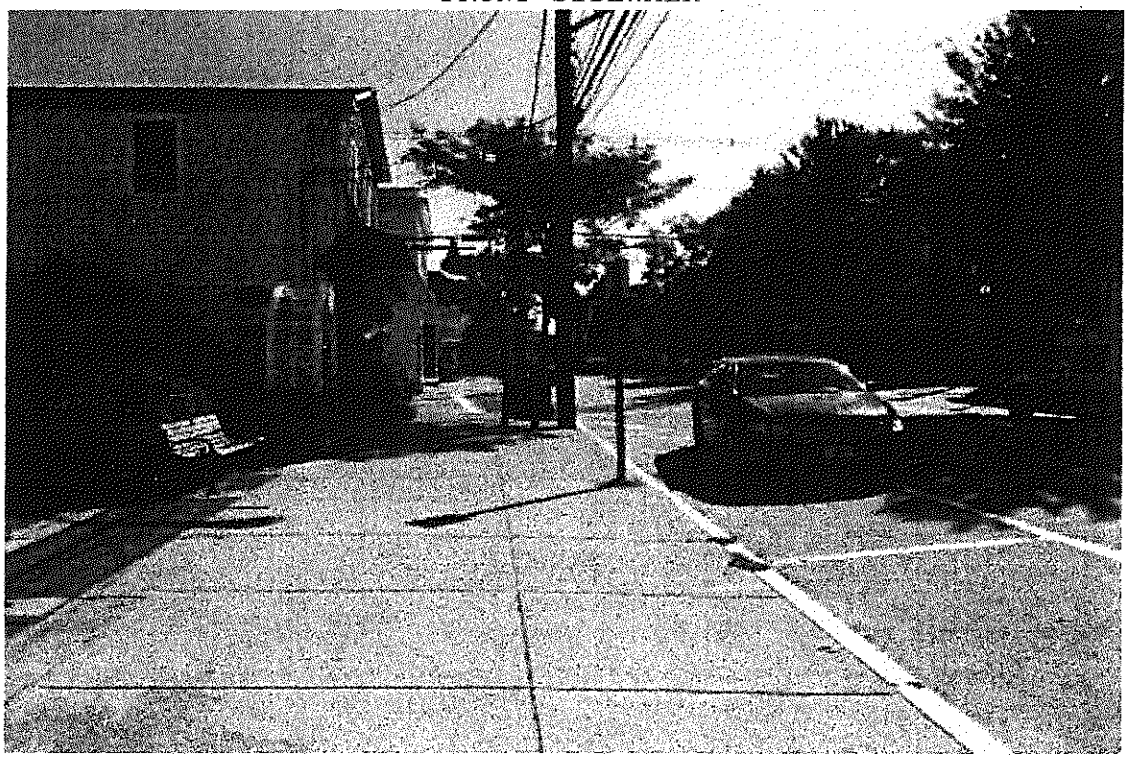
SUBJECT PROPERTY - HEAT



SUBJECT PROPERTY - FIRE CODE



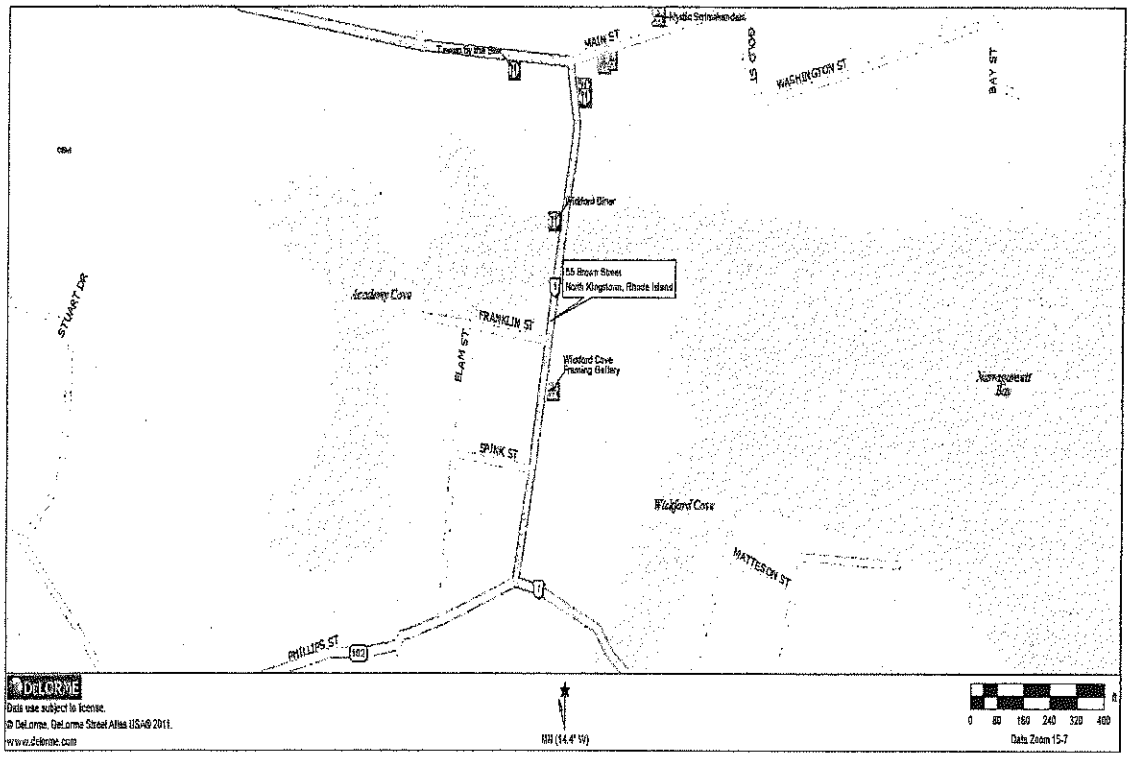
FRONT SIDEWALK

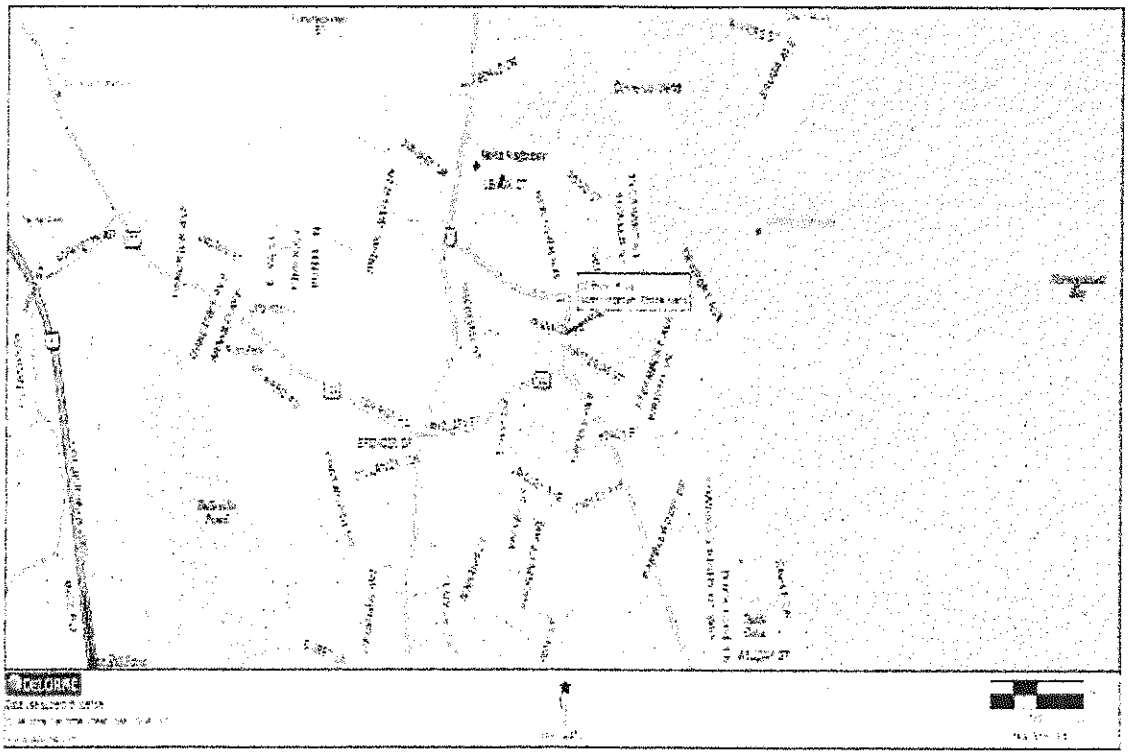


STREET SCENE - LOOKING NORTH

STREET SCENE - LOOKING SOUTH

SUBJECT PROPERTY LOCATION MAP





SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

LOCATION:	55 Brown Street North Kingstown, Rhode Island
OWNERSHIP:	Town of North Kingstown
INTENDED USER:	Town of North Kingstown
INTENDED USE:	Assist in a real estate decision
CURRENTLY LISTED FOR SALE:	No
PROPERTY RIGHTS:	Fee Simple
EFFECTIVE DATE:	September 14, 2016
SPECIAL ASSUMPTIONS:	Hypothetical Condition Extraordinary Assumption
HIGHEST AND BEST USE:	Office
REVALUATION DATE:	December 31, 2015
TAX RATE:	$19.30 Per Thousand
ASSESSORS PLAT/LOT:	117/211
ASSESSMENTS:	$1,270,300
TAXES:	NA
ZONING:	P - Public
LAND AREA:	1.35 Acres
BUILDING SIZE:	3,150 Square Feet

MARKET VALUE: ***$300,000***

PART II - FACTUAL DATA

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the Market Value, for the Fee Simple Interest, of a municipal office building, known as the "Annex", located at 55 Brown Street, in the Town of North Kingstown, Rhode Island. The effective date of the appraisal is September 14th, 2016.

*Market Value is defined as:

"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 and 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 they consider their best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereof;

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.

**Fee Simple Interest is defined as:

"Absolute ownership, unencumbered by any other interests or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

*As provided by Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluations Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

**As defined by The Appraisal of Real Estate, 14th Edition, Appraisal Institute.

THREE YEAR SALES HISTORY
(USPAP REQUIRED)

According to our review of public records, there has been no transfer of the subject real estate in the past (3) years.

Further, to the best of our knowledge, the subject real estate is not presently listed for sale.

As our client is aware, no legal description exists for the real estate being appraised by us, namely, the subject building on its own small site and not part of the larger parcel upon which it presently sits. We have previously mentioned this "Hypothetical Condition" involving real estate that does not exist today.

Town of North Kingstown

Kings Town was incorporated in 1674, and included the vast area of Narragansett County. While it encompassed the present towns of North Kingstown and South Kingstown at that time, it was not until 1722-23, that they were established as separate towns. Best known as Rhode Island's sea town, North Kingstown's contributions are as historically significant as they are unique. Because of its location and natural harbor and beaches, North Kingstown is famous as a summer resort and haven for pleasure boats. Among its many historic sites still standing are Smith's Castle, built in 1640, by Richard Smith as a trading post, and was used as a rendezvous point for troops who fought in the Great Swamp Fight in 1675. North Kingstown is also the birthplace of America's foremost portrait painter, Gilbert Stuart. Rolling Rock and Queens Fort, two of North Kingstown's landmarks, indicates the strong presence and tradition of Narragansett Indians in Rhode Island. With its enchanting old churches and quaint colonial shops and homes, North Kingstown is an example of traditional life in New England. Two examples are the Old Narragansett Church, built in 1707, the oldest Episcopal Church building north of Philadelphia, and Wickford Village, which contains an impressive collection of houses dating back to the late 18th and early 19th centuries-most likely the largest concentration of colonial houses in such a small area in the nation.

Today, North Kingstown is in the vanguard of a trend that is marking the future of Rhode Island's economic stability and industrial growth. From its earliest industries such as textiles, farming, fishing and boat building, to the designation in 1941 of Quonset Point and Davisville as major naval installations, North Kingstown has had a rich history of diversified economic growth and development. 1973 brought an end to naval activities in North Kingstown, however, the closed facility at Quonset Point provided Rhode Island with over 750 acres of prime industrial land with ideally-suited, in-place facilities for a major job-producing Industrial Park, continuing North Kingstown's growth and economic development.

GENERAL DEMOGRAPHIC CHARACTERISTICS

- **Population**: The population count for The Town of North Kingstown as of April 1, 2010, was 26,486. This represented a 0.6% increase (160 persons) from the 2000 population of 23,326.

- **Rank**: In 2010 North Kingstown ranks 13th in population among Rhode Island's 39 cities and towns.

- **Median Age**: In 2010 the median age of the population in North Kingstown was 43.9.

- **Population Density**: The 2010 population density of North Kingstown is 608 persons per square mile of land area. North Kingstown contains 43.59 square miles of land area (112,907,939 Sq. meters) (27,900.38 acres) and 14.75 square miles of water area (38,194,260 square meters) (9,439.96 acres).

Source: US Census & City Data

AREA ANALYSIS

It seems reasonable to keep this particular section brief, as we trust that our client, namely, the Municipal Government of the Town of North Kingstown, would certainly know one of its office facilities very well, and certainly knows the location within which it is situated.

The subject is located right in the heart of Wickford Village, a regionally well-known, seaside village. There are many historic structures in the surrounding area, one of which is the subject. Brown Street is the primary artery running through this part of the community along its waterfront. There are numerous shops, stores, other offices, as well as an occasional residence located in this area, often times considered; downtown North Kingstown. Again, we consider this area to be well-known, has had considerable acclaim and strong appeal, and is considered to be a rather good location for a variety of uses of a commercial nature.

ESTIMATE OF REASONABLE EXPOSURE TIME

In order to comply with the Uniform Standards of Professional Appraisal Practice, specifically Standards Rule 1-2(C), appraisers must also develop an opinion of reasonable exposure time linked to the value opinion.

Exposure Time may be defined as follows:
The estimated length of time the property interest being appraised would have been offered on the market, prior to the hypothetical consummation of the sale of market value, on the effective date of the appraisal; a retrospective opinion, based upon an analysis of past events, assuming a competitive and open market.

Our opinion of this matter is based upon our study of the real estate market, including sales analysis, listing histories, and other such factors. Further, we are active participants in the subject real estate market, and we are in continuous discussion with brokers, managers, buyers, sellers, etc…, regarding these matters. As such, we have considerable experience in rendering opinions on such matters. Based upon our analysis of these factors, it is our conclusion that the Reasonable Exposure Time for the subject property is estimated in the amount of 6 to 12 months.

ESTIMATE OF REASONABLE MARKETING TIME

The Appraisal Standards Board offers advice that the Reasonable Marketing Time is an opinion 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 the appraisal. Marketing Time differs from Exposure Time, which is always presumed to precede the effective date of an appraisal.

We have developed our opinion of Marketing Time from a combination of the following sources.

- Statistical information about days on market.
- Information gathered through sales verification.
- Interviews of market participants.
- Anticipated changes in market conditions.

Based upon our analysis, the appraisers are of the opinion that the Reasonable Market Time for the subject is 6 to 12 months.

2016
MARKET ANALYSIS

The appraisers have over (50) years of combined appraisal experience which involved continuous analysis of commercial and industrial markets in the State of Rhode Island. In addition to the appraisal reports we submit to numerous clients, we also review and read substantial real estate data that comes from our subscription, membership, and review of certain publications listed on the following page.

As has been widely published, the Rhode Island real estate market has suffered and has had considerable sluggishness since around 2006-2007. This follows a significant burst of real estate activity from the early part of the 21st century during 2000-2005. While our neighboring states of Connecticut and Massachusetts have had more success in terms of a rebound, Rhode Island tends to lag behind those markets. Price levels have certainly not returned to their higher, earlier levels. Our unemployment rates have declined from their prior high levels, but are still higher than our neighboring states. We are still perceived to have high levels of taxation, and excess government regulations. The recent interest rate increase by the Federal Reserve has caused some uncertainty as to the future of commercial markets. Nevertheless, the real estate participants that we have consulted with indicate general optimism for 2016, and beyond, due to improving economic conditions throughout the country. As always, we will strive to be realistic, and in all likelihood, conservative in our analysis in the valuation of commercial and industrial properties.

2016

MARKET ANALYSIS

(SOURCES OF REAL ESTATE INFORMATION)

- WARREN INFORMATION GROUP
  We are a subscriber to their information, which includes the ability to review sales data for all transfers in the State of Rhode Island. There is also other analytical information available to subscribers.

- RHODE ISLAND STATEWIDE MULTIPLE LISTING SERVICE
  We are members of this system and have the ability to access any and all sales, listings, etc. for a wide variety of residential, commercial, and industrial properties. It also affords us the ability to view information not publicly available, relative to statistics, trends, etc.

- NEW ENGLAND REAL ESTATE JOURNAL
  This is a weekly publication that affords a wide variety of articles on current real estate topics, and other market information

- COSTAR
  This is an online subscription service that provides listing and comparable sale information on commercial and industrial properties. Considered similar to typical residential Multiple Listing Service except, in this instance, for commercial and industrial properties.

- APPRAISAL INSTITUTE
  Both appraisers are members of this organization. This allows us to access information for Capitalization Rates, discount rates, and other analytical data. We also receive monthly and quarterly publications relative to current commercial and industrial market trends.

- INSTITUTE OF REAL ESTATE MANAGEMENT
  The appraisers subscribed to data involving industry statistics for real estate.

ZONING

From our observations, it appears that the subject is presently zoned P - Public Land. That may well be due to the fact that it is a municipal office facility located on this site. That zoning also appears to encompass the municipal parking lot surrounding the subject into the rear along the waterfront.

However, many of the surrounding properties are not zoned in such a manner, but, in fact, appear to be zoned as Waterfront Village Commercial. Presumably, the community has the intent of allowing commercial properties to develop and flourish in this area. We have earlier assumed that the zoning would either be changed or a variance of special exception will be granted to allow this property to be used in a commercial manner, most likely an office building. If the Town does not allow such zoning to occur, we've made comments relative to how this would impact on the market, and the likely inability to sell the property to any reasonable private party for commercial purposes.

However, the appraisers wish to remind and advise any reader or intend user that we are neither attorneys, nor zoning experts and cannot be relied upon to provide zoning expertise. We assume that if the client has any concerns regarding zoning, they will seek competent legal advice.

Sec. 21-161. - Public.

The public district is designed for all lands which are dedicated to public uses, such as federal, state and municipal facilities; cemeteries; schools; and other public buildings.

P—Public Land

Y = Yes, use is permitted

N = No, use is prohibited

S = Special use permit is required for use

A = Use is an accessory use

Uses		PL				
Public and Semipublic						
1.	Public or private park	Y				
2.	Conservation or recreation	Y		a.	Located within a building having a gross floor area not exceeding 3,500 square feet	Y
3.	Museum	Y				
4.	Libraries, art galleries, art centers (incl. assoc. educational and instructional activities):			b.	Located within any permissible structure	Y

5.	Religious institutions (incl. assoc. resid. structures and assoc. bldgs. for religious personnel, but not including elementary or secondary school buildings)	N
6.	Noncommercial clubs or fraternities	N
7.	Hospital	N
8.	Medical clinic	N
9.	Municipal facilities	Y
10.	Post office	Y
11.	Cemetery	N
Professional and Business Services		
1.	Professional offices	N
2.	Mortuary or funeral homes	N
3.	Bank or credit union	N

BUILDING DESCRIPTION

BUILDING TYPE:	Office
CONSTRUCTION:	Wood Frame
QUALITY:	Average
CONDITION:	Fair only
HAZARDOUS WASTE:	None Noted
NUMBER OF STORIES:	2
BUILDING SIZE:	3,150 Square Feet
SF DERIVED BY:	Assessor's Records
YEAR BUILT:	1898
ROOFING:	Asphalt Shingle/Rubber
EXTERIOR WALLS:	Clapboard
FOUNDATION:	Brick
INTERIOR CEILING:	Drywall
INTERIOR WALLS:	Drywall
INTERIOR FLOOR:	Carpet/Wood
HEATING:	Forced Hot Water - Gas Fired
AIR CONDITIONING:	None
ELECTRICAL:	100 Ampere Circuit Breaker
SPRINKLERS:	None

BUILDING DESCRIPTION (CONTINUED)

The subject building, according to the assessor's records, was originally constructed in 1898. It appears that there was a (1) story addition put onto the back of the building, many decades ago, in the past. We do not know the actual date of that construction. There's a plaque on the front of the building indicating that this was the North Kingstown Free Library from 1930 to 1959. We're not certain how the building was used prior to 1930, nor how it was used immediately after 1959, but that is, generally, irrelevant.

Today, the subject property is used as a municipal office building. Apparently, employees from the Planning and Building Inspectors office occupy all of this space, again, used exclusively for offices. It's our recollection, as long term appraisers, that this property has been used for decades for municipal purposes. Given the nature of the building, its layout, etc., office use appears to be a reasonable and appropriate use at this location. Other details regarding the subject real estate were summarized on the prior page. They represent our analysis of public information, and come from our discussions with the Town Officials assisting us, and from our several recent inspections of the subject real estate.

BUILDING DESCRIPTION - CONTINUED

The appraisers wish to notify any reader or intended user that we are not remodelers, or renovation experts, and cannot be expected to know or understand the full nature of any building obsolescence or physical impairments. We have been informed that the building has code violations, and that an engineering study is presently underway. However, we do not have full details of that information or knowledge of it. The appraiser's observations, from our routine inspection and from our understandings as appraisers, causes us to rate the building's condition as fair. There were clearly signs of deferred maintenance, and need for significant renovations. One of the primary concerns would be the lack of handicap access, but also the brick foundation appears to be crumbling in several locations. Also, the buildings' physical condition is average or less, although, we cannot say that it is terrible or poor. Further, we would have no way of providing expertise in what it would cost to renovate the facility, either to municipal standards, or to those standards expected by the commercial real estate market. Again, it could cost tens of thousands of dollars to bring its condition and quality rating up to good, but it's also possible that it could cost considerably more if this were to have continued use as a public facility with handicap accessibility, and full current code compliance for

municipal standards, which, in our opinion, would tend to be higher than commercial standards. Again, no details of costs, needed repairs, etc., were provided to the appraisers. Thus, we are left to our own best devices in analyzing its present condition, which, again, we have rated as fair.

We've taken interior and exterior photographs to assist any reader in visualizing the property. While in need of certain repairs, again, it has an attractive exterior presence, with (4) large columns in the front and a pleasing historic architectural appeal. There's also a fair amount of space of over 3,000 square feet, with a full unfinished basement. It would appear reasonable to conclude that office space would be the most likely use of the property in the future. It has not gone unnoticed by the appraisers that the condition cannot be rated too poorly, since municipal employees occupy the entire facility today.

SITE DESCRIPTION

LAND AREA:	3,000 Square Feet (by estimation)
STREET FRONTAGE:	~30 Feet
DEPTH:	~100 Feet
SHAPE:	Rectangular
TERRAIN:	Typically Level
SOIL:	Unknown
HAZARDOUS WASTE:	None Noted
UTILITIES:	Public Water Sewer Telephone Electricity Gas
FLOOD ZONE:	Zone: "AE" Panel: 44009C 0104J Date: 10/16/13
VIEW:	Typical Street
ACCESS:	Average
NUISANCES:	None Noted
EASEMENTS:	None Noted
ENCROACHMENTS:	Unknown
RESTRICTIONS:	None Note

SITE DESCRIPTION - CONTINUED

As noted, a hypothetical rectangular line was drawn around the building so that only the building itself and a small perimeter of several feet on each side will be that which is to be appraised. The appraisal does not include the public restrooms to the rear, nor any of the municipal parking area or park. As We indicated to our client, in order to properly analyze its appraised value, we must know, to a finite degree, the amount of land area to be attributed to the appraisal. From our observations, since the building is (25) feet wide, a (30) foot wide footprint was developed with a depth of about (100) feet from the street.

Other details on the site were provided on a prior page and are assumed to be correct.

ASSESSOR'S RECORDS

55 BROWN ST

Location 55 BROWN ST **Plat and Lot (M...** 117/ 211/ /

Owner N KINGSTOWN, TOWN OF **Assessment** $1,270,300

Appraisal $1,270,300 **PID** 6709

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	$487,400	$782,900	$1,270,300

Assessment			
Valuation Year	Improvements	Land	Total
2016	$487,400	$782,900	$1,270,300

Owner of Record

Owner N KINGSTOWN, TOWN OF
Co-Owner
Address 80 BOSTON NECK RD
N KINGSTOWN, RI 02852

Sale Price $0
Certificate
Book & Page 042/ 630
Sale Date 01/05/1998
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
N KINGSTOWN, TOWN OF	$0		042/ 630	99	01/05/1998

Building Information

Building 1 : Section 1

Year Built: 1898
Living Area: 4,602

Building Attributes	
Field	**Description**
STYLE	Profess. Bldg
MODEL	Commercial
Grade	Very Good
Stories	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Cable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Plaster
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Hot Air no Duct
AC Type	None
Bldg Use	MUNICIPAL M-94
Total Rooms	
Total Bedrms	00
Total Baths	3
1st Floor Use	903C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comm Wall	0

Building Photo

(http://images.vgsi.com/photos/northkingstownPhotos/\100\00-46/33.jpg)

Building Layout

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,025	2,025
FUS	Upper Story, Finished	1,125	1,080
FBM	Basement, Finished	1,125	788
FTB	Fin. Raised Bsmt	938	773
FOP	Frame Open Porch	200	0
WDK	Deck, Wood	144	0
		5,519	4,602

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 903C
Description MUNICIPAL M-94
Zone P
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.35
Depth 0
Assessed Value $782,900
Appraised Value $782,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
	RESTRMS			384	$21,600	1
PAV1	PAVING-ASPHALT			43350 S.F.	$65,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2016	$487,430	$782,900	$1,270,330
2015	$547,800	$714,300	$1,262,100
2014	$547,800	$714,300	$1,262,100

Assessment			
Valuation Year	Improvements	Land	Total
2016	$487,430	$782,900	$1,270,330
2015	$547,800	$714,300	$1,262,100
2014	$547,800	$714,300	$1,262,100

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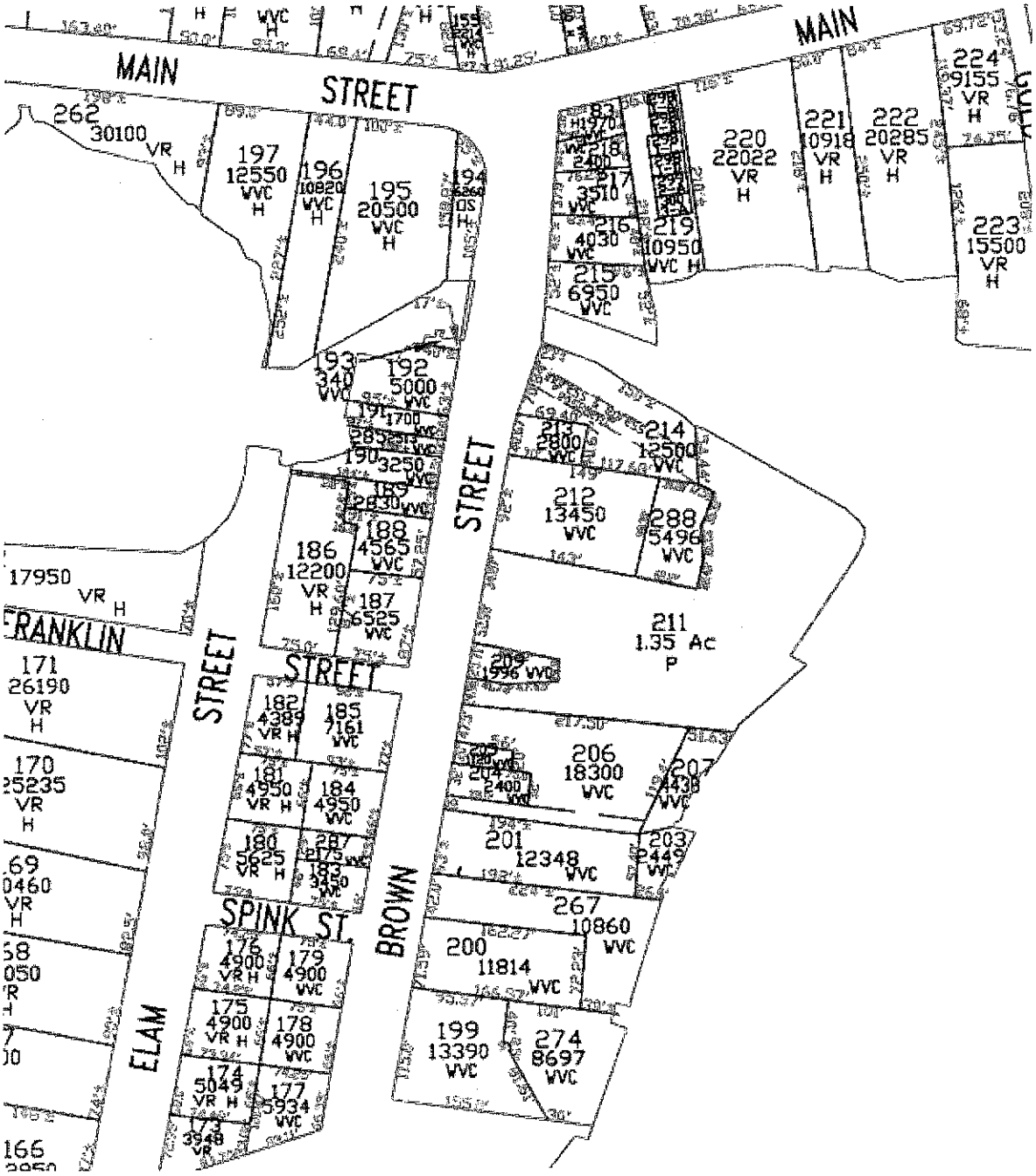
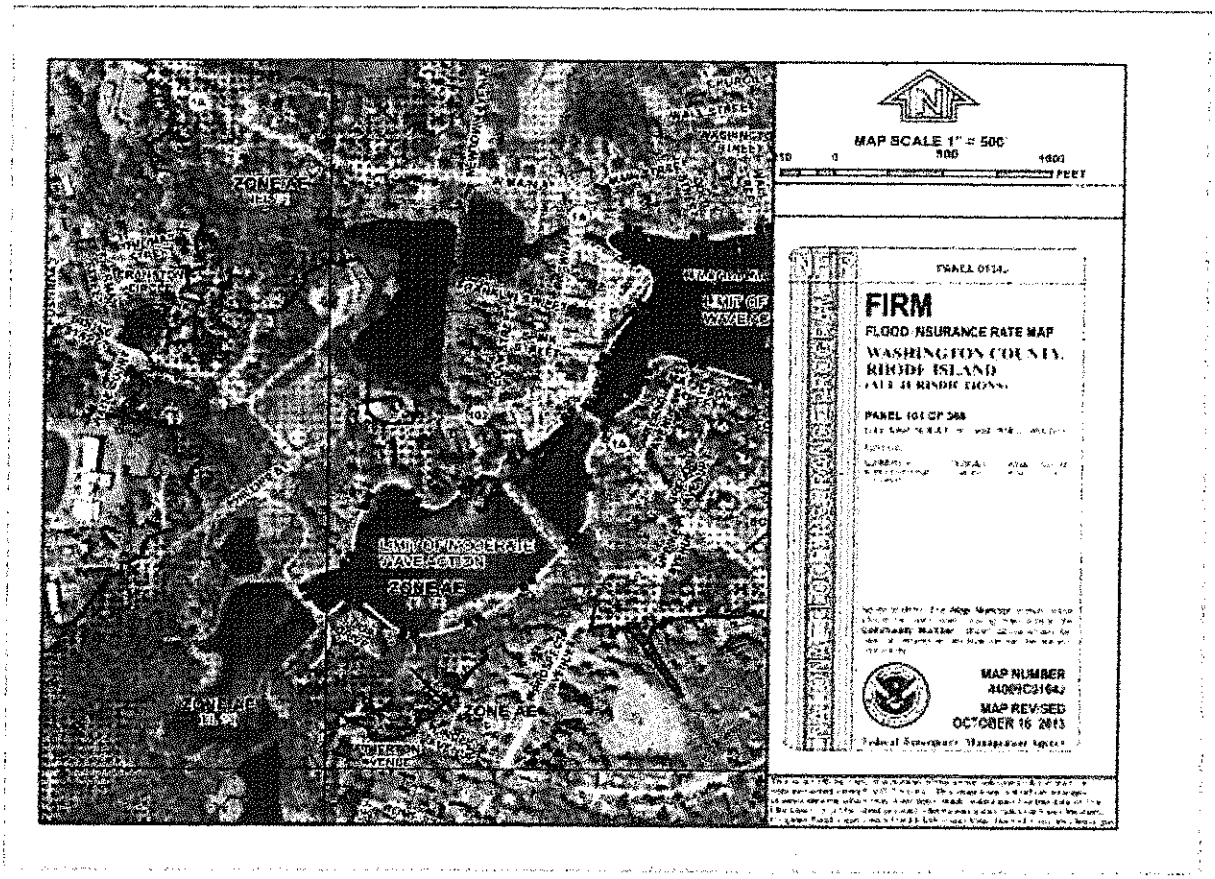
PLAT MAP


MAIN STREET
MAIN
BROWN STREET
ELAM STREET
FRANKLIN STREET
SPINK ST
262 30100 VR H
197 12550 WVC H
196 10820 WVC H
195 20500 WVC H
194 6260 OS H
193 340 WVC
192 5000 WVC
191 1700 WVC
190 3250 WVC
189 2830 WVC
188 4565 WVC
187 6525 WVC
186 12200 VR H
17950 VR H
171 26190 VR H
170 25235 VR H
.69 0460 VR H
58 050 R H
166
182 4389 VR H
185 7161 WVC
181 4950 VR H
184 4950 WVC
180 5625 VR H
183 3450 WVC
176 4900 VR H
179 4900 WVC
175 4900 VR H
178 4900 WVC
174 5049 VR H
177 5934 WVC
173 3948 VR
83 H1970 WVC
218 2400 WVC
217 3510 WVC
216 4030 WVC
215 6950 WVC
219 10950 WVC H
220 22022 VR H
221 10918 VR H
222 20285 VR H
224 9155 VR H
223 15500 VR H
214 12500 WVC
213 2800 WVC
212 13450 WVC
288 5496 WVC
211 1.35 Ac P
209 1996 WVC
206 18300 WVC
207 4430 WVC
204 2400 WVC
201 12348 WVC
203 2449 WVC
267 10860 WVC
200 11814 WVC
199 13390 WVC
274 8697 WVC

FLOOD MAP


MAP SCALE 1" = 500'
FIRM
FLOOD INSURANCE RATE MAP
WASHINGTON COUNTY, RHODE ISLAND
MAP NUMBER
MAP REVISED
OCTOBER 16 2013
LIMIT OF MODERATE WAVE ACTION
ZONE AE

PART III - ANALYSES AND CONCLUSIONS

HIGHEST AND BEST USE

"Highest and Best Use", may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."[1]

1. PHYSICALLY POSSIBLE: What uses are physically possible on the subject site or in the subject improvements, given the physical characteristics revealed by property analysis?

2. LEGAL: What uses are permitted under existing zoning and other land use regulations and controls and under existing deed restrictions for the subject property?

3. FINANCIALLY FEASIBLE: Among legally permitted and physically possible uses for the subject property, which are appropriate, given the characteristics revealed by market, neighborhood, and property analysis? Which use produces any net return to the owner or a positive net present value?

4. HIGHEST VALUE: Among appropriate and feasible uses for the subject property, which will produce the highest present value?

[1] The Appraisal of Real Estate, 12th Edition, Appraisal Institute

HIGHEST AND BEST USE ANALYSIS

On the preceding page, your appraiser has presented the definition of Highest and Best Use. Implicit in that definition is an examination of the four tests that an appraiser needs to consider before determining an opinion of this factor. Accordingly, please find the following conclusions of Highest and Best Use.

As noted, the subject property is zoned Public, however, we assume that the Town would allow, in some manner, either through rezoning, or through a special exception, for office use to be developed within. As noted, obviously, if the Town does not allow any private uses of the property, no reasonable business person could be expected to acquire the property, either for office, retail, or some other commercial use, if that use is not allowed. We've previously commented upon this as an "Extraordinary Assumption".

Given the layout of the property today, which is, again, for office use by municipal employees, we think that appears to be a reasonable and appropriate use. The building is somewhat set back from the street, therefore, retail use is less likely, as we also note that the layout is not conducive to such use, nor would the second floor be necessarily advantageous for retail purposes without the benefit of an elevator or escalator. We don't think

that residential use is likely, given the surrounding nature of commercial properties and the heavy traffic flow on Brown Street. As a result of our analysis, in our opinion, the highest present value would be gained via office usage. As such, this forms the basis of our opinion of Highest and Best Use, which is as follows:

"AS IF VACANT" - COMMERCIAL DEVELOPMENT

"AS IMPROVED" - OFFICE

(ASSUMING ALLOWED BY THE TOWN)

APPRAISAL PROCESS

The appraisal process consists of three approaches that bear upon the value of real estate. They are the Cost Approach, the Income Approach, and the Sales Comparison Approach.

The Cost Approach is based upon the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject. It is particularly applicable when the property being appraised involves relatively new improvements which represent the Highest and Best Use of the land or when unique or specialized improvements are located on the site and for which there exists no comparable properties on the market.

The Income Approach converts anticipated benefits to be derived from the ownership of property into value estimate. The Income Approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to present worth figure through the capitalization process.

The Sales Comparison method is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing one with the same utility. This approach is also referred to as the Market Data Approach.

The subject real estate is over (100) years old and, in our opinion, it would be virtually impossible to accurately form opinions of accrued depreciation. Those estimates are crucial to an analysis of value via the Cost approach, and as such, the Cost approach is not deemed reliable or worthy of consideration.

Additionally, the subject, to the best of our knowledge, has never been rented. In our opinion, it would be difficult to accurately forecast potential rent for the space, especially given its present rating of fair condition. Also, while there are rentals of office space nearby, without historical income and expense figures from the subject property, this approach would be unreliable and not worthy of consideration, especially noting the smaller size of the investment. It is unlikely that an investor would purchase this property, merely for its income producing potential for office rental. As a result, in our opinion, the Income approach does not reasonably apply.

In our opinion, only the Sales Comparison approach would reasonably apply. Through the use of comparable sales of reasonably similar properties, the appraisers have formed an opinion of Market Value, via this approach, and have reconciled our conclusions into an indication of Market Value. Accordingly, please find market information supporting our conclusion of value on the following pages.

SALES COMPARISON APPROACH

COMPARABLE SALE NUMBER ONE

LOCATION:	30 Brown Street North Kingstown, RI
ASSESSORS PLAT/LOT:	117/184,181
GRANTOR:	Carlson Properties
GRANTEE:	Nicholas Batten
DATE OF SALE:	February 12, 2016
DEED BOOK/PAGE:	2947/257
LAND AREA:	9,900 Square Feet
BUILDING SIZE:	2,163 Square Feet
SALE PRICE:	$519,000
INDICATED PRICE/SF:	$239.94
ZONING:	NA
FINANCING:	Quicken Loan Inc. $415,200

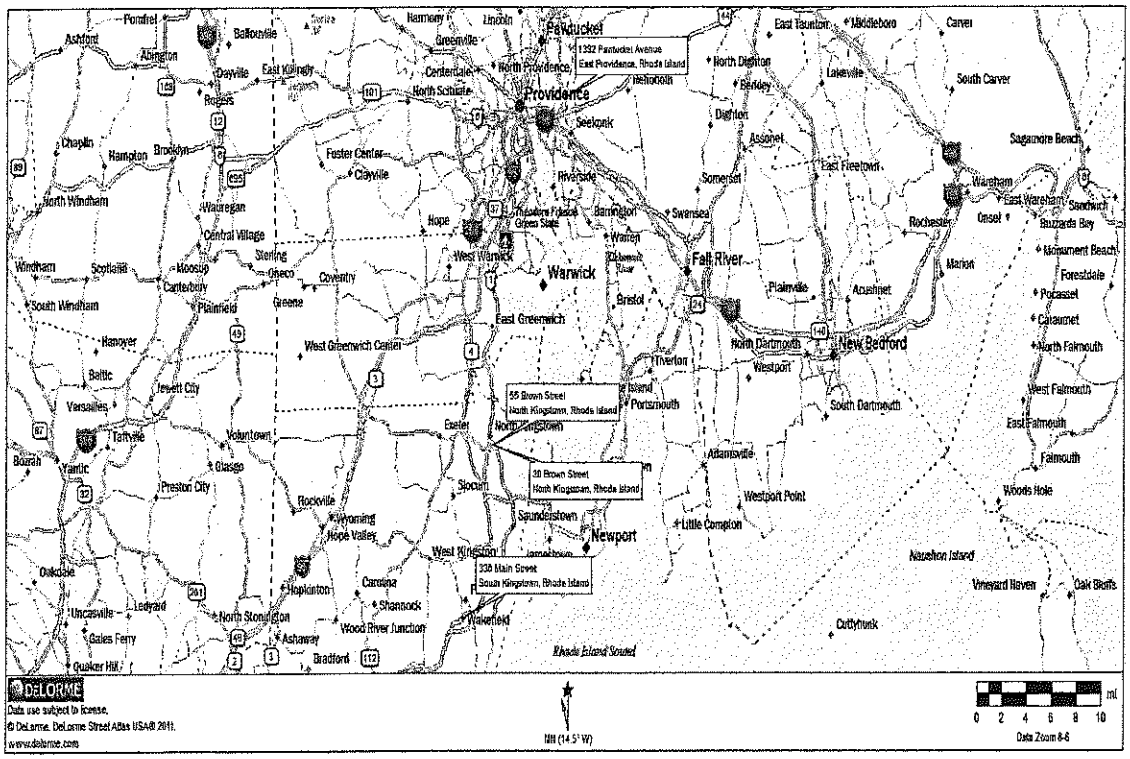
COMPARABLE SALE NUMBER TWO (PHOTO FROM THE TIME OF SALE)

LOCATION:	336 Main Street South Kingstown, RI
ASSESSORS PLAT/LOT:	57-4/201
GRANTOR:	LMKT Investments
GRANTEE:	336 Main Street
DATE OF SALE:	April 8, 2016
DEED BOOK/PAGE:	1604/567
LAND AREA:	20,909 Square Feet
BUILDING SIZE:	7,602 Square Feet
SALE PRICE:	$730,000
INDICATED PRICE/SF:	$96.03
ZONING:	Commercial Downtown
FINANCING:	Cash Sale

COMPARABLE SALE NUMBER THREE

LOCATION:	1392 Pawtucket Avenue East Providence, RI
ASSESSORS PLAT/LOT:	504/1
GRANTOR:	City of East Providence
GRANTEE:	George Potsidis
DATE OF SALE:	October 25, 2013
DEED BOOK/PAGE:	3522/290
LAND AREA:	19,326 Square Feet
BUILDING SIZE:	2,798 Square Feet
SALE PRICE:	$230,000
INDICATED PRICE/SF:	$82.20
ZONING:	R3 - Residential
FINANCING:	NA

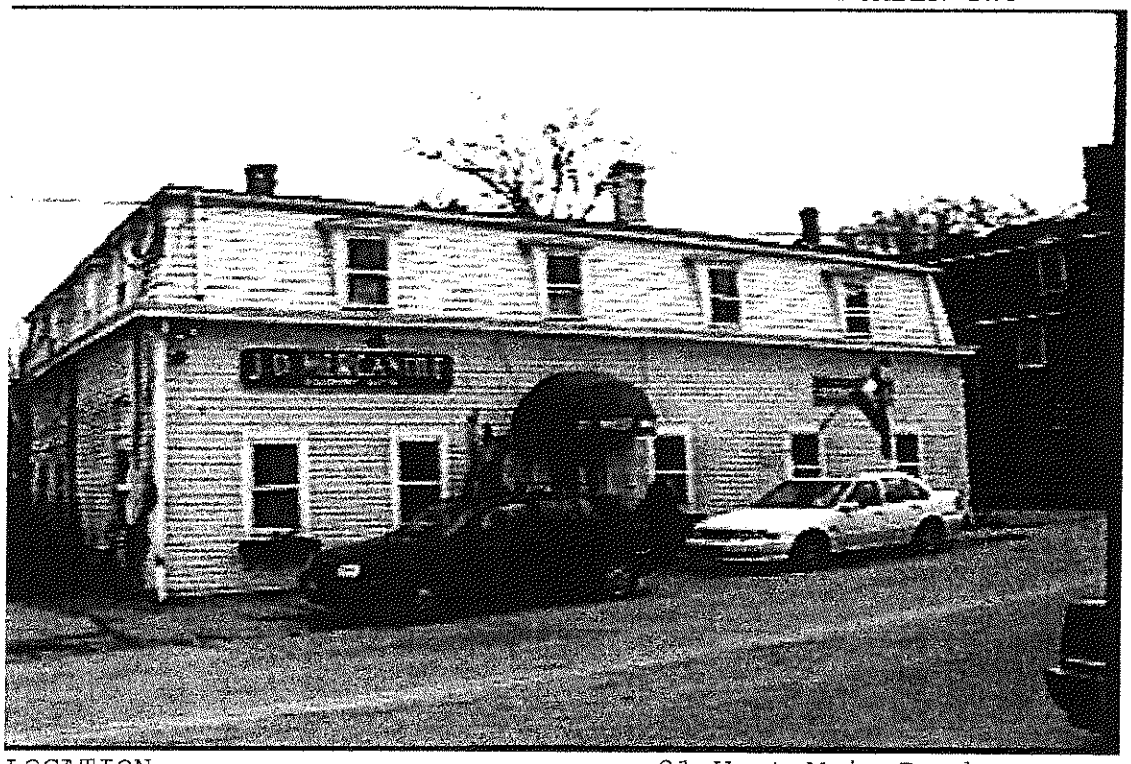
COMPARABLE SALES LOCATION MAP



NORTH KINGSTOWN SUPPLEMENTAL SALE NUMBER ONE

LOCATION:	70 Brown Street North Kingstown, Rhode Island
ASSESSORS PLAT/LOT:	117/191,192,193,214
GRANTOR:	EJ Property Investments
GRANTEE:	OSJ Pep Investments, LLC
DATE OF SALE:	November 23, 2009
DEED BOOK/PAGE:	2441/234
LAND AREA:	18,731 Square Feet
BUILDING SIZE:	7,848 Square Feet
SALE PRICE:	$865,000
INDICATED PRICE/SF:	$110.22
ZONING:	Wickford Village
FINANCING:	Cash Sale

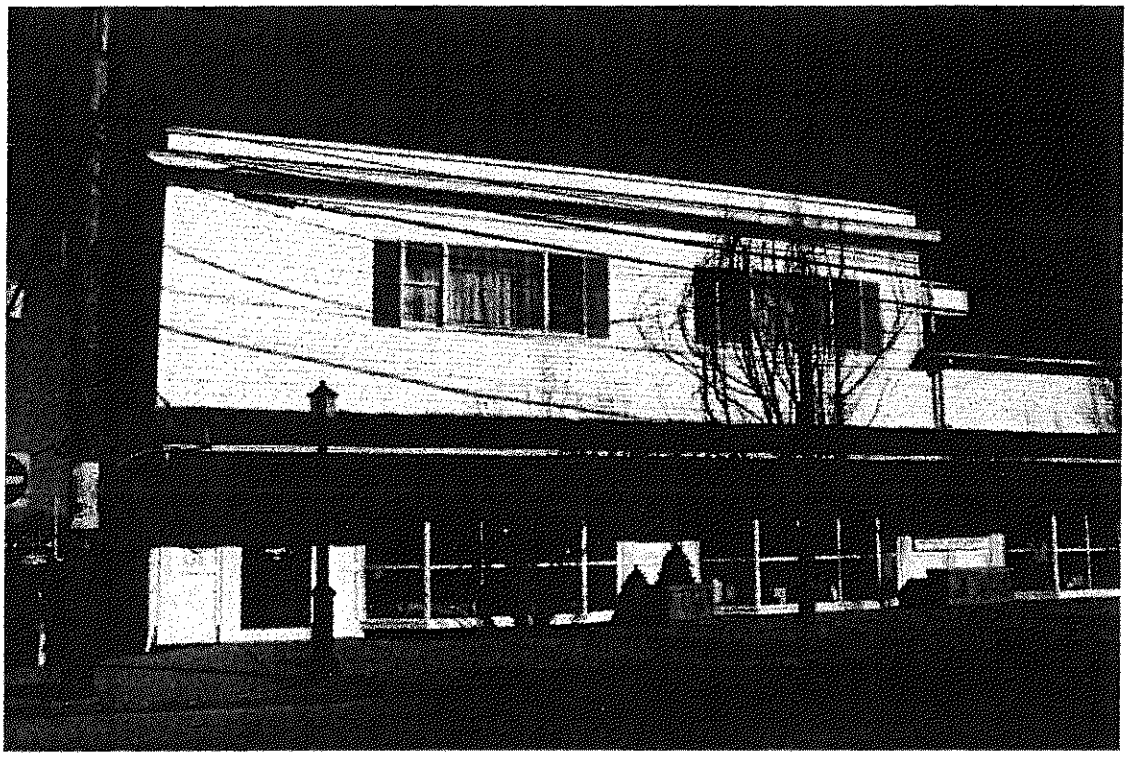
NORTH KINGSTOWN SUPPLEMENTAL SALE NUMBER TWO



LOCATION:	21 West Main Road North Kingstown, RI
ASSESSORS PLAT/LOT:	117/152
GRANTOR:	Joseph Dube
GRANTEE:	James Zajas
DATE OF SALE:	June 18, 2010
DEED BOOK/PAGE:	2483/133
LAND AREA:	1.03 Acres
BUILDING SIZE:	6,256 Square Feet
SALE PRICE:	$800,000
INDICATED PRICE/SF:	$125.87
ZONING:	Wickford Village
FINANCING:	NA

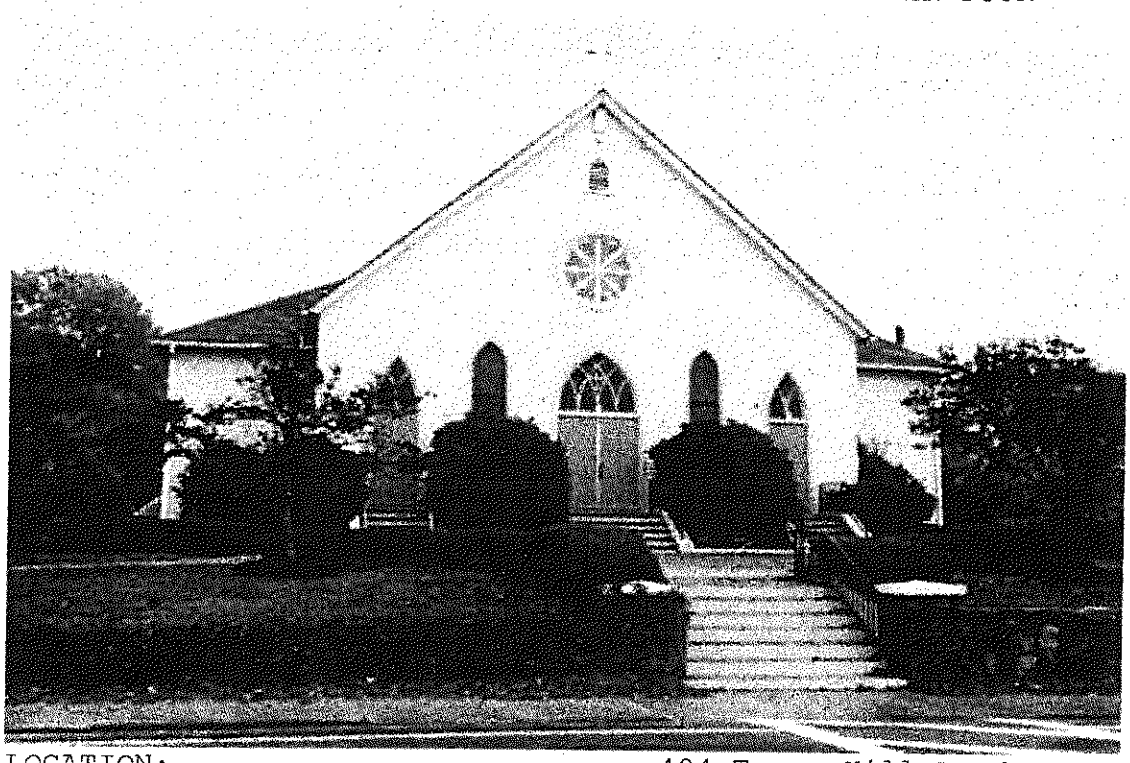
COMMENTS: SKW APPRAISED FOR SALE

NORTH KINGSTOWN SUPPLEMENTAL SALE NUMBER THREE



LOCATION:	35 Brown Street North Kingstown, RI
ASSESSORS PLAT/LOT:	117/204
GRANTOR:	Paul Wilson
GRANTEE:	35 Brown, LLC
DATE OF SALE:	October 25, 2012
DEED BOOK/PAGE:	2694/23
LAND AREA:	21,780 Square Feet
BUILDING SIZE:	13,620 Square Feet
SALE PRICE:	$1,440,000
INDICATED PRICE/SF:	$105.73
ZONING:	Wickford Village Commercial
FINANCING:	NA

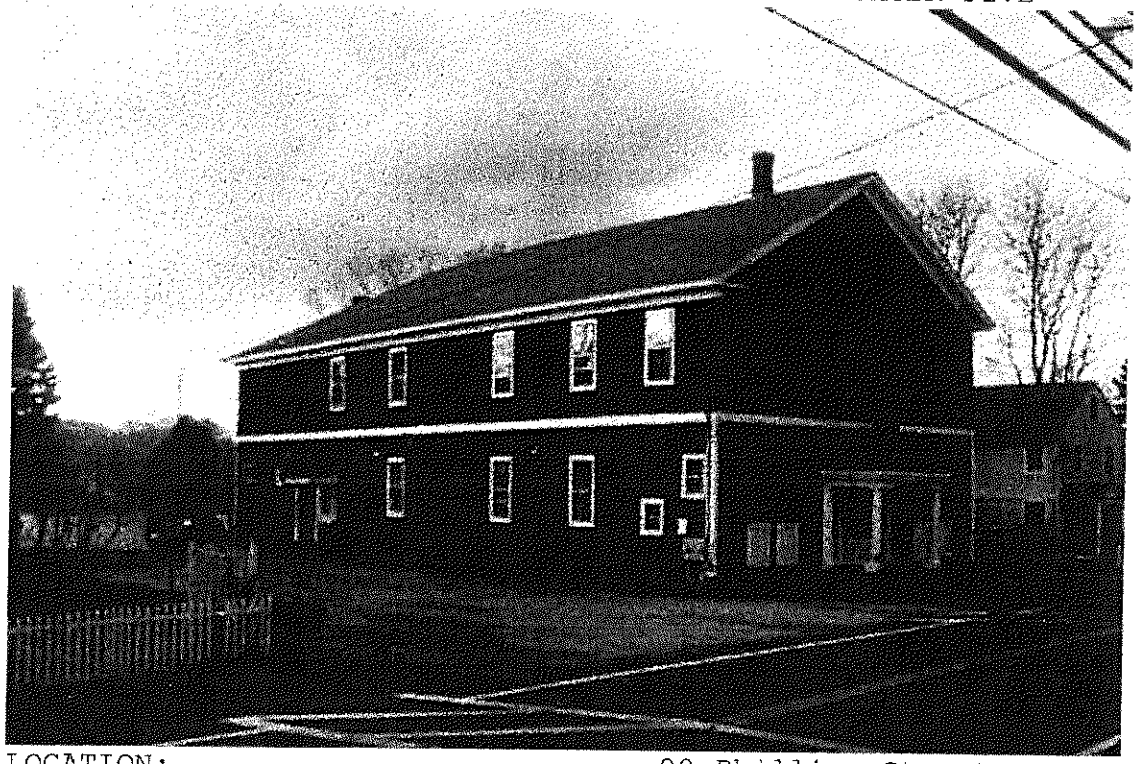
NORTH KINGSTOWN SUPPLEMENTAL SALE NUMBER FOUR



LOCATION:	404 Tower Hill Road North Kingstown, RI
ASSESSORS PLAT/LOT:	92/61,62
GRANTOR:	Saint Bernards
GRANTEE:	Church Community
DATE OF SALE:	February 8, 2011
DEED BOOK/PAGE:	2546/9
LAND AREA:	82,764 Square Feet
BUILDING SIZE:	13,472 Square Feet
SALE PRICE:	$600,000
INDICATED PRICE/SF:	$44.54
ZONING:	Residential
FINANCING:	Cash Sale

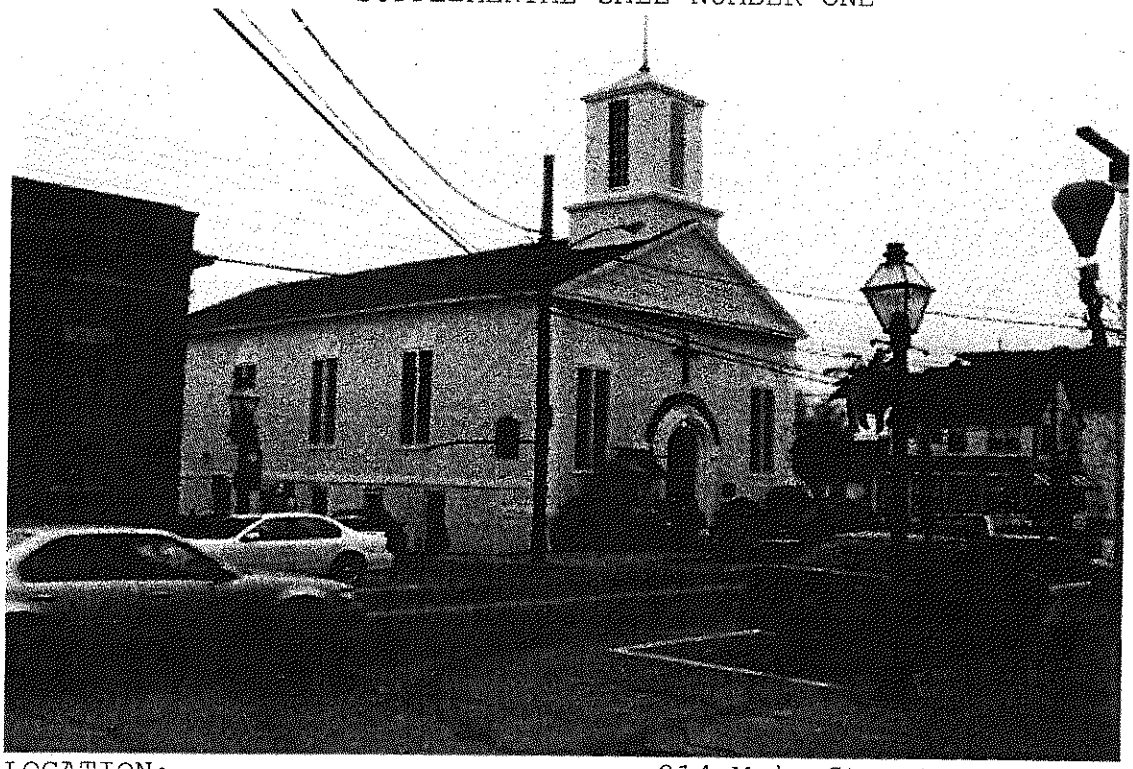
COMMENTS: MLS #856567

NORTH KINGSTOWN SUPPLEMENTAL SALE NUMEBR FIVE



LOCATION:	90 Phillips Street North Kingstown, RI
ASSESSORS PLAT/LOT:	92/41
GRANTOR:	Donna Cerrone
GRANTEE:	Olde Theater, LLC
DATE OF SALE:	March 7, 2013
DEED BOOK/PAGE:	2728/28
LAND AREA:	16,129 Square Feet
BUILDING SIZE:	6,480 Square Feet
SALE PRICE:	$575,000
INDICATED PRICE/SF:	$88.73
ZONING:	Village Residential
FINANCING:	Greenwood $431,250

SUPPLEMENTAL SALE NUMBER ONE



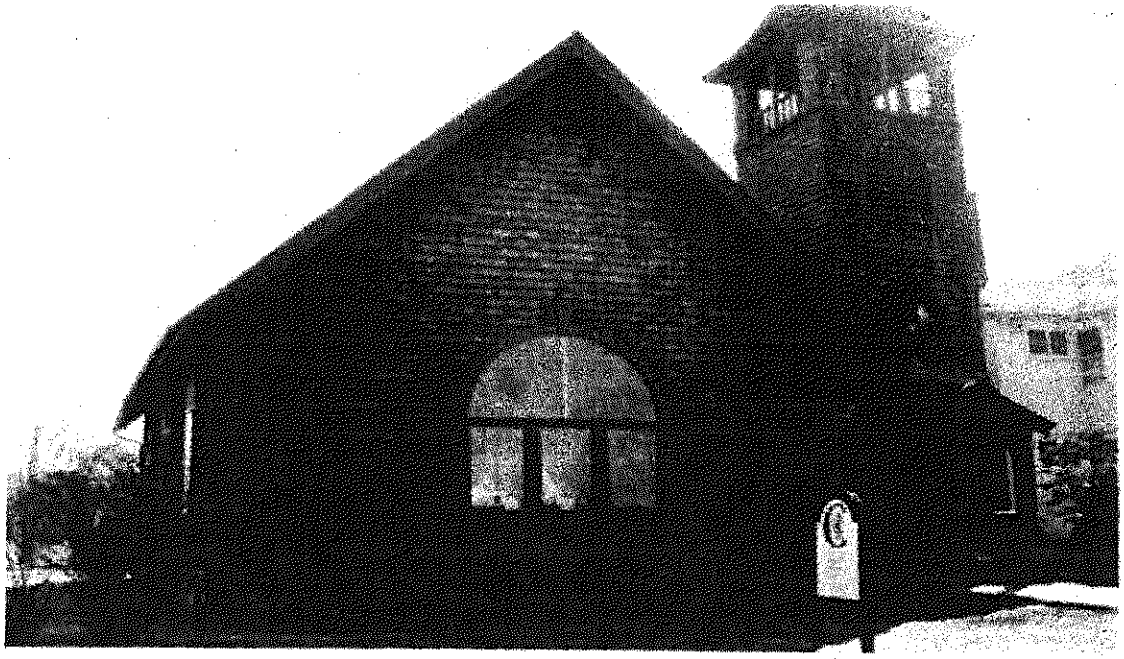
LOCATION:	214 Main Street East Greenwich, RI
ASSESSORS PLAT/LOT:	1/67
GRANTOR:	United Methodist Church
GRANTEE:	214 Main Street, LLC
DATE OF SALE:	July 17, 2009
DEED BOOK/PAGE:	1005/246
LAND AREA:	12,284 Square Feet
BUILDING SIZE:	12,862 Square Feet
SALE PRICE:	$730,000
INDICATED PRICE/SF:	$56.76
ZONING:	Commercial Downtown
FINANCING:	Seller $660,000

COMMENTS: MLS #661413

SUPPLEMENTAL SALE NUMBER TWO

LOCATION:	1572 Lonsdale Avenue Lincoln, Rhode Island
ASSESSORS PLAT/LOT:	4/63
GRANTOR:	Maple Hill Realty, LLC
GRANTEE:	LCPB Realty, LLC
DATE OF SALE:	March 13, 2015
DEED BOOK/PAGE:	1934/244
LAND AREA:	9,627 Square Feet
BUILDING SIZE:	2,091 Square Feet
SALE PRICE:	$175,000
INDICATED PRICE/SF:	$83.69
ZONING:	RG-7
FINANCING:	NA

SUPPLEMENTAL SALE NUMBER THREE



LOCATION:	63 Columbia Street South Kingstown, RI
ASSESSORS PLAT/LOT:	57-1/184
GRANTOR:	GJZ RE Leasing
GRANTEE:	Lori Dee Schact
DATE OF SALE:	October 28, 2011
DEED BOOK/PAGE:	1448/437
LAND AREA:	6,160 Square Feet
BUILDING SIZE:	2,386 Square Feet
SALE PRICE:	$315,000
INDICATED PRICE/SF:	$132.02
ZONING:	Commercial
FINANCING:	Cash Sale

COMMENTS: MLS #1000706 Prior sale 5/2010 $281,000

COMPARABLE SALES ADJUSTMENT GRID

	SUBJECT	COMP 1	COMP 2	COMP 3
LOCATION	55 Brown Street, N. Kingstown, RI	30 Brown Street N. Kingstown, RI	336 Main Street S. Kingstown, RI	1392 Pawtucket Ave. East Providence, RI
SALE DATE	NA	February, 2016	April, 2016	October, 2013
SALE PRICE	NA	$519,000	$730,000	$230,000
LAND AREA (SF)	3,000	4,950	20,909	19,326
BUILDING SIZE (SF)	3,150	2,163	7,602	2,798
PRICE/SF	NA	$239.94	$96.03	$82.20
LAND TO BUILDING RATIO	1.0	2.3	2.8	6.9
MARKET CONDTIIONS		0%	0%	0%
LOCATION		0%	15%	20%
QUAL/COND		-50%	-15%	10%
VOLUME DISCOUNT		0%	10%	0%
LAND TO BUILDING RATIO		-10%	-10%	-20%
TOTAL ADJUSTMENT		-60%	0%	10%
INDICATED VALUE		$95.98	$96.03	$90.42

3,150 SF @ $95.00/SF = $299,250

ROUNDED - $300,000

SALES COMPARISON APPROACH ANALYSIS

In order to value the subject real estate, via this approach, it is necessary to consider comparable sales that have some level of reasonable similarity. The subject is a unique situation, having a very strong location, but involving a building rated as fair condition only. Also, the building will not have a large lot size, but on street parking and the availability of a municipal lot to the rear may well overcome that. The appraisers are aware that this is presently a public municipal office building, and have previously commented that it is our opinion of Highest and Best Use that the most likely, feasible, and reasonable use of the subject property is for office purposes. As such, the appraisers tried to find either sales of similar office buildings, public buildings, or alternatively, commercial buildings on major commercial thoroughfares in similar high value locations. Our research goals extended to the communities of South Kingstown, Narragansett, East Greenwich, as well as historical sales from Wickford Village itself. We wanted to provide this blend of information so that our customer would see the wide range of comparable properties deemed appropriate by the appraisers, and also see the extent of market activity for similar properties. Ultimately, we selected (3) transactions as providing the best evidence of the subject value. As is common and typical in real estate analysis, an adjusted value per square

foot of gross building area was applied and deemed most reliable by the appraisers.

On the prior pages, your appraisers have first presented those (3) sales, which are most similar. Extensive discussion will occur of them. Additionally, we thought our client would benefit from a reminder of the knowledge of sale prices for properties that have sold in Wickford Village. We trust that our client is well acquainted with all of the supplemental sales from North Kingstown. As you can see, we've included the former Ryan's Market purchased by Ocean State Job Lot, a commercial building right around the corner from the subject on West Main Road, and the prior sale of Wilson's Clothing Store, virtually next to the subject location. Additionally, we found some sales just outside of the downtown area, including the former church on Tower Hill Road (St. Bernard's), and the former theater on Phillip Street, again, just south of the subject location. The intent is to show what prices are paid per square foot, and the magnitude and range of prices paid for commercial real estate in this location. As should be evident, the subject value should be well less than some of these properties because it is smaller in size, in fair condition only, and certainly does not have an acre or more of land like some of the comparable Wickford properties enjoy.

SALES COMPARISON APPROACH ANALYSIS - CONTINUED

Lastly, the appraisers have also provided some sales from other communities that have some level of similarity. For example, we provided the sale of the former Methodist church, right on Main Street in East Greenwich, virtually opposite of the East Greenwich Town Hall and the former Court House. We also shared the recent sale of an older historic building on Lonsdale Avenue in Lincoln, which had been a daycare facility. A former church was sold (5) years ago on Columbia Street right off Main Street, right in the older Wakefield section and, again, has comparable land and building square footage. Again, these comparables were not considered our prime indicators, but they do show price levels of reasonably similar real estate.

Let us now turn our attention to the (3) prime indicators of value, in our opinion.

Comparable sale number (1) is located across the street. It has been appraised by us in the past and is the former home of an advertising agency. It has recently sold, as noted, and appears that it may possibly have an additional building lot to the rear. As you can see, the architecture is of a similar style, and the square footages involved are somewhat similar. However, according to the Multiple Listing write up, when this property

sold this past spring, this property had been completely renovated and had substantial physical improvements including (4) fireplaces, central air, granite countertops, etc. In our opinion, therefore, it is dramatically and significantly superior from a physical standpoint.

Comparable number (2) is a very recent transaction of a former bank building right on Main Street in the older section of downtown Wakefield. We think that's a reasonably similar location. It does not have a water influence like the subject does, but that property has a great presentation on Main Street and, in fact, has (4) columns, although, not of wood but apparently of stone or granite. This building, again, had been a bank many decades ago, but most recently is used for an accountant's office. Its primary indicator of value is its selling price per square foot of gross building area. We do have knowledge that the building, again, is physically superior to that of the subject, and you will note that its architecture of brick construction is also superior to the wood frame nature of the subject.

Lastly, comparable number (3) was appraised by us for the transaction and for renovation afterwards. This former library

in the Rumford section of East Providence was purchased with the intent to be developed with residential housing. We admit that that is a different Highest and Best Use than the subject, however, we think the building has many similar features. It is architecturally significant from an appeal standpoint, and the building size is comparable. We do admit the sale is a few years ago, but again, it simulates the actions of a community selling a public facility deemed surplus to its needs.

After adjustment, there's a relatively tight range in indicated value. After consideration of the comparable data and weighing them equally, although, perhaps, with greater weight towards sale number (1), the appraisers have formed the following opinion of Market Value:

3,150 SF @ $95.00/SF = $299,250

ROUNDED - $300,000

RECONCILIATION

As noted, the appraisers have provided comparable data from multiple communities involving properties of a reasonably similar nature. We also have included the historical sales that have occurred in the past (5) years, or so, right in Wickford itself. We also have a very recent transaction of a similar property right across the street, although, one that has been, apparently, fully renovated and is considered far superior in physical appeal. The appraisers have made appropriate adjustments where deemed necessary, and as noted, the appraisers have taken pains to carefully point out that which we know about the building and that which we don't know. We've made a number of "Extraordinary Assumptions", which are an integral and important part of our analysis. If any of those assumptions are found not to be true, they would have a significant impact on our opinion of Market Value.

Again, the mission provided orally to the appraisers is to provide an opinion of Market Value based upon what we see as the present condition, and making the "Hypothetical Condition" and "Extraordinary Assumptions" noted. Therefore, having analyzed all pertinent real estate factors, the appraisers have formed the following opinion of Market Value, as of the effective date of the appraisal:

$300,000

CERTIFICATION OF THE APPRAISAL
(AS REQUIRED BY USPAP)

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinion, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon delivering or reporting predetermined results.
- Our 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 value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- We have made a personal inspection of the property that is the subject of this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standard of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

CERTIFICATION OF THE APPRAISAL (CONTINUED)

Per FDIC Rule 12CFR, part 323.4, we wish to note that this appraisal is not based upon a minimum requested valuation, a specific valuation, or the approval of a loan.

The separate valuations for land and/or buildings must not be used in conjunction with any other appraisal and are invalid if so used.

As of the date of this report, I, S. Keith White Jr., have completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I, Vanessa Mann, have completed the Standards and Ethics Education Requirement for Candidates of the Appraisal Institute.

There is no requirement to give testimony or to appear in court by reason of this appraisal with reference to the property in question unless previously discussed and agreed upon.

CERTIFICATION OF THE APPRAISAL (CONTINUED)

We have performed no services, as appraisers 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.

In our opinion, the Market Value for the Fee Simple Interest, of the subject property described, as of the 14th day of September, 2016, in the amount of:

$300,000

THREE HUNDRED THOUSAND DOLLARS

Vanessa Mann

S. Keith White Jr.

Vanessa Mann
RI Gen. Cert. CGA.0A01019
Exp. 7/17

S. Keith White Jr., SRA, SRPA
RI Gen. Cert. CGA.0A00116 (Exp. 12/17)
MA Gen. Cert. CG 3240 (Exp. 2/18)

QUALIFICATIONS

NAME:	Vanessa Mann
EMPLOYMENT:	White Appraisal Co., Inc. 1000 Greenwich Avenue Warwick, RI 02886-4500 2002 to Present Full Time Appraiser
EDUCATION:	Coventry High School Coventry, Rhode Island 1997 Rhode Island College Providence, RI Chemistry Major B.A. - 2002
APPRAISAL COURSES AND SEMINARS:	Certified Residential Curriculum - 120 Hrs Certified General Curriculum - 180 Hours Numerous, Continuing Education Seminars
EXAMINATIONS:	Passed Trainee, Certified Residential, And Certified General Examinations
STATE OF RHODE ISLAND CERTIFICATION:	CGA.0A01019 General Certification
REFERENCES:	Upon Request

QUALIFICATIONS

NAME:	S. Keith White Jr., SRA, SRPA
OWNER:	White Appraisal Co., Inc. 1000 Greenwich Avenue Warwick, RI 02886-4500 1986 to Present
PRIOR EMPLOYMENT:	Staff Appraiser William E. Coyle Jr., & Associates Pawtucket, RI 1977 to 1986
EDUCATION:	West Warwick High School (1971) B.A. - University of Rhode Island (1975)
APPRAISAL INSTITUTE DESIGNATIONS:	SRA - Senior Residential Appraiser SRPA - Senior Real Property Appraiser
APPRAISAL INSTRUCTOR:	Society of R. E. Appraisers (Course 101, 102) RI Association of Assessing Officers-Guest Lecturer University of Rhode Island - Guest Lecturer
EXPERT TESTIMONY:	Rhode Island Superior Court Rhode Island Family Court Rhode Island District Court US Bankruptcy Court Numerous Zoning Boards - RI & SE Mass.
LICENSES:	RI General Certification - CGA.0A00116-Exp. 12/2017 MA General Certification - CG3240 -Exp. 2/2018 RI Real Estate Broker - B10731 -Exp. 4/2018
REFERENCES:	Upon Request

APPRAISAL REPORT

WICKFORD ART GALLERY
36 BEACH STREET
NORTH KINGSTOWN, RI

Effective Date:	September 7, 2016
Date of Inspection:	September 7, 2016
Requested By:	Mr. Kevin DeAngelis, Treasure Wickford Art Association 36 Beach Street No. Kingstown, Rhode Island 02852
Compiled By:	Robert Bargamian, CGA R.I. Certified General Appraiser #0A00663G R.I. Real Estate Broker #B06782 103 Battey Meeting House Road Scituate, Rhode Island 02857

Robert Bargamian, CGA
Certified General Appraiser
103 Battey Meeting House Road
Scituate, Rhode Island 02857
Telephone (401) 447-0112
Email: bbargamian@gmail.com

September 20, 2016

Mr. Kevin DeAngelis, Treasure
Wickford Art Association
36 Beach Street
North Kingstown, Rhode Island 02852

Dear Mr. DeAngelis:

In Re: **Appraisal Report**

Wickford Art Gallery
36 Beach Street
North Kingstown, Rhode Island 02852

I have prepared the attached Appraisal Report for the purpose of estimating the market value of the leasehold interest in the above captioned property on an "as is" basis as of September 7, 2016, the date of my last inspection. The function of the Appraisal Report is to provide a value that will assist you in analyzing the subject property for financial reporting purposes.

The subject consists of a one-story frame art gallery constructed in 1988± containing approximately 1,710 square feet of gross building area. The subject is situated on a 2.6 acre parcel owned by the town of North Kingstown. The Wickford Art Association leases a 10,514 square foot portion of the parcel.

The analysis and conclusions within the attached Appraisal Report are based upon field research, interviews with brokers, appraisers, and publicly available data collected by the appraiser. The accompanying report has been prepared in accordance with the *Uniform Standards of Professional Appraisal Practice.* Included is a description and analysis of the real estate, pertinent data, valuation mythology, and supporting relevant exhibits which are found in the body of this report.

The scope of this assignment includes the application of the Direct Market Comparison Approach and the Income Capitalization Approach to value. The scope of work is sufficient given the property type and ample enough to produce a result that is credible and well supported. It is the appraiser's determination that this appraisal is not so limited as to result in a misleading or confusing report.

It is my opinion that the market value of the leasehold interest of in the subject property on an "as is" basis as of September 7, 2016 is: **TWO HUNDRED SIXTY THOUSAND ($260,000) DOLLARS.**

Respectfully submitted,

Robert Bargamian, CGA
R.I. CGR 0A00663G: Exp. 7-28-18

SUBJECT PROPERTY PHOTOGRAPH

36 Beach Street ♦ North Kingstown, Rhode Island
(Southerly View of the Subject)

IDENTIFICATION OF THE REAL ESTATE

The subject is located at 36 Beach Street in the Town of North Kingstown, Rhode Island. The property is further identified in the tax assessor's records as Plat 91 Lot 137 and according to municipal records is owned by the Town of North Kingstown. A legal description can be found in the Land Evidence Records in the Town of North Kingstown, Rhode Island in Deed Book 148 at Page 389. There are no taxes levied on the property due to its tax exempt status.

The subject property is located off Boston Neck Road (Route 1A) in the eastern section of North Kingstown in a neighborhood known as Wickford. Wickford is the popular central business district of the town famous for its quaint shops, restaurants, and marinas. The immediate neighborhood is primarily single-family residential in nature. By visual observation properties in the neighborhood appear to be in good overall condition.

The subject consists of a one-story frame art gallery constructed in 1988± containing 1,710± square feet of gross building area. The building is owned by the Wickford Art Association and serves as main headquarters. At the time of inspection the building was considered to be in average above overall condition.

The subject site is situated on the northerly side of Beach Street and encompasses 2.6 acres contained within an Open Space (OS) Zone. The Wickford Art Association leases a 10,514 square foot parcel.

TYPE OF REPORT

An Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rules 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), which states that the appraisal report must be consistent with the intended use of the appraisal. An Appraisal Report describes the information needed to sufficiently identify the subject property, the physical and economic property characteristics relevant to the assignment, the information analyzed, the appraisal methods and techniques used to support the market conclusion, and the reasoning that supports the analysis, opinions, and conclusions. Additional supporting documentation concerning the data, reasoning, and analysis is retained in my files. The depth of discussion contained in this report is sufficient given the purpose of the appraisal and the intended use. The scope of work is also commensurate with the appraisal assignment and the intended use and purpose of this report. The intended use of the appraisal is to estimate the market value of the leasehold interest in the subject property for financial reporting purposes. *The appraiser is not responsible for unauthorized use of this report.*

CLIENT: Mr. Kevin DeAngelis, Treasure
Wickford Art Association
36 Beach Street
No. Kingstown, Rhode Island 02852

APPRAISER: Mr. Robert Bargamian, CGA
103 Battey Meeting House Road
Scituate, Rhode Island 02857

SUBJECT: Wickford Art Gallery
36 Beach Street
North Kingstown, Rhode Island 02852

PURPOSE OF THE APPRAISAL

The purpose of the Appraisal Report is to estimate the market value as defined in the Rules and Regulations, (Federal Register), Volume 55, No. 165, Page 34696.

INTENDED USE OF THE REPORT

The sole purpose of this report is to assist the client, Mr. Kevin DeAngelis, Treasure of the Wickford Art Association in estimating the market value of the leasehold interest in the subject property for financial reporting purposes. It has been determined by the appraiser that a reasonably accurate analysis of the subject is possible within the scope of an Appraisal Report.

REAL PROPERTY INTEREST

The property rights valued consist of the Leasehold Interest. Leasehold Estate is defined as "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".

EFFECTIVE DATE OF THE APPRAISAL

The effective date of this Appraisal Report is September 7, 2016, the date of my last inspection. The date of this report is September 20, 2016. There are no extraordinary assumptions of limiting conditions.

SALES HISTORY

The town of North Kingstown has owned the property since 1959. The Wickford Art Association constructed the building in 1988±. No options or agreements of sale of the subject property were discovered in the course of this analysis.

COMPETENCY

I have been engaged in the real estate business exclusively for the past 47 years. During that time I have appraised Commercial, Industrial, Special Use, and Residential properties. In addition to working as a Certified General Appraiser, I am an active real estate broker concentrating on Commercial, Industrial, and Investment-type properties. I am familiar with the specific property type, the market, the geographic area, and the analytical methods needed to produce a credible result.

HAZARDOUS MATERIALS / ENVIRONMENTAL CONDITIONS

Unless otherwise specifically described and/or a client condition to be stated in this report, the presence of hazardous materials or environmental conditions, which may or may not be present on the subject property, was not observed by the appraiser. However, it should be noted the appraiser has not been trained, nor is qualified to detect specific hazardous substances or conditions. The presence of adverse materials or naturally occurring substances such as mold/mildew, asbestos, certain types of insulation, lead paint, and/or any other unseen or existing hazardous materials may affect the value of this property. This value opinion is predicated on the assumption that there is either no such material(s) on or nearby the property. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. It is recommended the client retain an expert to fully evaluate any environmental concerns, if desired.

GROUND LEASE

Presented below are some salient points of the ground lease. A full copy of the lease and the amendment are retained in my work file and can be furnished at your request.

The Town of North Kingstown and the Wickford Art Association entered into a ground lease beginning on January 28, 1988 and ending on January 27, 2038. The premises are described as a 10,514 square foot parcel contained within a 2.6 acre parcel further described as Plat 91 Lot 137 according to the assessor's records. The rent described in the lease is $1.00 on an annual basis. There are no stated provisions for an option period. However, at the expiration of the initial term the tenant shall have the right to request a renewal of the lease. The landlord does not assess any taxes as long as the tenant maintains its tax exempt status. It is the tenant's responsibility to maintain the leased premises and the building in good operating order. The tenant is responsible for all utilities and insurance.

GROUND LEASE (cont'd)

On October 30, 2014 was amended by consent of the parties. (1) In the event of any renewal or re-leasing of the premises at the expiration of the initial term of the lease, the tenant shall have the right of first refusal to accept or reject the term and conditions of said renewal or re-leasing as set by the town council. (2) The tenant shall have the right, at its sole expense, to remove any all buildings and improvements on the leased premises (including, without being limited to, any building foundation), and restore the leased premises to the condition of open and unimproved land or landlord may require the tenant to convey to the landlord all rights, title and interest in the buildings and improvements on the leased premises at its then assessed value.

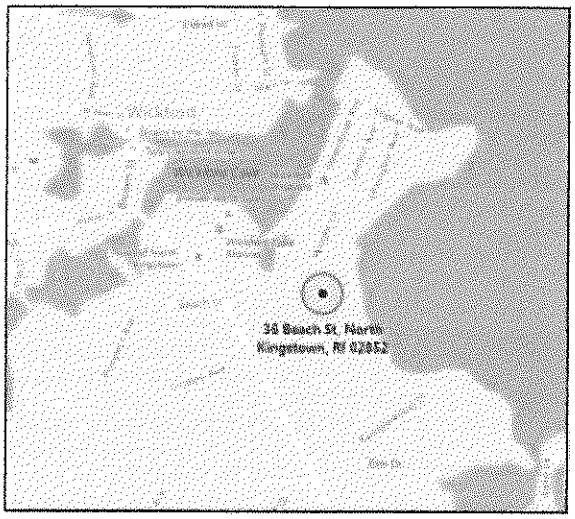
DESCRIPTION OF REAL ESTATE

A summary of the site characteristics are presented below.

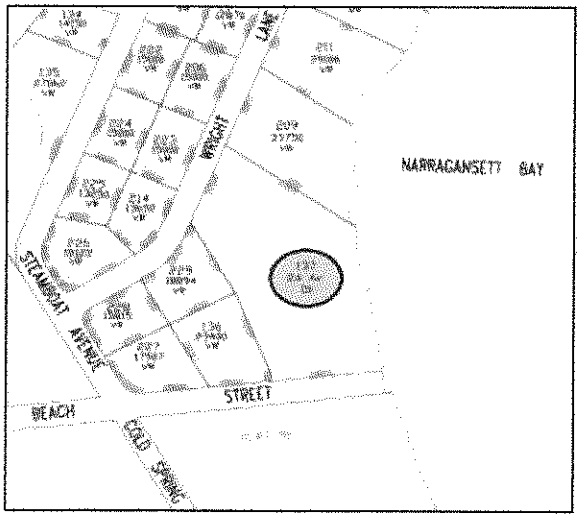
Site Characteristics

Land Area:	The site contains 2.6 acres according to the assessor's records.
Amenities:	The site has frontage on Narragansett Bay.
Location:	The subject site is situated on the southerly side of Beach Street on the easterly corner of Cold Spring Lane.
Shape:	The site is irregular in shape with 175.8 feet of frontage on Beach Street. (See the Plat Map on the following page).
Access/Visibility:	The access and visibility of the property is considered average.
Parking:	Adequate on-site parking is provided.
Topography:	The site is level with the street grade.
Utilities:	All utilities are available and connected to the site.
Easements/Encroachments:	Normal utility easements are in place and are assumed to have no detrimental effect on value. No encroachments are identified.
Detrimental Conditions:	No other detrimental conditions restricting the efficient use or appeal of the property are identified.
Flood Zone/Drainage:	The site is located in a FEMA (AE) Flood Zone; Panel No. 44009C0104J; Revised 10-16-13. Drainage appears adequate.
Zoning:	The subject is contained with an Open Space (OS) Zone.
Highest & Best Use:	The highest and best use is considered to be the existing current use. Therefore, neither demolition of the existing improvements and the redevelopment of the subject site would result in a higher return to the land than is currently being achieved.
Additional Comments:	The 2.6 acre parcel is also improved with the Cold Spring Community House and the North Kingstown Senior Center. Additionally, the North Kingstown Town Beach is part of the parcel.

AREA MAP



PLAT MAP



AERIAL PHOTOGRAPH

DESCRIPTION OF REAL ESTATE

A summary of the building characteristics are presented below. It would be noteworthy that the Wickford Art Association owns the building.

Improvement Characteristics

Property Type:	Art Gallery
Gross Living Area:	The subject contains approximately 1,710 square feet of gross building area.
Year Built/Condition:	The subject was constructed in 1988±. At the time of inspection the subject was considered to be in above average condition.
Construction Type/Quality:	Wood Frame slab on grade construction. The quality was considered average.
Basement:	None
Exterior Finish:	The exterior features include wood clapboard and wood shingle siding; casement windows; and a hip-style asphalt shingle and a flat-style rubber membrane roof.
Configuration:	The interior consists of a lobby, a large open display viewing area, a small kitchenette, a mechanical/utility room, and a toilet room. Adequate storage is provided. The building has 2 means of egress. A sketch of the building can be found on Page 9.
Functional Utility:	The functional utility is considered average.
Interior Finish:	The interior finish consists of finished concrete floors with drywall walls and ceilings. The central display/viewing area has a vaulted ceiling with a skylight. Interior photographs can be found on the following page.
Heating/Cooling:	The subject is equipped with an oil fired FHW boiler. Hot water is supplied by 5-gallon electric tank. The entire building has central cooling.
Electricity:	The subject is equipped with a 100-ampere electric service.
Fire Protection:	The subject is equipped with a central fire alarm and a security alarm system.
Other Improvements:	The site is also improved with a small frame storage shed.
Marketability and Appeal:	The appeal and marketability of the subject property is considered to be average.

INTERIOR PHOTOGRAPHS

Main Lobby & Gallery Display Area

Gallery Display Area

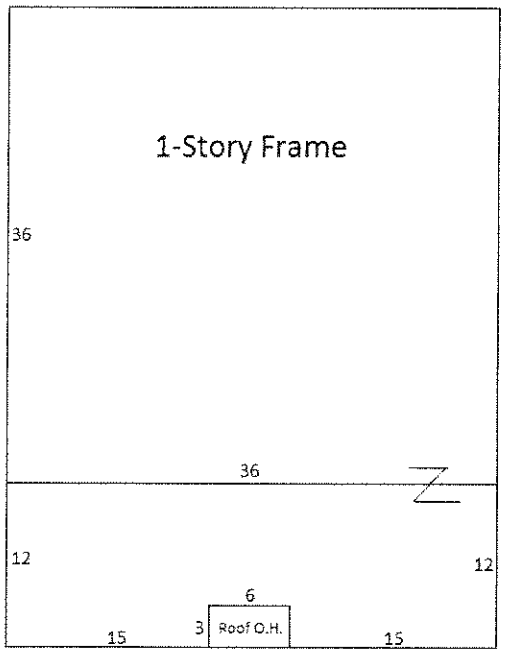
Kitchenette

Utility/Mechanical Room

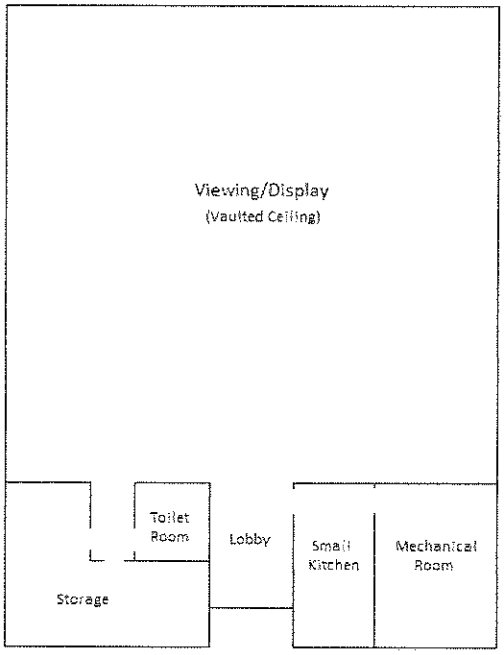
Toilet Room

Storage

EXTERIOR SKETCH



INTERIOR SKETCH



SUMMARY OF ANALYSIS AND VALUATION

The Appraisal Report is a concise presentation of the information considered. I have employed the Direct Sales Comparison Approach and the Income Approach in order to estimate the value of the subject.

Direct Sales Comparison Approach. (Market Approach) is the process of comparing prices paid for properties having a satisfactory degree of similarity to the subject property adjusted for differences in time, location and physical characteristics. This approach is based upon the principal of substitution, which implies that a prudent purchaser will not pay more to buy a property than it would cost to buy a comparable substitute property in a similar location.

Sales of properties similar to the subject involving leasehold estate interest are extremely rare. Therefore, I have elected to compare the subject property to fee simple ownership properties and apply a downward adjustment in order to reflect the difference in ownerships. A thorough and comprehensive search for comparable sales reasonably resembling the subject was conducted within the town of North Kingstown. Due to the lack of sales within the town, the search was expanded to include the bordering town of East Greenwich. The sales data was obtained from municipal records, data from my own work file, and the MLS data bank. The sales data was deemed to be true and factually correct.

Presented below is a summary description of four sales that I considered worthy of comparison. A visual inspection of the properties was made as part of this analysis. Comments relating to the sales can be found on the following page. A photograph of the comparable sales can be found on Page 10.

COMPARABLE SALES					
Transaction Data	**Subject**	**Sale No. 1**	**Sale No. 2**	**Sale No. 3**	**Sale No. 4**
Address	36 Beach Street No. Kingstown, RI	14 Main Street U-1 No. Kingstown, RI	6820 Post Road No. Kingstown, RI	50 Cliff Street East Greenwich, RI	74 Cliff Street East Greenwich, RI
Plat & Lot	91/137	117/289	146/42	3 / 36	3 / 40
Land (SF)	10,514	23,028	15,198	15,000	6,067
Gross Building Area	1,710	965	1,578	1,813	1,728
Property Rights	Leasehold	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Zoning	Open Space	WVC	PR	CD-1	CD-1
Sale Date	-	August 22, 2016	Active	September 26, 2014	February 18, 2015
Sale Price	-	$172,000	$249,000 (Asking)	$341,000	$300,000
Price / P.S.F.	-	**$178.24**	**$157.79**	**$188.08**	**$173.61**
PRELIMINARY ADJUSTMENTS					
Property Rights Adjusted Price		$154,800	$224,100	$306,900	$270,000
Financing Adjusted Price		$154,800	$224,100	$306,900	$270,000
Condition of Sale Adjusted Price		$154,800	$213,000	$306,900	$270,000
Market Conditions Adjusted Price		$154,800	$213,000	$306,900	$270,000
Prelim. Adj. $/SF		**$160.41**	**$134.98**	**$169.28**	**$156.25**
SUMMARY OF ADJUSTMENTS					
Location		- 05%	- 05%	- 05%	- 05%
Land Area					+ 10%
Building Area		- 05%			
Condition			+ 10%		+ 10%
Phys. Characteristics					- 10%
Total Percentage Adjustment		- 10%	+ 05%	- 05%	+ 05%
Adjusted Price / Per Square Foot		**$144.37**	**$141.73**	**$160.82**	**$164.06**

SUMMARY OF ANALYSIS AND VALUATION

Presented below are comments relating to the aforementioned comparable sales.

Sale No. 1: This property is situated on the northerly side of Main Street in Wickford Village. The property consists of a retail condominium with an open interior floor plan within a 7-unit condominium project.

Sale No. 2: This property is situated on the easterly side of Post Road north of the entrance to Quonset. The one-story building with a partial basement is currently utilized as a tattoo parlor and is on the market with an asking price of $249,000. Information relating to this property was obtained from Rebecca Moniz, the listing agent.

Sale No. 3: This property is situated on the easterly side of Cliff Street in Downtown East Greenwich. Cliff Street is a secondary roadway that runs off First Street. At the time of purchase the building was main headquarters for East Greenwich Photo and was subsequently converted into a bridal salon. The interior layout of this building was considered very similar to the subject property. It should be noted that I appraised this property

Sale No. 4: This property is situated on the easterly side of Cliff Street in Downtown East Greenwich. Cliff Street is a secondary roadway that runs off First Street. At the time of purchase the building with a full basement was utilized as a print shop and subsequently converted into a restaurant. It should be noted that I appraised this property

As a result of the investigations and analysis performed within the Direct Sales Comparison Approach an estimated adjusted value range of $141.73 to $164.06 per square foot is reflected for the subject property.

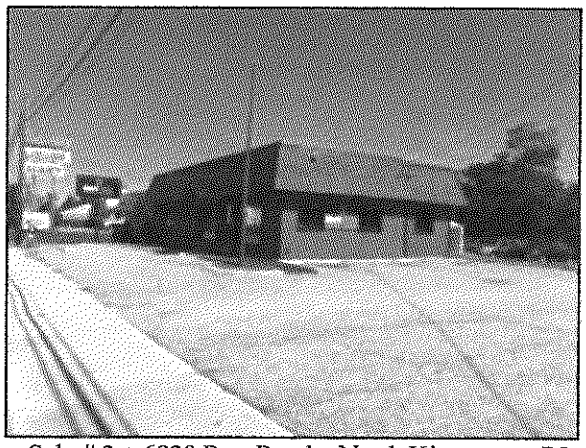
APPLICATION OF THE INDICATED VALUE RANGE		
Subject Size	**Value Indication / P.S.F.**	**Value Conclusion**
1,710 SF	$141.73	$242,360
1,710 SF	$164.06	$280,540

Thus, as a result of this analysis, I feel the market value of the leasehold interest in the subject property via the Direct Sales Comparison Approach is TWO HUNDRED SIXTY THOUSAND ($260,000) DOLLARS.

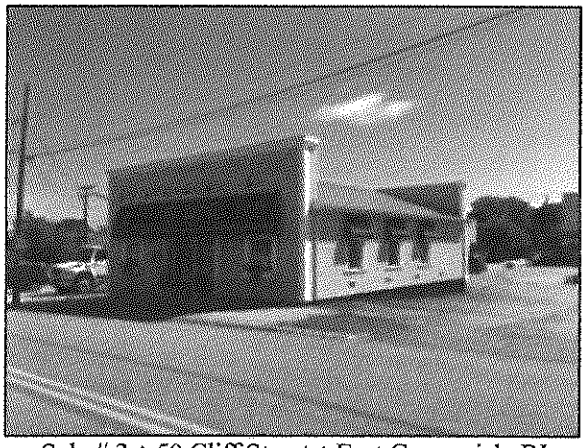
Additional information relating to the analysis is retained in my work file and can be furnished at your request.

COMPARABLE SALE PHOTOGRAPHS

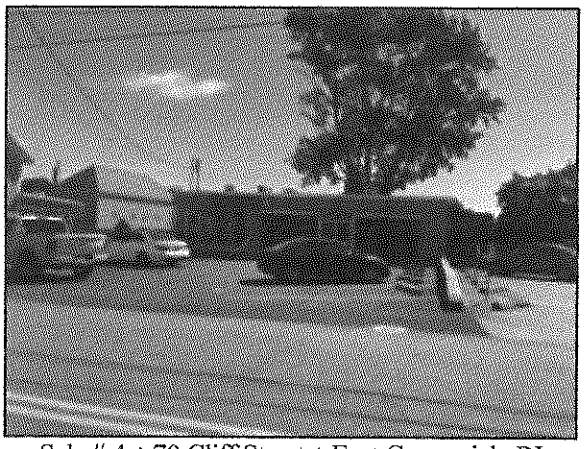
Sale # 1 ♦ 14 Main Street U#1♦ No. Kingstown, RI
($172,000 / $178.24 PSF / August 22, 2016)



Sale # 2 ♦ 6820 Post Road ♦ North Kingstown, RI
($249,000 / $157.79 PSF / Active)



Sale # 3 ♦ 50 Cliff Street ♦ East Greenwich, RI
($341,000 / $188.08 PSF / September 26, 2014)



Sale # 4 ♦ 70 Cliff Street ♦ East Greenwich, RI
($300,000 / $173.61 PSF / February 18, 2015)

SUMMARY OF ANALYSIS AND VALUATION

The Income Approach (Income Capitalization Approach) is a set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flow and reversion) into property value. This reversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specific income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specific yield rate.

A rental survey of comparable properties within the market area was conducted. After careful thought and analysis, I have estimated the market rental value for the subject to be $15.00 per square foot on a "net" basis. A capitalization rate of .09 percent has been selected in order to reflect market expectations.

The Income Capitalization Approach is summarized as follows:

INCOME	
Gross Income (1,710 SF x $15.00 PSF):	$25,650
Less Vacancy & Income Loss (5%):	$ 1,280
Effective Gross Income:	$24,370
EXPENSES	
Structural Maintenance:	$ 500
Liability Insurance:	$ 750
Professional Fees:	$ 500
Miscellaneous:	$ 250
	$ 2,000
Effective Gross Income:	$24,370
Annual Expenses:	$ 2,000
Net Operating Income:	$22,370
Capitalization Rate: .09%	
Indicated Value via the Income Approach:	$248,550
Rounded:	$250,000

ESTIMATED EXPOSURE AND MARKETING TIME

The exposure and marketing time was not estimated due to the inadequate volume of Leasehold Estate property sales data.

RECONCILIATION

The estimated value via the three approaches is as follows:

Direct Sales Comparison Approach.....$260,000

Income Capitalization Approach.....$250,000

Cost Approach.....N/A

Within my analysis I have developed the Direct Sales Comparison Approach utilizing the Quantitative Analysis Technique. Three sales and one competitive offering reasonably resembling the subject property from North Kingstown and East Greenwich were analyzed. The sales data was considered sufficiently current and similar in nature in order to produce a reliable estimate of value. Primary emphasis was placed on this approach.

I also developed the Income Capitalization Approach to value. A search for comparable rental data was conducted in order to establish a market rent for the subject property. Additionally, I had conversations with 2 brokers and another appraiser relating to market rents of comparable space. A vacancy/income loss factor was deducted as well as the appropriate expenses associated with the property. The indicated value reflected by this approach was slight below that indicated by the Direct Sales Comparison Approach. Secondary consideration was given to this approach.

The Cost Approach plays a very minor role in the decision process for properties such as the subject. Furthermore, estimating physical depreciation, functional obsolescence and the land value tends to be very speculative. Therefore, the Cost Approach was not employed.

CONCLUDED MARKET VALUE

Therefore, based upon the investigation and analysis in this Appraisal Report, it is my considered opinion that the market value of the leasehold interest in the subject property on an "as is" basis as of September 7, 2016 is:

TWO HUNDRED SIXTY THOUSAND ($260,000) DOLLARS

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The facts and data reported and used in the valuation process are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- The value estimates found within were not based upon a request minimum valuation, a specific valuation, or the approval of a loan.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
- I have not performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in accordance with the requirements of the *Code of Professional Ethics and Standards of Professional Practice* and the *Uniform Standards of Professional Appraisal Practice (USPAP)* as adopted by the Appraisal Standards Board of the Appraisal Foundation.
- Mr. Robert Bargamian visually inspected the property that is the subject of this report on September 7, 2016.
- No one provided significant assistance to the person signing this report.
- I have completed the requirements under the continuing education program of the State of Rhode Island.

It is my considered opinion that the market value of the leasehold interest in the subject property on an "as is" basis as of September 7, 2016 is:

TWO HUNDRED SIXTY THOUSAND ($260,000) DOLLARS

Robert Bargamian, Certified General Appraiser
Rhode Island CGA 0A00663G; Exp. 7-28-18

DATE: September 20, 2016

ASSUMPTIONS AND LIMITING CONDITIONS

• No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

• The property being appraised is free and clear of any and all liens or encumbrances unless otherwise stated.

• Information furnished by others is assumed to be true, factually correct, and reliable. No effort has been made to verify such information, and no responsibility of its accuracy is assumed by the appraiser. *Should there be any material error in the assumptions in this report; the result of this report is subject to review and revision.*

• All mortgages, liens, and encumbrances (except lease documents) have been disregarded unless so specified within this report. The subject property is analyzed as though under responsible ownership and competent management. It is assumed in this analysis that there were 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 for engineering, which may be required to discover them. No responsibility is assumed for legal matters existing or pending, nor is opinion rendered as to title, which is assumed to be good.

• It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, including fire and building codes unless non-compliance is noted.

• It is assumed that all applicable zoning and use regulations have been complied with, unless non-conformity has been stated, defined, and considered in the analysis.

• It is assumed that all 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.

• Possession of this report, or a copy thereof, does not carry with it the right of publication.

• Unless otherwise stated in this report, the existence of hazardous materials or flammable building materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances or materials. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. *The value opinion is predicated on the assumption that there is no such hazardous material on or in the property that would cause a loss in value.*

• The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that the compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the property. Since the appraiser has no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in forming a value opinion of the property.

• Unless prior arrangements have been made, by reason of this report, is not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this report.

• This report constitutes an Appraisal Report.

• All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.

• The signatory of this appraisal is a fully qualified residential, commercial, and industrial appraiser who has been involved in the valuation and/or review of many similar properties. The education and experience in valuing and reviewing similar properties satisfies the competency provision of USPAP.

ADDENDA

The following items are appended to the body of this report:

Exterior Photographs
Qualifications

SUBJECT PHOTOGRAPHS

Northwesterly Elevation

Westerly Elevation

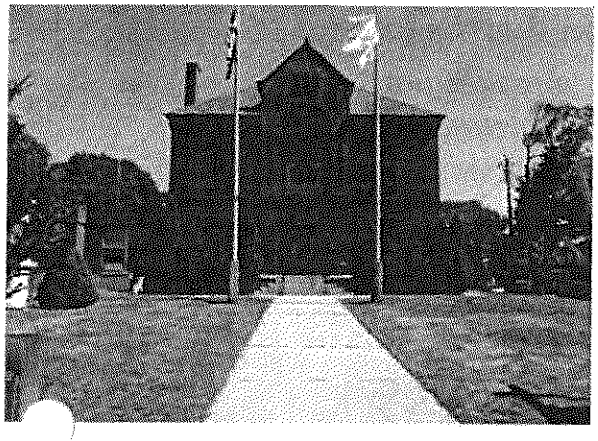
Southeasterly Elevation

Parking Lot Viewing East

11

North Kingstown Town Hall & Annex

Building Improvements Feasibility Study 2016



NK Town Hall
80 Boston Neck Road
North Kingstown, RI 02852

NK Town Hall Annex
55 Brown Street
North Kingstown, RI 02852

Prepared By:
Aharonian & Associates, Inc.
310 George Washington Hwy
Smithfield, RI 02917

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   - *3C. Mechanical*
   - *3D. Electrical*
   - *3E. Site Plan*
   - *3F. Flood Zone*
   - *3G. Floor Plan*
   - *3H. Cost Projections*

4. Annex Feasibility
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   - *4C. Mechanical*
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Feasibility Team

Architect	Aharonian & Associates, Inc.
Structural Engineer	C.A. Pretzer Associates, Inc.
Mechanical Engineer	R.K. Baker & Associates

1 Introduction

The charge of the North Kingstown Asset Management Commission was to look at the facilities to ensure that the proper physical environment exists to provide an environmentally and structurally safe facility.

Aharonian & Associates, Inc was awarded the bid to examine the facilities in July, 2016.

The facility examination will include a comprehensive physical review of the present conditions at the Town Hall and Annex. The physical assessment examined current conditions at the two Town buildings with respect to site analysis and a building evaluation for structure, mechanical and electrical services. To date, this part of the study is complete and is documented for review in this report.

The physical assessments of all the Architectural, Structural, Mechanical and Electrical have been integrated together to develop a spatial program and a series of conceptual options that would best respond to the future needs of the community. A preliminary cost analysis is also generated and attached to this report.

In February of 2016, reports on both the Town Hall and Town Hall Annex were completed by the firm Archtiectura, to which we have utilized in this report and have attached as separate appendices.

The following chapter's document data gathered and with this data we have drawn conclusions for physical options to be discussed by the town.

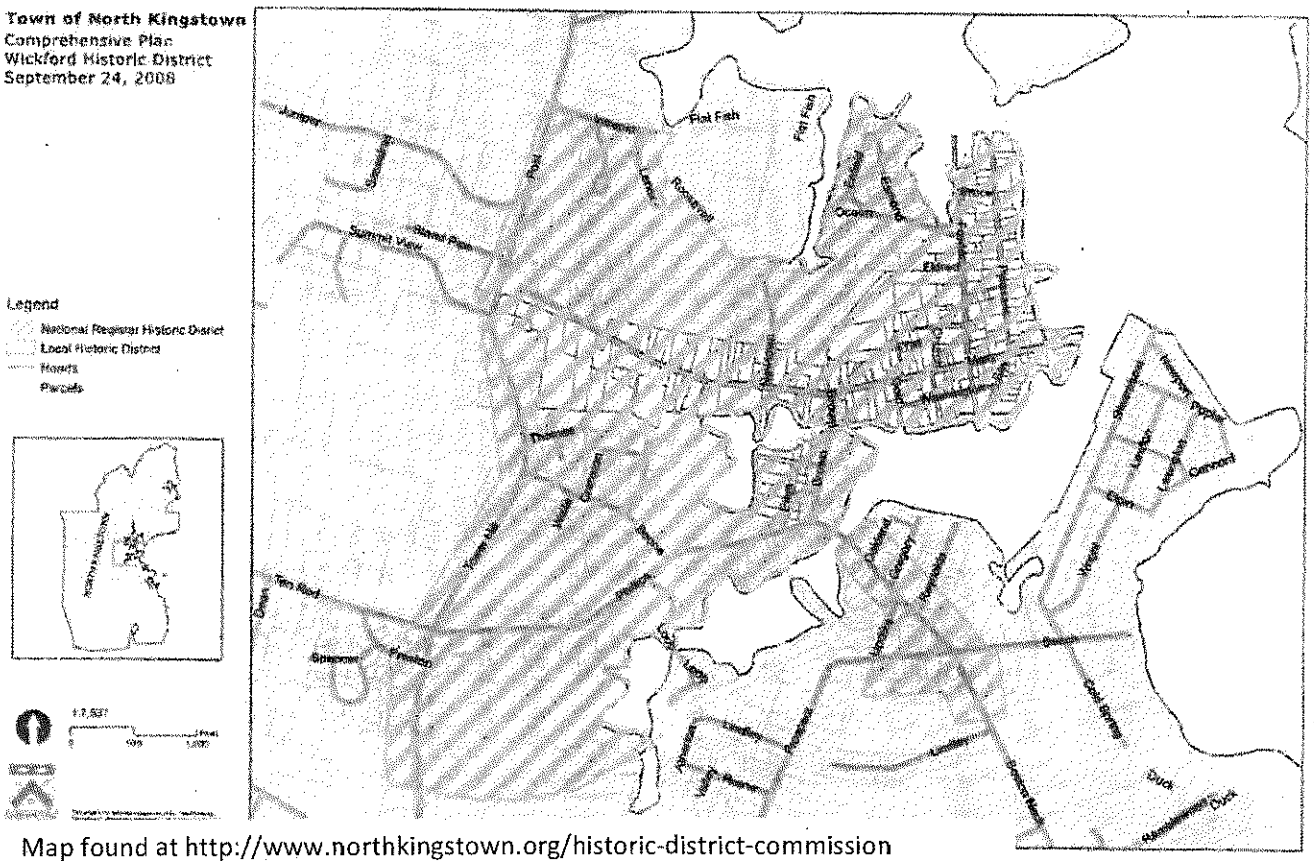
2 History

The Town of North Kingstown has a rich history that dates back to the 1600s, when North Kingstown was a part of "Kings Towne" which consisted of not only North Kingstown, but South Kingstown, Exeter and Narragansett as well. Incorporated in 1674, the old "Narragansett Country" was living peacefully until 1675 when the King Phillips War began between the Narragansett and Wampanoag People and the people of Connecticut, Plymouth and Massachusetts Bay Colonies. Following this conflict over the presiding land, Kings Towne continued to increase its size and infrastructure at such a fast pace that the government decided to divide the land in 1722 into North and South. North Kingstown's area included all of the areas from its earliest settlements, and was later divided again in 1742 to create Exeter from North Kingstown's western regions. Today North Kingstown is known for their 30 miles of coastline along Narragansett Bay.

The village of Wickford that is within North Kingstown, has a rich history that dates back with Kings Towne. Wickford's history includes a cattle-shipping period; a time when neighboring mills were dominant and the village echoed them with small textile operations, small forges and foundries, small jewelry businesses, small distilleries; through a rather thin time when the transfer from train to ferry all summer, and the short-term services to passengers, left long dull months for the rest of the year; then a period of Navy ascendance; small waves of immigration to outlying mills which still left the village rather Yankee; the disappearance of Friends Meeting and the appearance of a Christian Science Church; and the lining of much of the harbor with marines. Today, Wickford is a place where locals and tourists visit to enjoy the local history and walk the waterfront streets lined with local small business shopping attractions.

As a local landmark in Wickford village is North Kingstown's Town Hall. The building was built in 1888, a brick hipped roof Richardsonian structure with gabled center pavilion designed by William R. Walker. In 1970s there was an addition that was added to the original building that was not incorporated into the historical design of the main building and is deemed non-contributing per the RI Historical Preservation & Heritage Commission (RIHPHC). The RIHPHC holds a preservation easement on the Town Hall through the year 2032 as a result of a previous restoration grant that was awarded to the Town.

The Town Hall Annex, previously and historically known as the Wickford Free Library, was built in 1899. This is a white wood structure whose design was inspired by a classic Greek temple by Architect F. J. Sawtelle of Providence. During an 1899 dedication of the library, the structure was described as "altogether one of the most striking and complete edifices of its character in the state." Although the actual building is not listed on the National Historic Register, the village of Wickford is a registered National Historic Place which cites the Town Hall Annex as a contributing structure.

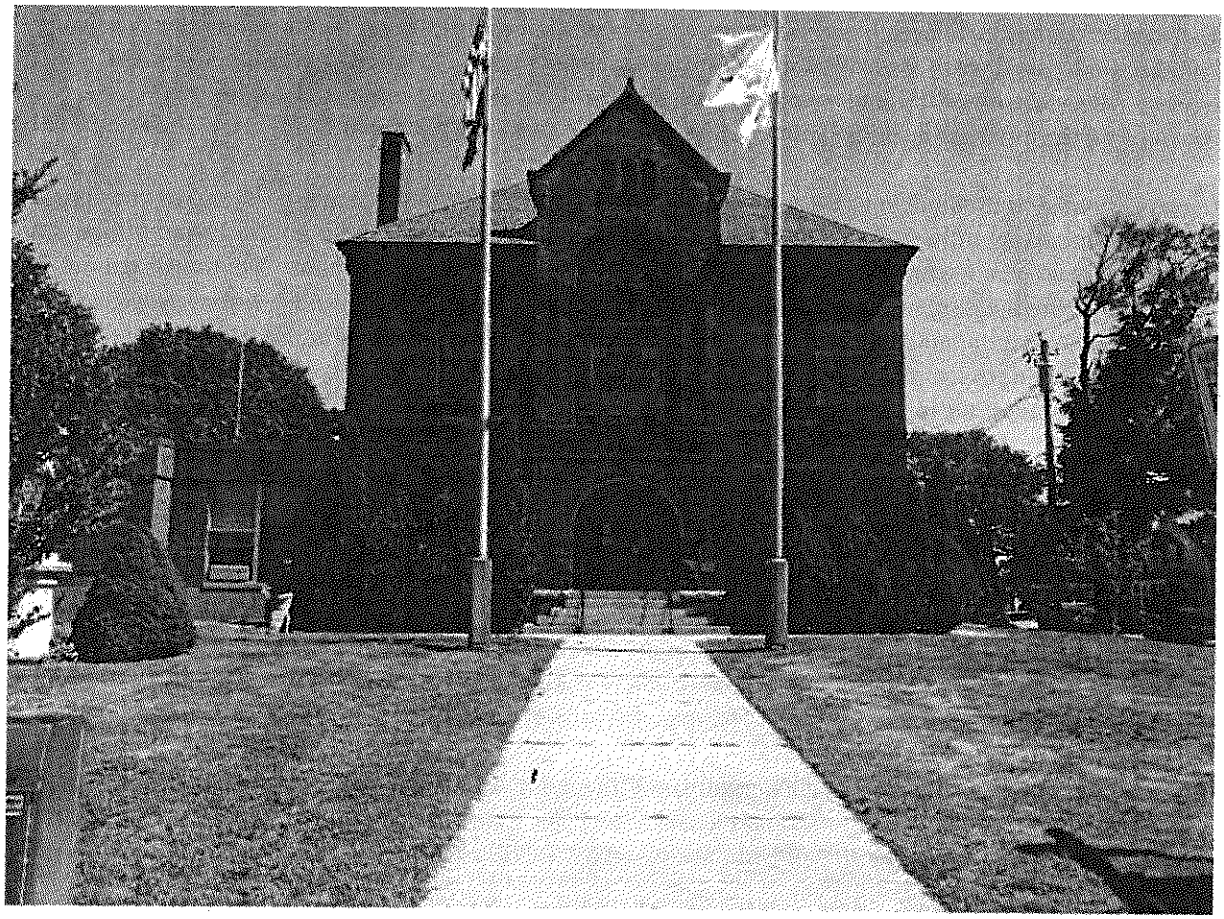


Map found at http://www.northkingstown.org/historic-district-commission

The North Kingstown Historic District Commission, along with the Rhode Island Historical Preservation Society has certain guidelines regarding the rehabilitation of Historical properties. Special Issues that will be taken in close consideration will be areas regarding the proper way to rehab the buildings are as follows:

- Windows
- Exterior Wood
- Aluminum & Vinyl Siding
- Exterior Brick
- Entrances & Porches
- Store Fronts
- Building Sites
- Historic District & Neighborhood
- Health, Safety & Access Requirements
- Energy Conservation
- New Additions

3 Feasibility Study - Town Hall



3A Architectural Feasibility Study - Town Hall

Existing Observations:

The Town Hall was built in 1888 as a two story building with full basement masonry structure which faces Boston Neck Road to the South. The rear portion is a one story wood framed masonry veneer building with a crawl space below the first floor and flat roof, constructed in the 1970's.

The exterior of the building is in good condition but needs minor repointing repair of the brickwork and a total cleaning and wash. It was that noted more extensive repairs to the two brick chimneys are needed. There are areas of repair needed to the brick at the gable roof edge and a crack that needs repair at the front of the building (south facing). Refer to photos 1,2,3 and 4.

In the east entry to the building, the granite stairs are showing signs of settlement. There are no signs of cracking or breaking of the granite slabs. It was noted that a drain comes down at the corner of that stair entry and could be a reason that water draining is contributing to the settlement. The drains around the perimeter of the building should be further investigated and / or repiped into a drywell strategically located away from the building . The south stair and ramp is in need of repair at the landings and ramp. The guard and handrail at this entrance need to be brought up to code. This is also discussed in the structural portion of this report. Refer to photos 5 and 6.

The exterior fire escape was noted to be in good condition with minor areas showing surface rust. Refer to photo 7.

The windows are in good condition and all have aluminum storm windows mounted to the interior of the sash. It was noted that the building has gone through lead abatement. The roofs appear to be in good condition as well and it was noted that the pitched roof shingles were replaced in 1998 and the flat roof membrane in 2007. There did not appear to be any leaking in any of the roofs. This includes areas where the roof changes and around the flashing. Refer to photos 8 and 9.

The interiors of this location are in very good condition and do not show any signs of cracking, major settlement or water damage. There is paneling on the walls of most of the offices on the second floor, which will need to be addressed. Refer to photos 9, 10, 11, 12, 13, 14 and 15.

The basement foundation wall of the building shows signs of moisture and deterioration of the brick foundation. The structural report addresses this issue and will address the structural integrity of the foundation. The most damaged area is located at the basement stair east wall. The stair enclosure to the basement houses the main electrical distribution and panels. This location impedes the stair access and egress path. The electrical system should be in a separate room so that those who need access to the equipment may do so in a safe manner. It was noted that there are many penetrations for various pipes and ducts that are not sealed on the masonry walls in the basement. Refer to photos 3, 5, 6, and 16.

Recommendations:

1. Brick should be repointed and mortar replaced where missing. Brick should then be cleaned and restored.

2. Steel lintels at brick openings at additions should be at a minimum scraped and rust removed and repainted with rust prohibitive paint. Alternative would be to replace lintels with new galvanized lintels in kind.

3. Steel fire escape should be cleaned of rust and repainted if it remains in service or must be removed and door restored to window opening. (Code requirement is to install interior egress stair with consideration of remoteness.) (See Architectura report Appendix B)

4. East entrance exterior granite stairs should be removed and reset due to settlement. Once removed, repairs to the foundation where there is water infiltrating should be made and waterproofed. Roof rain leader should be relocated and repiped away from the building .

5. Electrical main and service entrance needs to be moved into the adjacent vault. Once that is accomplished, repairs and or replacement to the exterior east facing basement wall may be made. This work can be accomplished with the suggested repairs from #4 above.

6. Typical foundation walls that are brick or rubble need to be cleaned of loose debris, patched and (or) repointed. Typical walls can be parged with a cementitious waterproof concrete mix.

7. All penetrations through walls should be patched.

8. See mechanical report for new boiler and accessories. Replace window air conditioners with ducted air conditioners, replace rooftop air conditioner with ductless split systems and install new dehumidification system with digital controls.

9. Roofs sloped and flat are in very good condition and can remain.

10. Windows need to be sanded, prepped, caulked and painted. West window wall at council chambers needs to be removed and new window wall reinstalled.

11. West side concrete walk and ramp is deteriorating and needs to be repaired. This will include any wall cracking and concrete repairs.

12. Interior is in good condition but all wood, wood trim and wood paneling should be covered with a clear fire retardant coating.

13. Code items including ADA upgrades with associated costs are discussed in the Architectura report dated February 2, 2016 attached in Appendix B.

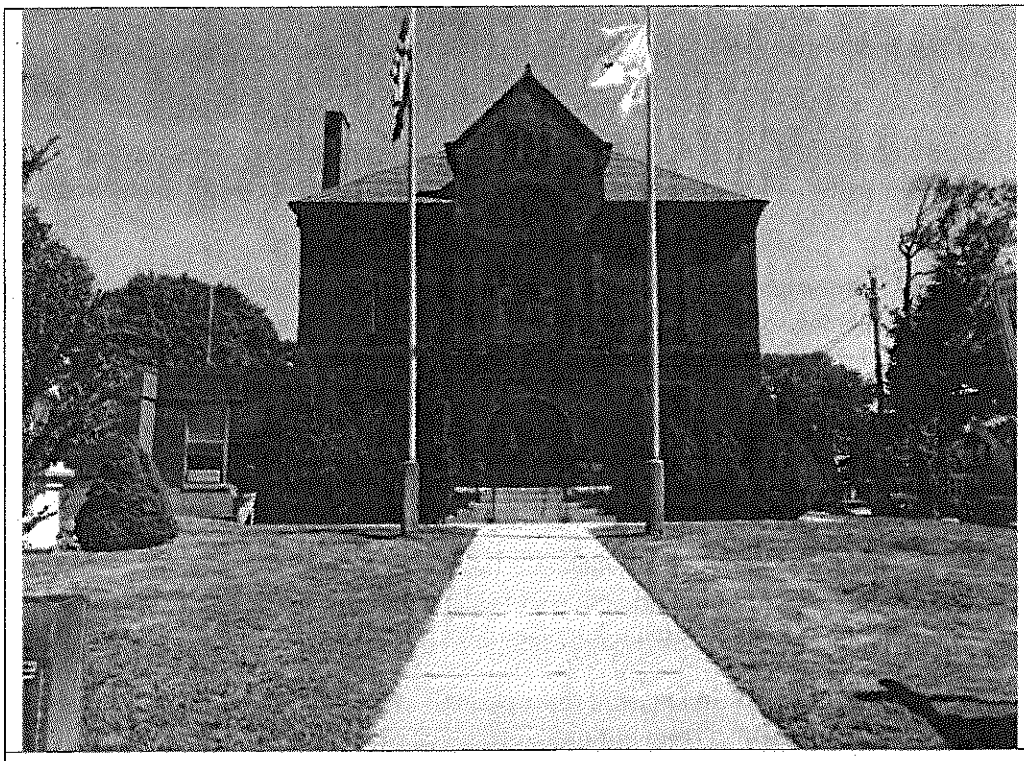


Photo 1

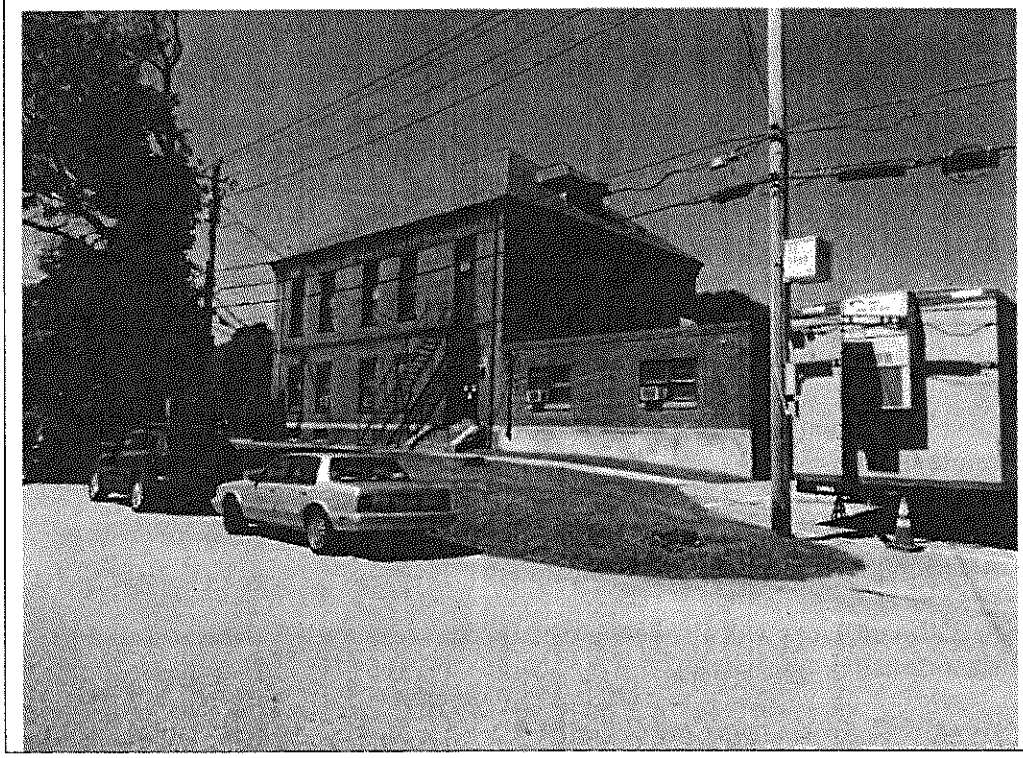


Photo 2

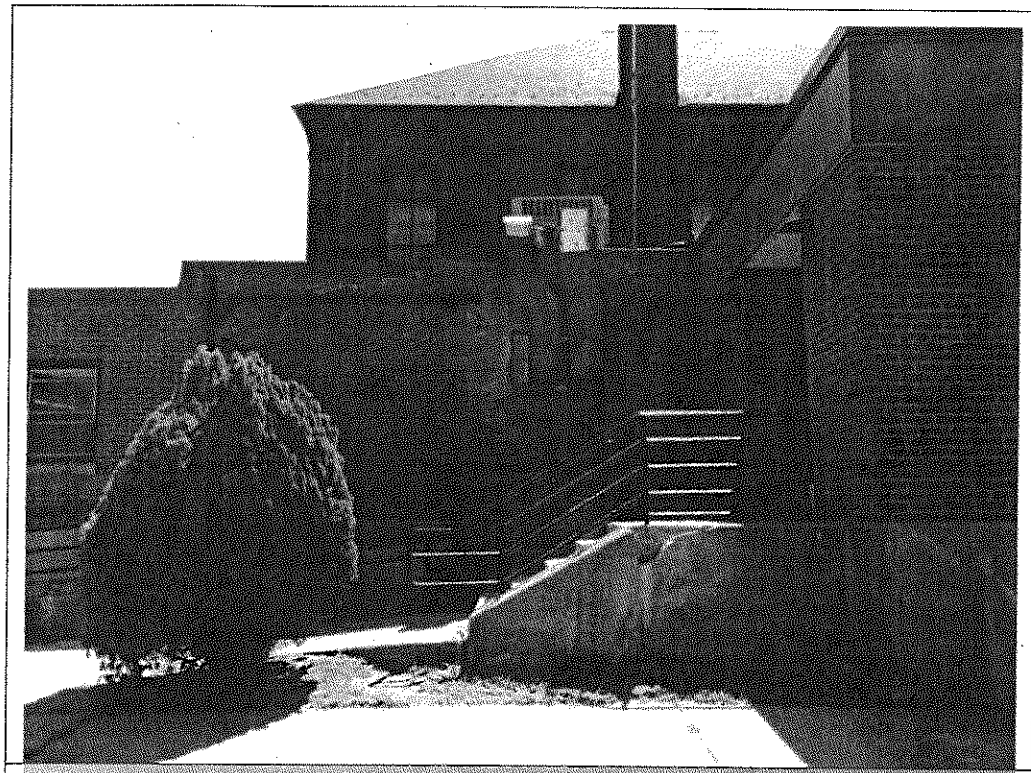


Photo 3

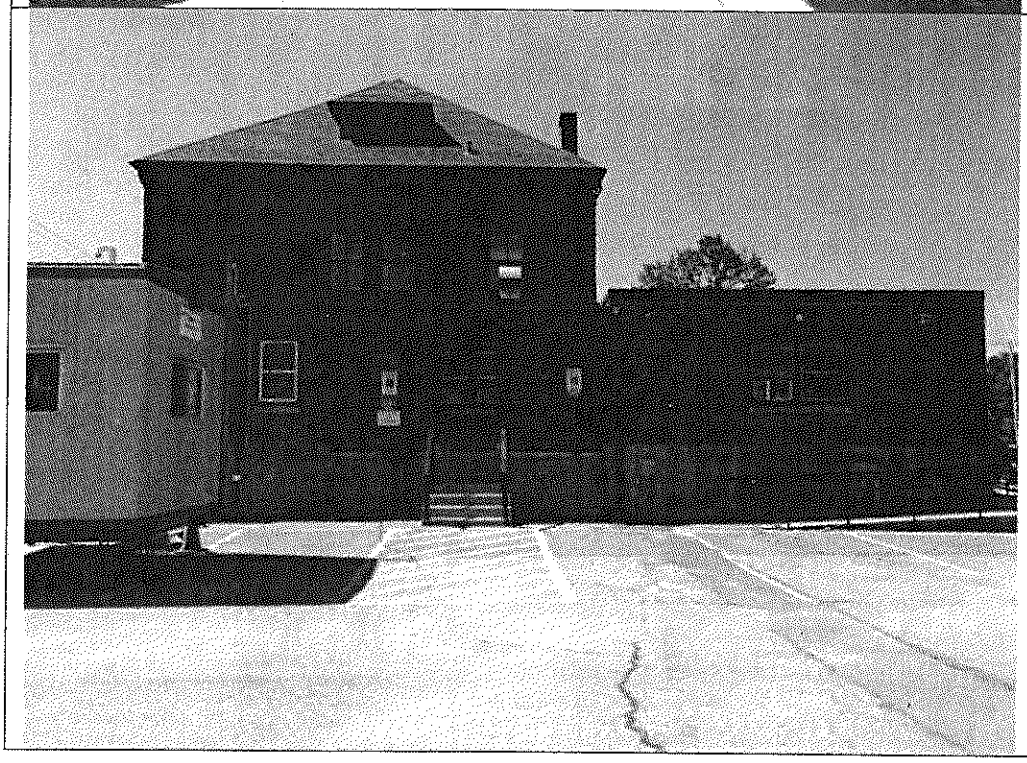
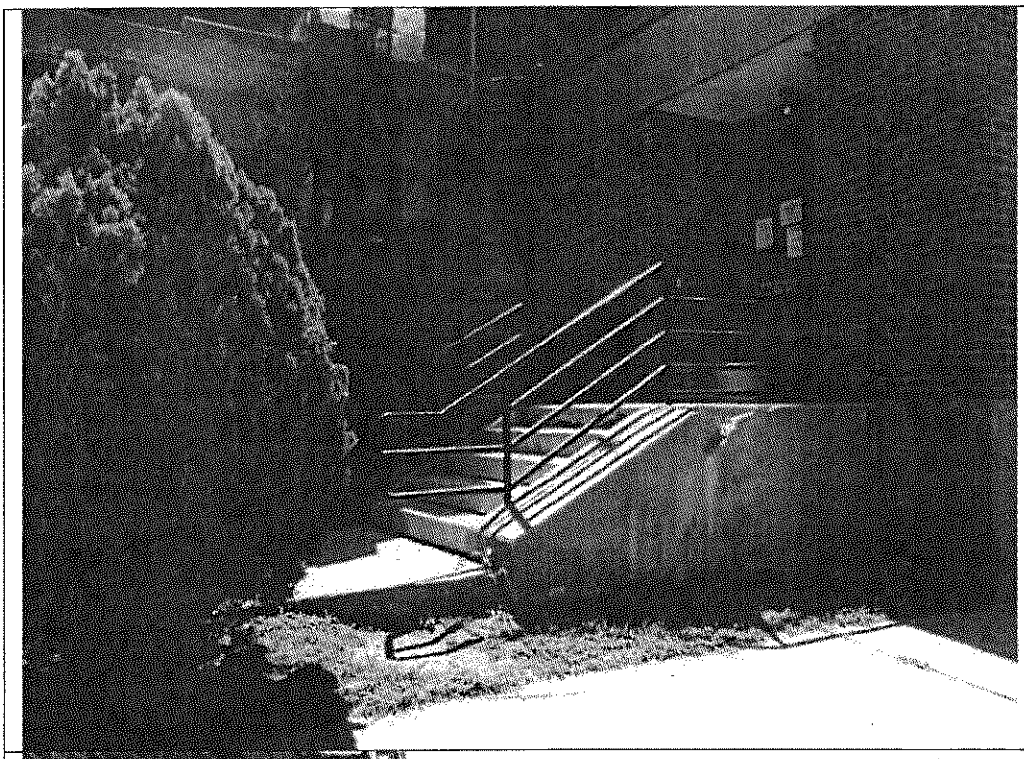
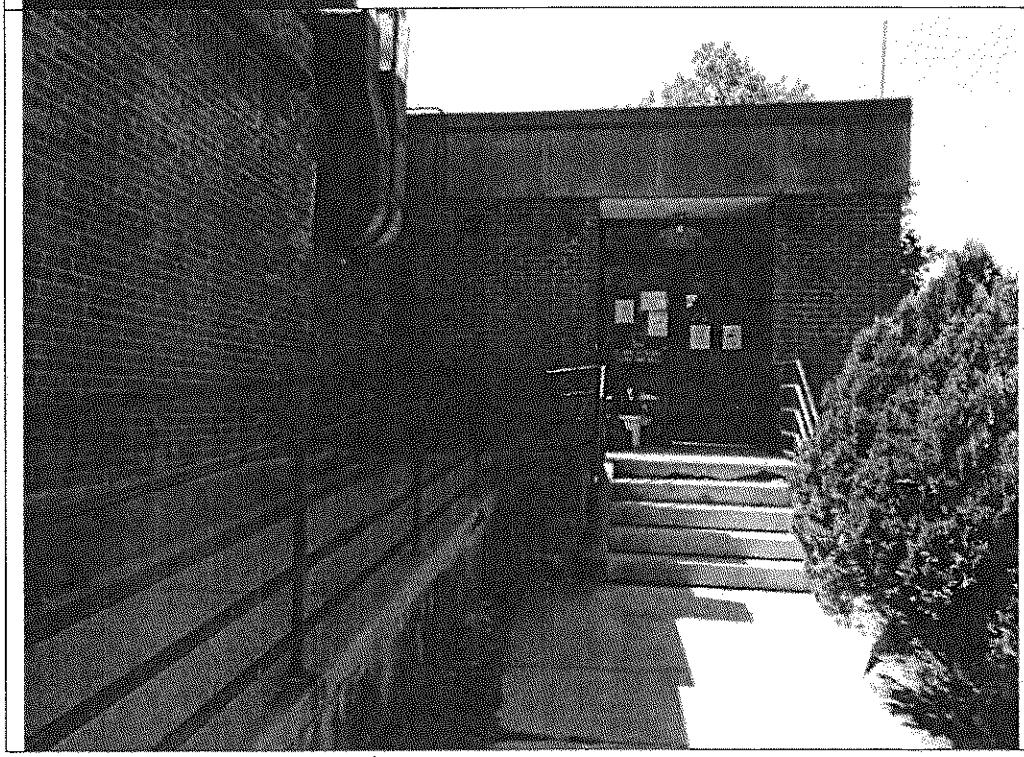


Photo 4

	Photo 5
	Photo 6

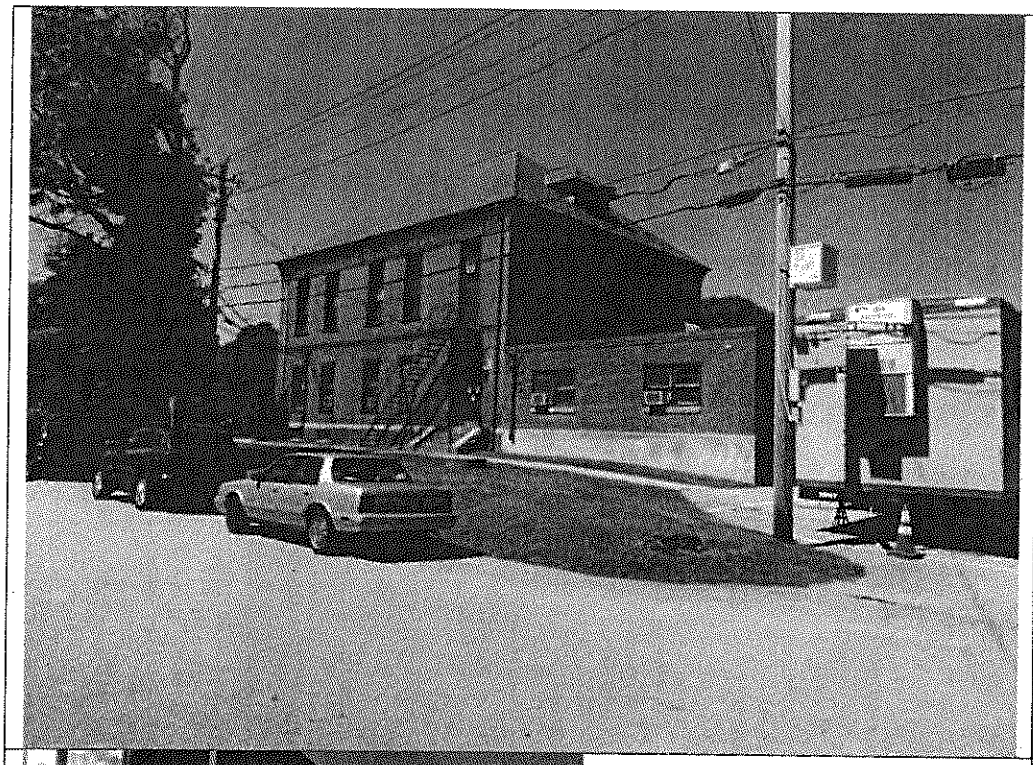


Photo 7

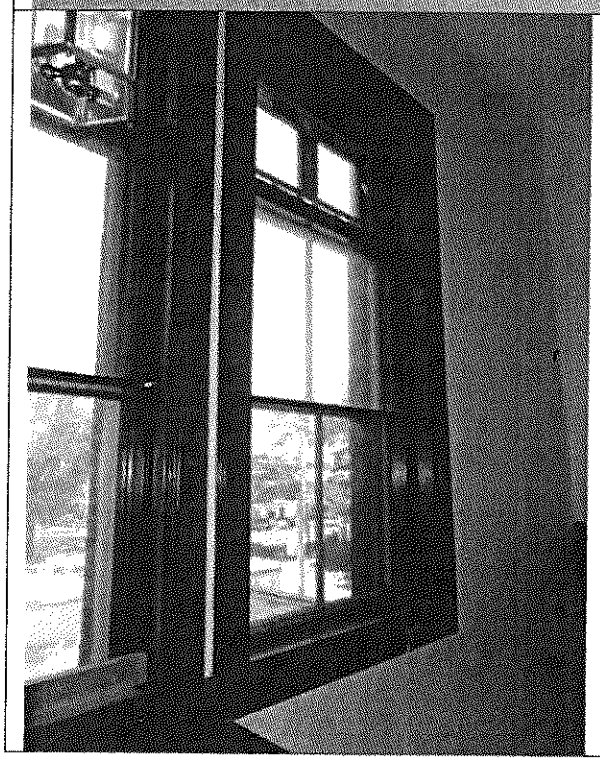
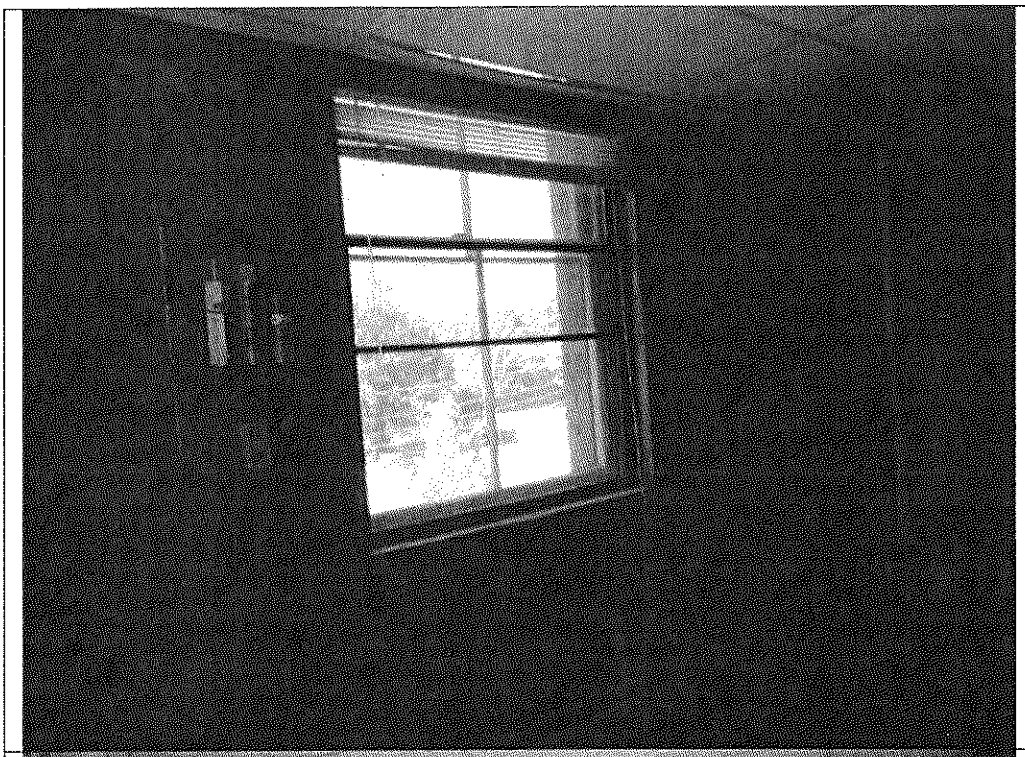
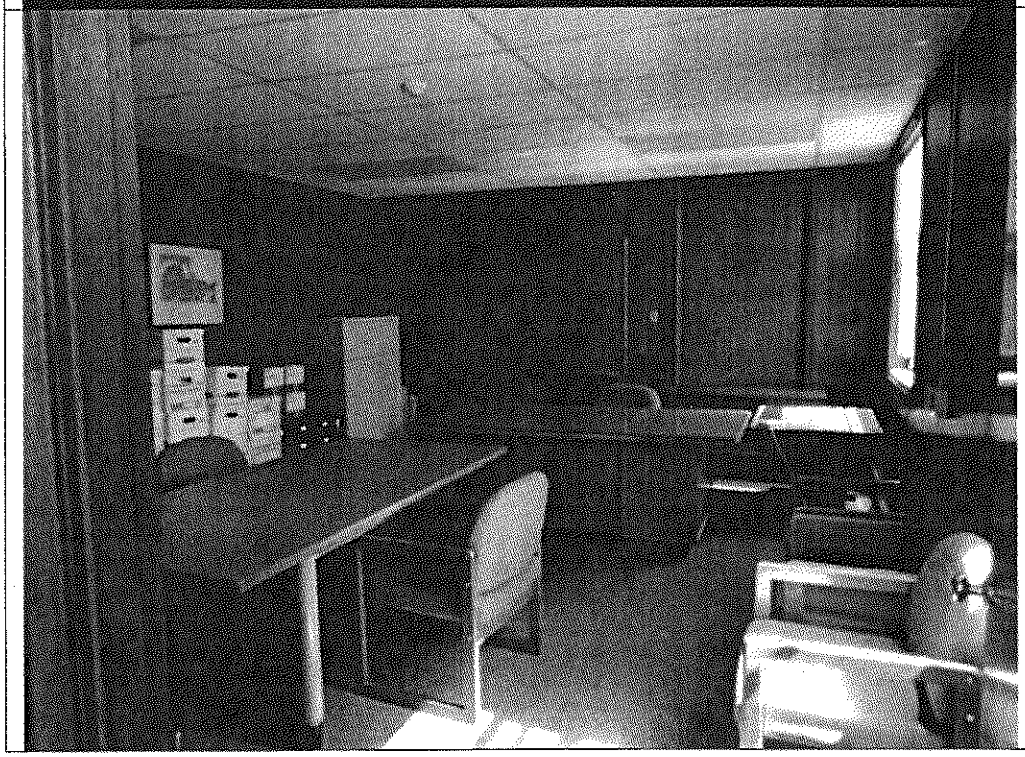


Photo 8

	Photo 9
	Photo 10

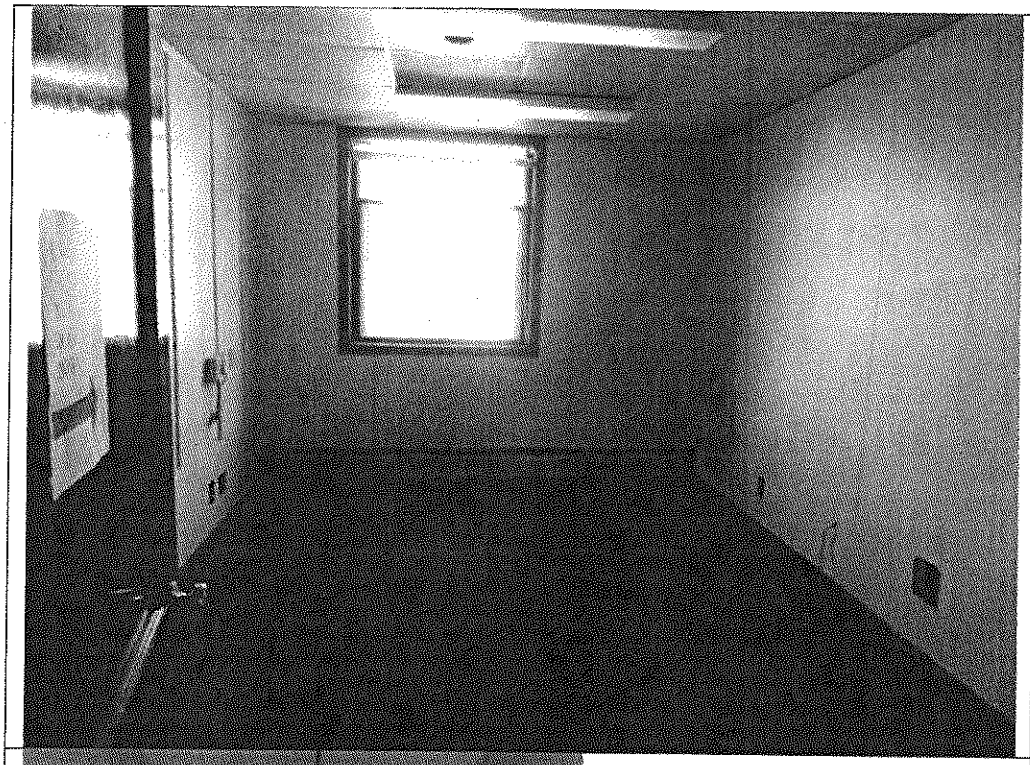


Photo 11

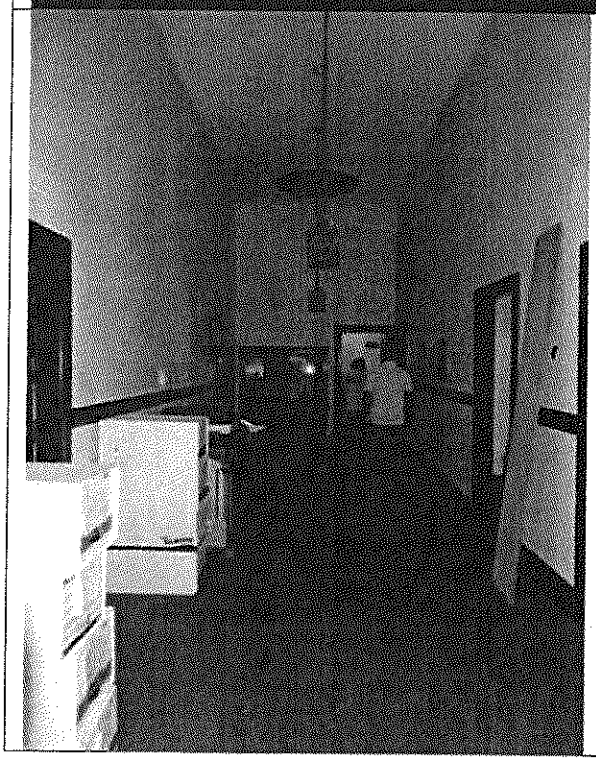


Photo 12

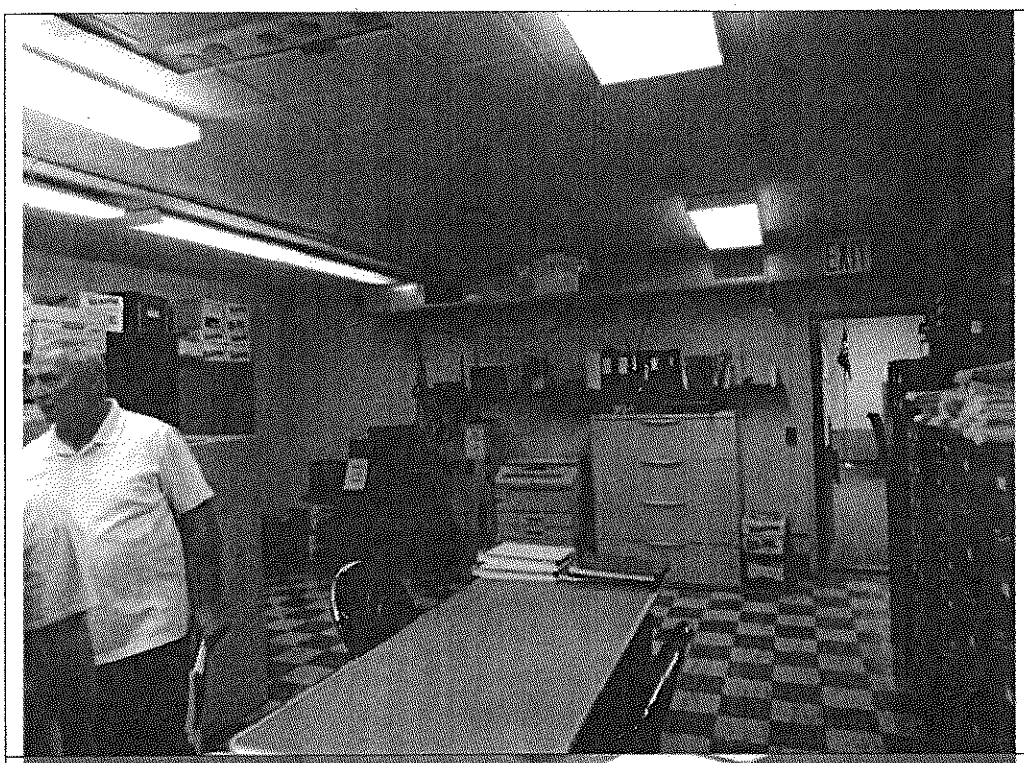
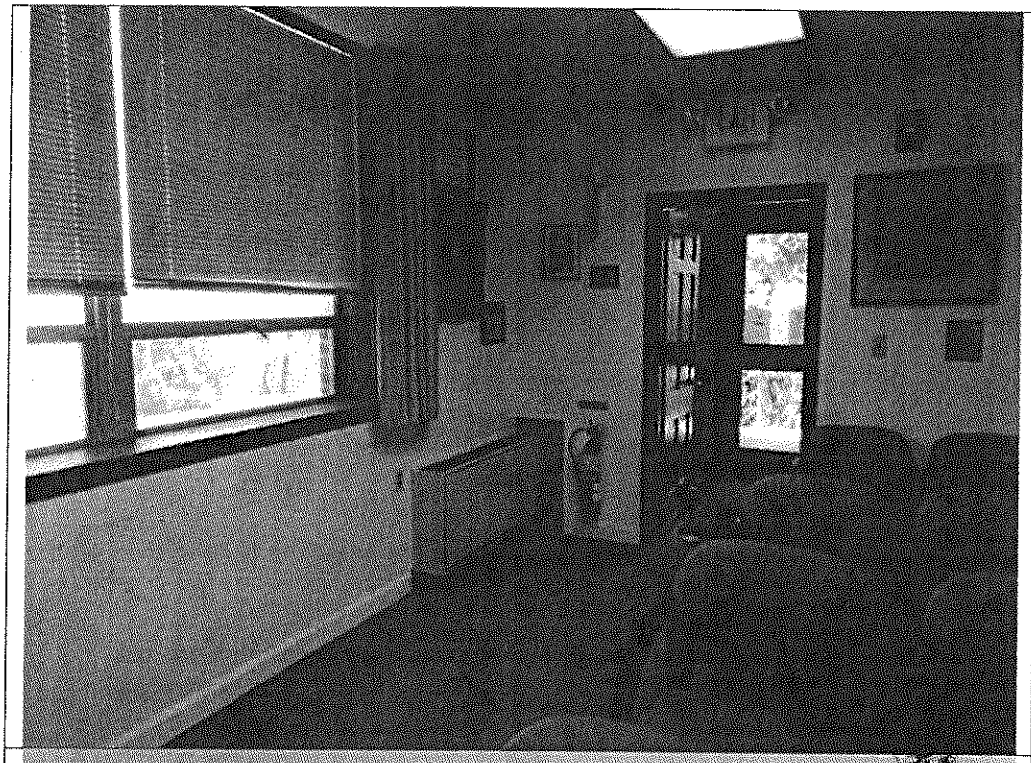
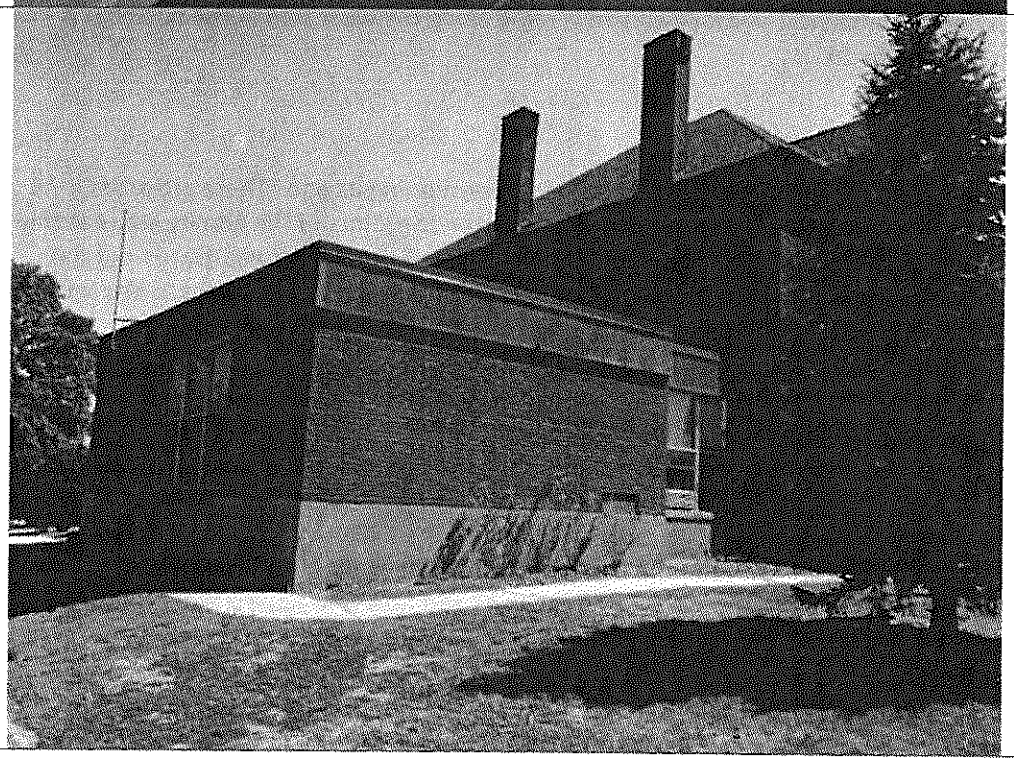


Photo 13

Photo 14

	Photo 15
	Photo 16

3B Structural Feasibility - Town Hall

Description of the Structure

The original building is wood-framed. The hipped roof is framed with timber trusses and 2x8 rafters, refer to photos 5 to 8. The floors are framed with wood joists supported on interior bearing walls and the exterior walls. The interior bearing walls are supported on brick walls in the basement. One small section of the first floor is constructed with concrete and steel beams over a vault in the basement.

The exterior walls of the original building are solid multi-wythe brick bearing walls. The brickwork has some ornate features and brownstone bands, window heads, and sills. The foundation walls are constructed with brick above grade and mortared stone below grade, and the interior of the stone foundation is coated with a layer of cementitious parging, refer to photos 9, 10 and 11.

Both additions are wood-framed, with exterior veneer brick and concrete foundations, refer to photo 12.

There is a short flight of exterior granite stairs at the front and east side entrances to the original building. There is a steel fire escape from the second floor to grade on the east side of the original building. There is a concrete loading dock with a steel-framed roof canopy at the rear of the north addition and an exterior concrete stair and long concrete ramp along the west side of the building additions, refer to photos 13 to 16.

Observations

The exterior of the original building is in fairly good condition, considering its age. There are areas where repointing of the brick is required. Mortar was missing from the joints of the granite stairs at the front and east side of the building. The granite stairs on the east side have settled slightly toward the rear of the buildings. There is a downspout from the roof that enters the ground adjacent to the settled side of the stairs refer to photos 17 to 20.

Mortar was also missing from the joints in the brownstone trim along the gable roof edge at the front of the building. There was a crack in the brick at the front of the building. Mortar was missing from the two brick chimneys where they extend above the roofline along the west side of the building, refer to photos 21 to 24.

There were several vertical shrinkage cracks in the concrete foundation walls of the rear addition. The steel angle lintels above the rear addition windows and the west addition vent have started to rust and crack the mortar joints in the brick veneer at the top corners of the window and vent openings, refer to photos 25, 26, and 27.

The concrete on areas of the exterior ramp, stairs, and stair walls has started to deteriorate and spall. This will soon present a tripping hazard. One section of the ramp has been previously patched, refer to photos 28 to 32.

The steel fire escape on the east side is generally in fair condition, with flaking paint and some rusted steel, refer to photo 33.

Inside the building, I observed no concerns or damage to the additions. The roof framing visible in the attic of the original building was water-stained from old roof leaks but was otherwise in good condition, refer to photo 34. The finishes on the first and second floors of the original building showed no signs of any underlying damage to the building structure. There was a hump in the first floor over the basement vault, where the wood floor framing around the vault shrunk and sagged over time, while the concrete ceiling of the vault did not sag.

Along the bottom of the perimeter foundation wall in the basement, there were areas where the parging had fallen from the wall, and some of the bricks had deteriorated, refer to photos 35 and 36. The worst area was along the east wall at the bottom of the interior stair, where the damage continued up almost the full height of the wall. In this location, the inside faces of the bricks had fallen off, and the mortar between bricks and stones was sandy and falling out onto the floor, refer to photos 37, 38 and 39. This area of the foundation wall is located directly below the east side entrance stairs where the granite stairs had settled, the mortar joints were open, and a downspout from the roof entered the ground.

There was a doorway through the 8-inch thick center brick bearing wall. There were several holes in the brick arch above the doorframe for electrical conduits to pass through the wall, refer to photo 40.

Recommendations

1. The exterior brickwork should be repointed where required and mortar should be replaced where it is missing.

2. The exterior granite stairs at the east side entrance should be removed and reconstructed, because they have settled and because water is getting into the basement and deteriorating the foundation wall at that location. When the stairs are removed, the drainage of the adjacent downspout below grade should be reviewed to make sure it is not contributing to the water infiltration into the basement.

3. The rusted steel angle lintels over the windows and vent in the additions should be removed and replaced with galvanized steel lintels.

4. Deteriorated and spalled areas of the concrete ramp, stairs, and stair walls should be chipped out and patched.

5. The steel fire escape should be cleaned of rust and repainted if it is going to remain in service.

6. The badly deteriorated section of the basement foundation wall below the east side entrance should be removed and replaced with concrete. This work should be performed in conjunction with reconstruction of the exterior granite stairs. Less severely damaged areas of the basement foundation wall can be patched and repointed.

7. The electrical conduit holes in the brick arch above the doorway in the interior basement wall should be patched and the conduits re-routed.

TOWN HALL

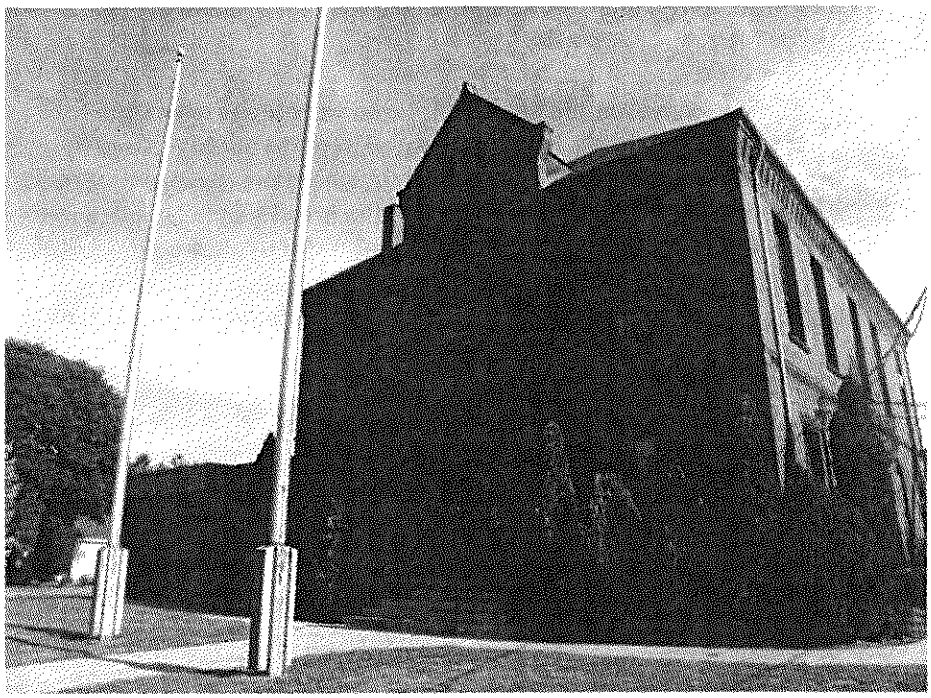


Photo 1

Front (south side) of the original building.

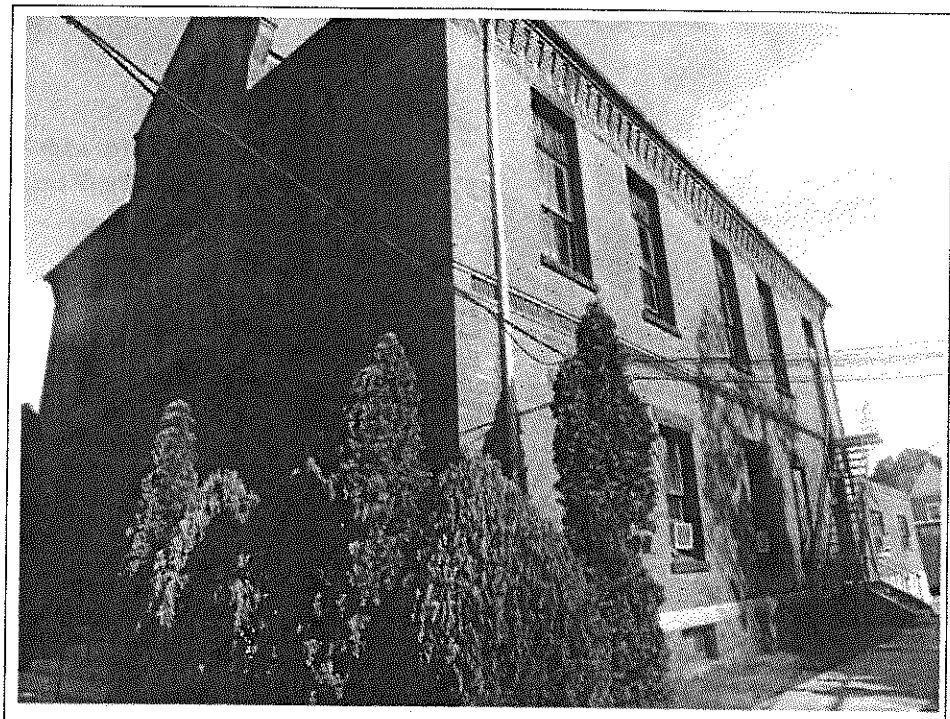


Photo 2

Front and east sides of the original building.

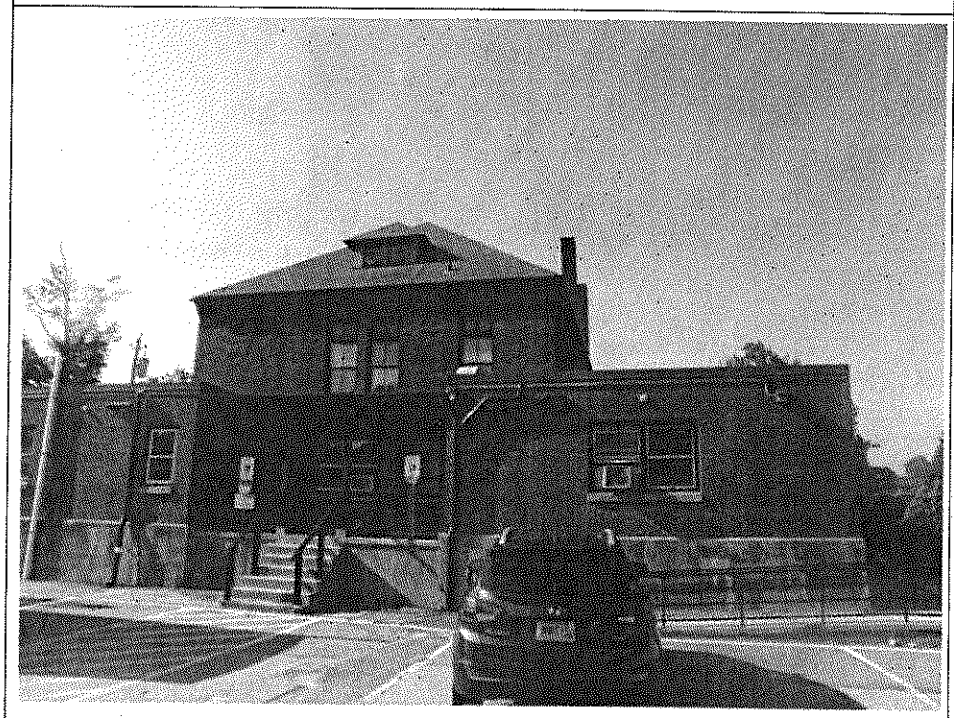


Photo 3

One-story 1950's addition at the rear (north side) of the original building.

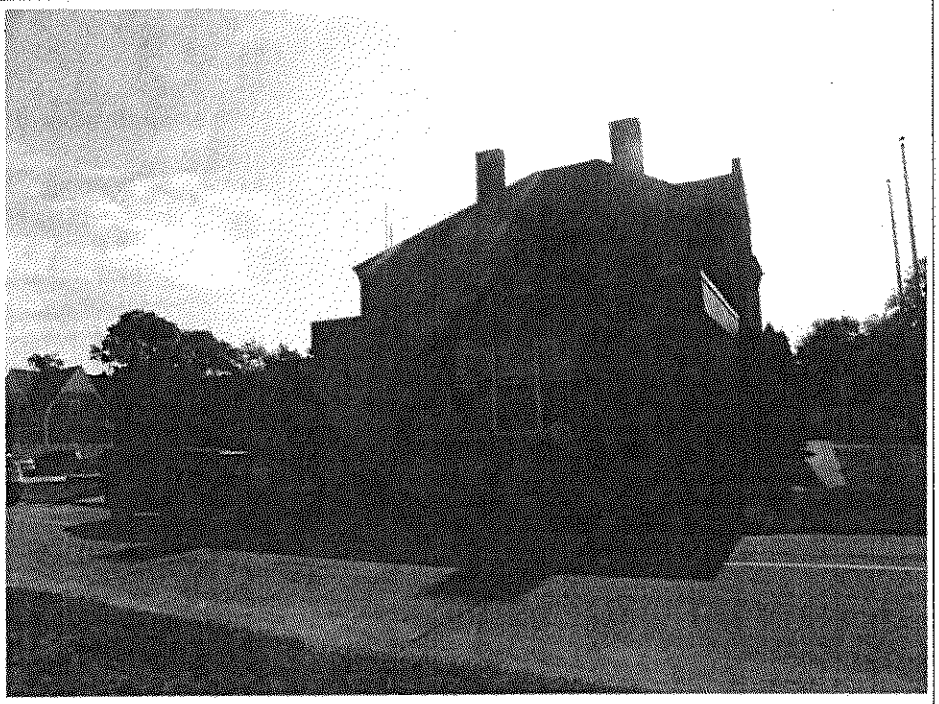


Photo 4

One-story 1970's addition on the west side of the original building.

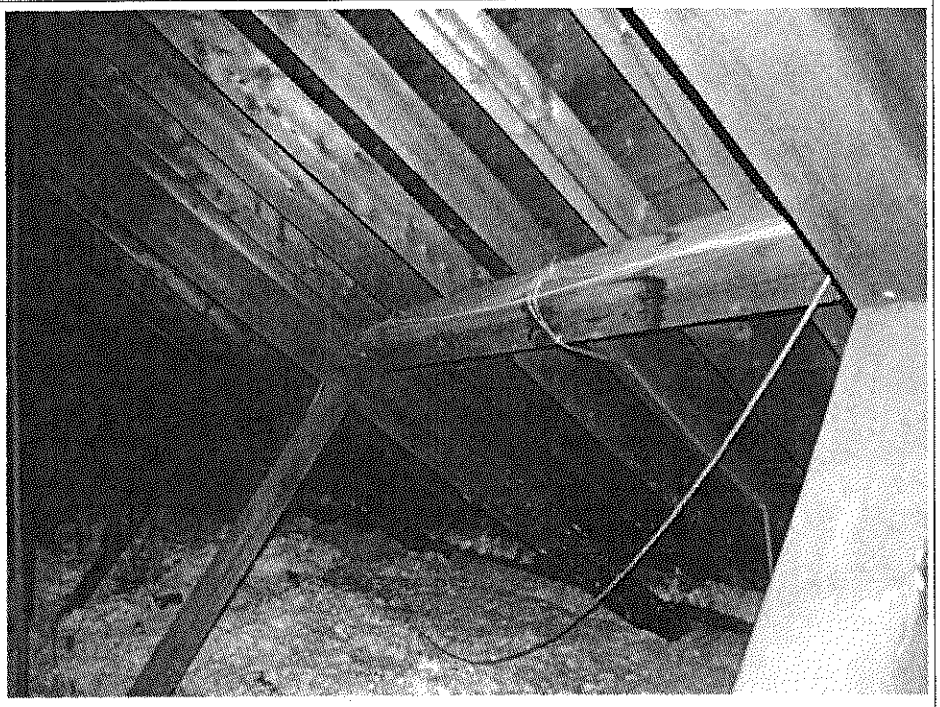


Photo 5

Roof framed with timber trusses and 2x8 rafters.

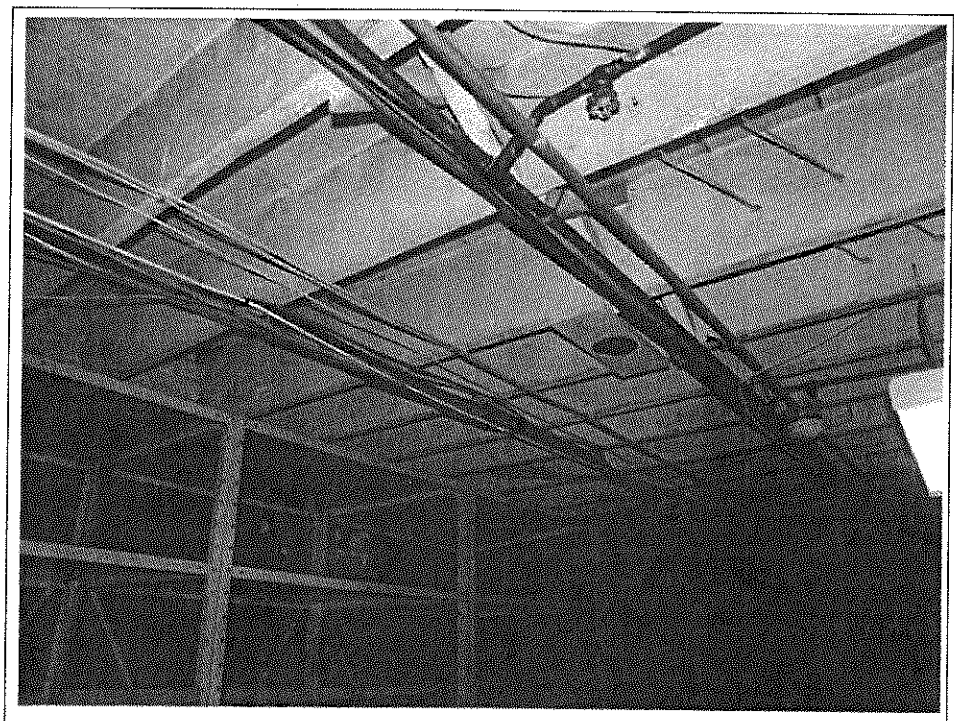


Photo 6

Typical wood floor framing.

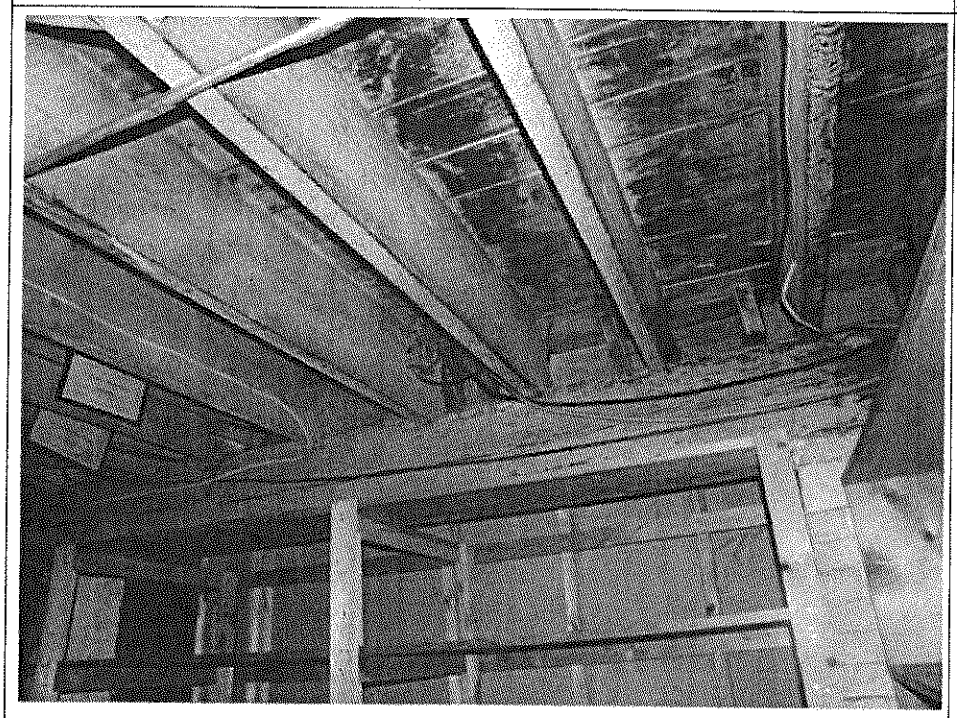
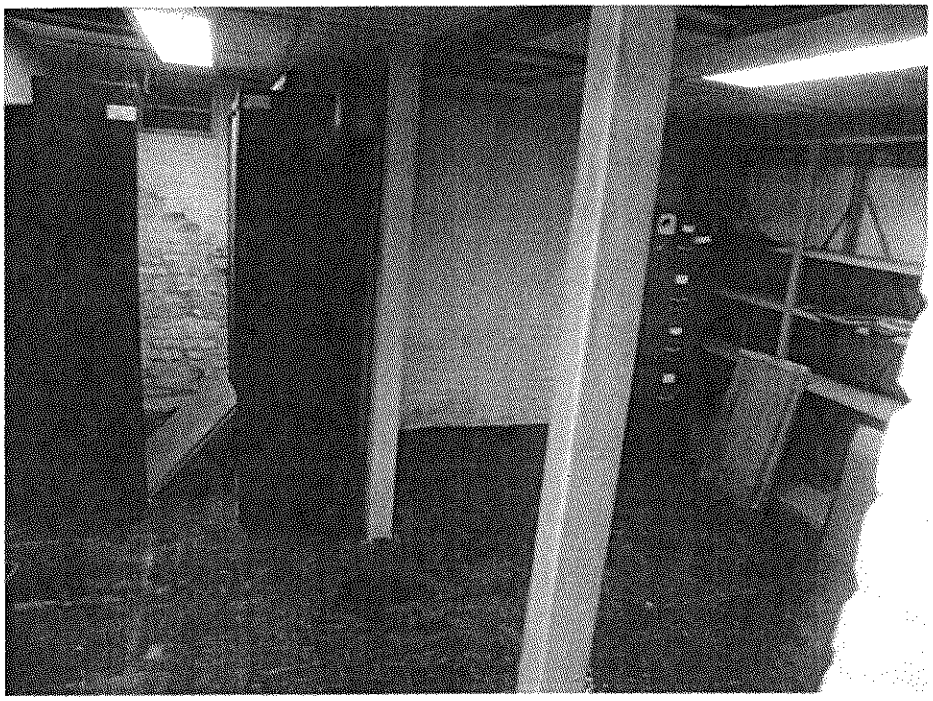
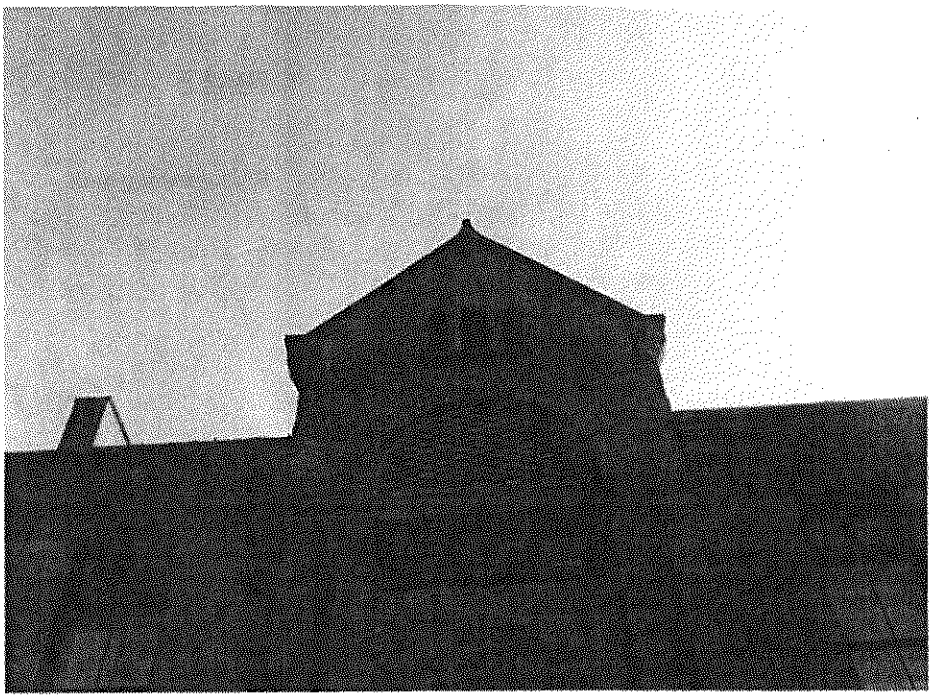
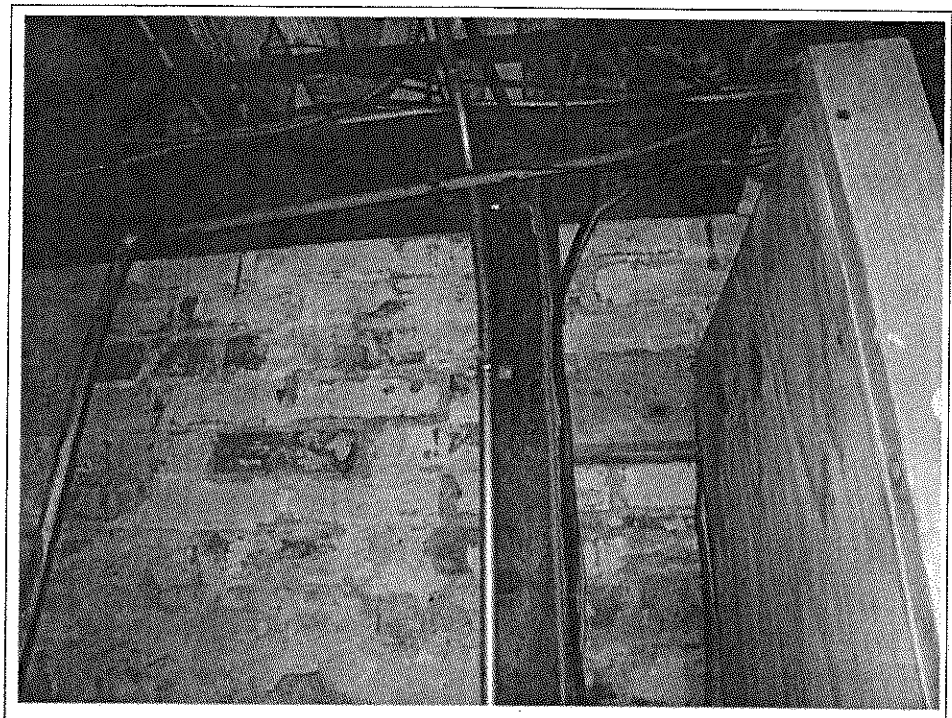
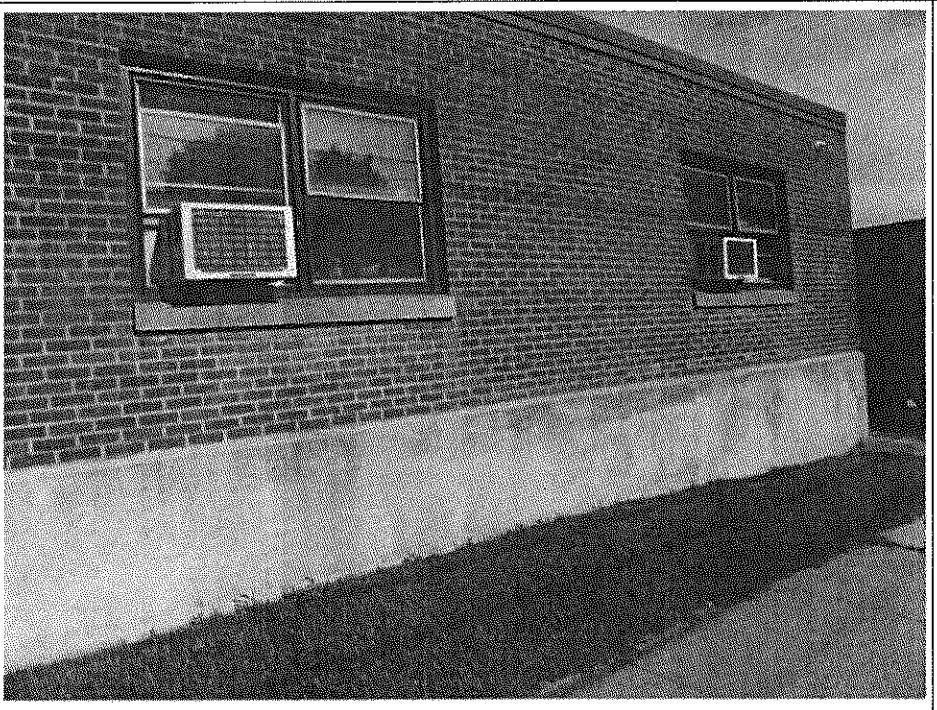
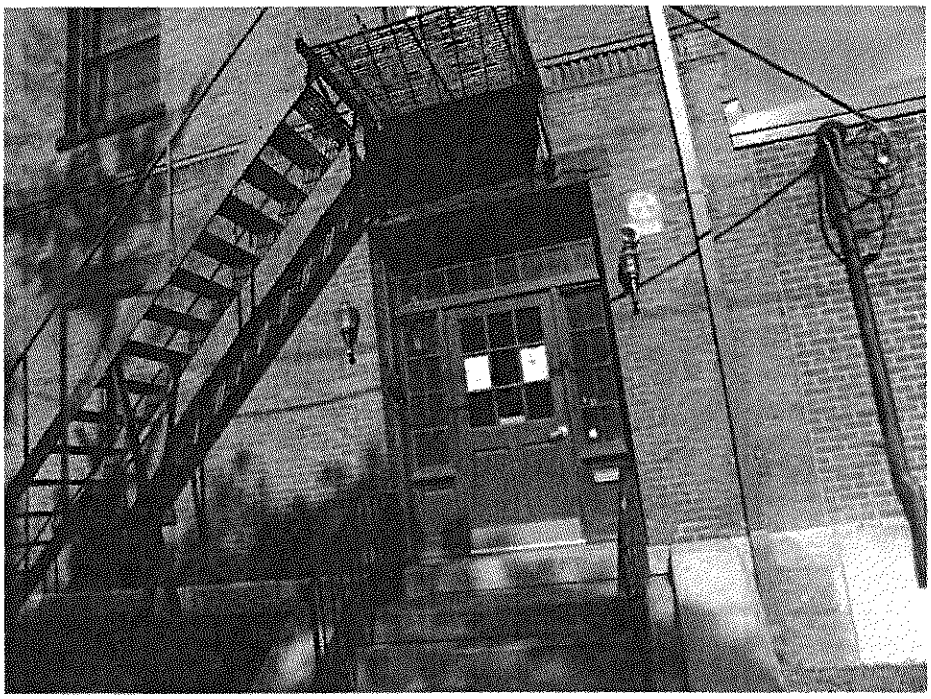


Photo 7

Brick bearing wall.

	Photo 8 Steel columns supporting the concrete vault ceiling in the basement.
	Photo 9 Exterior ornate brick walls with brownstone trim at the front of the original building.

	Photo 10 Top part of foundation wall is constructed with solid brick.
	Photo 11 Bottom part of foundation wall is constructed with mortared stone with a parging coat.

	Photo 12 Rear addition with brick veneer and concrete foundation wall.
	Photo 13 East side granite stairs and steel fire escape.

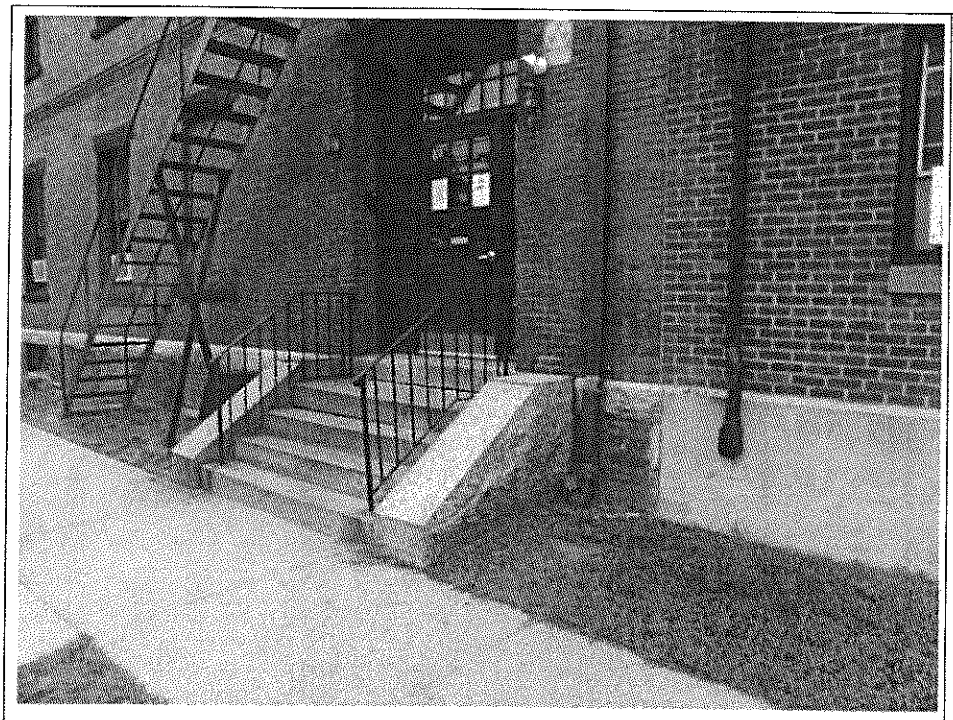


Photo 14

East side granite stairs and steel fire escape.

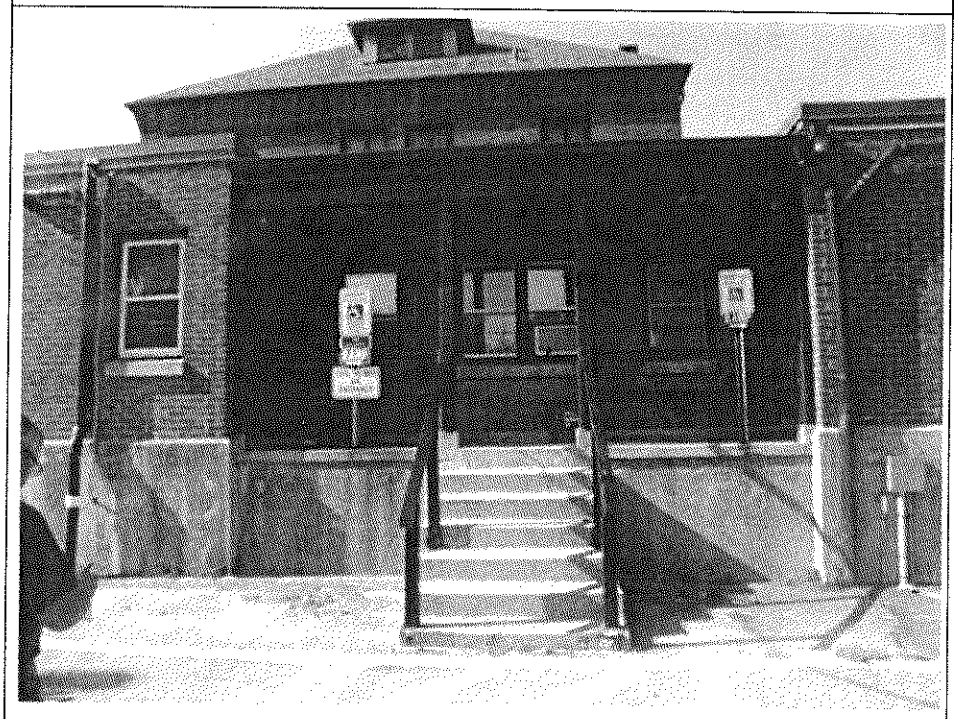
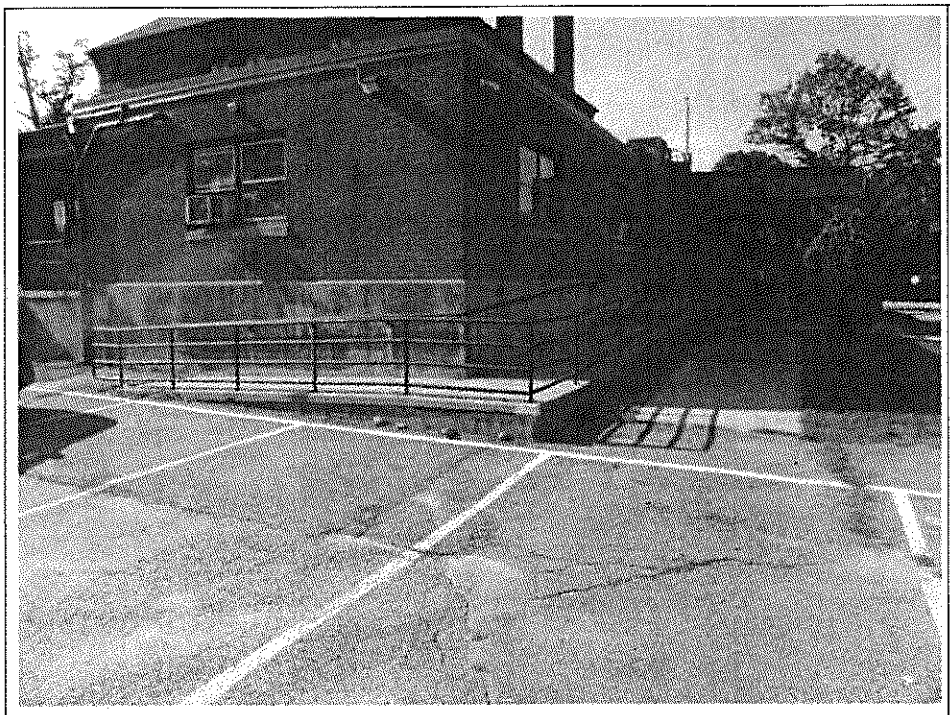
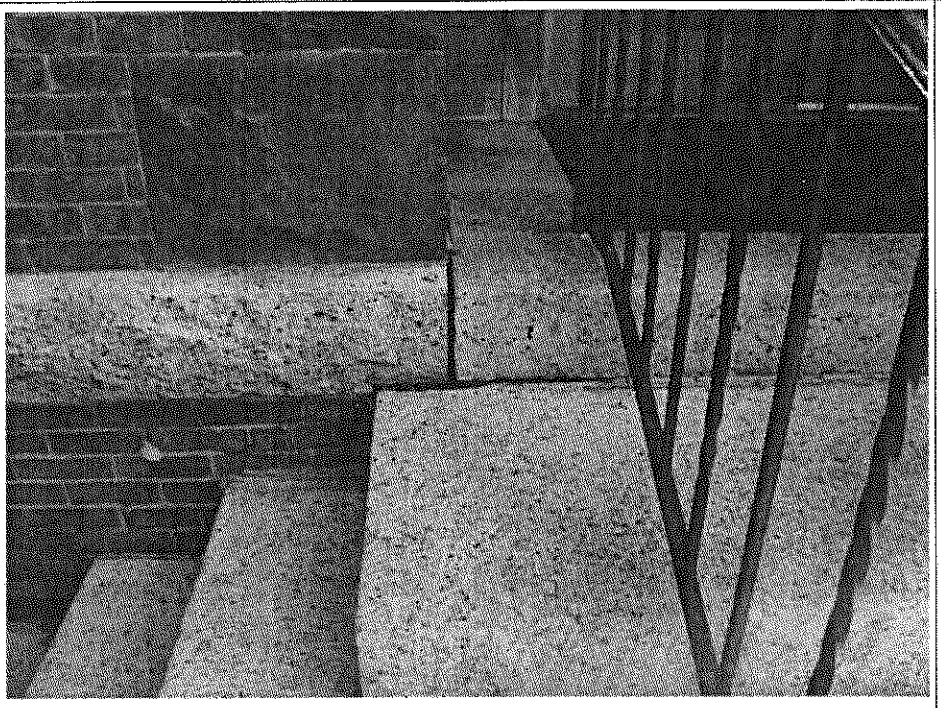
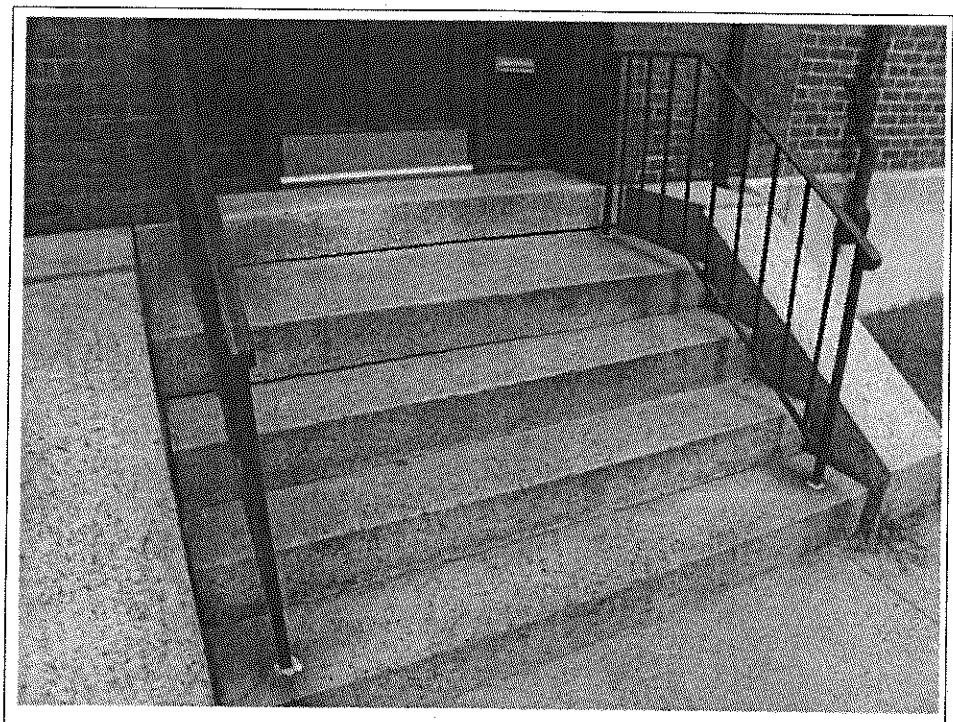
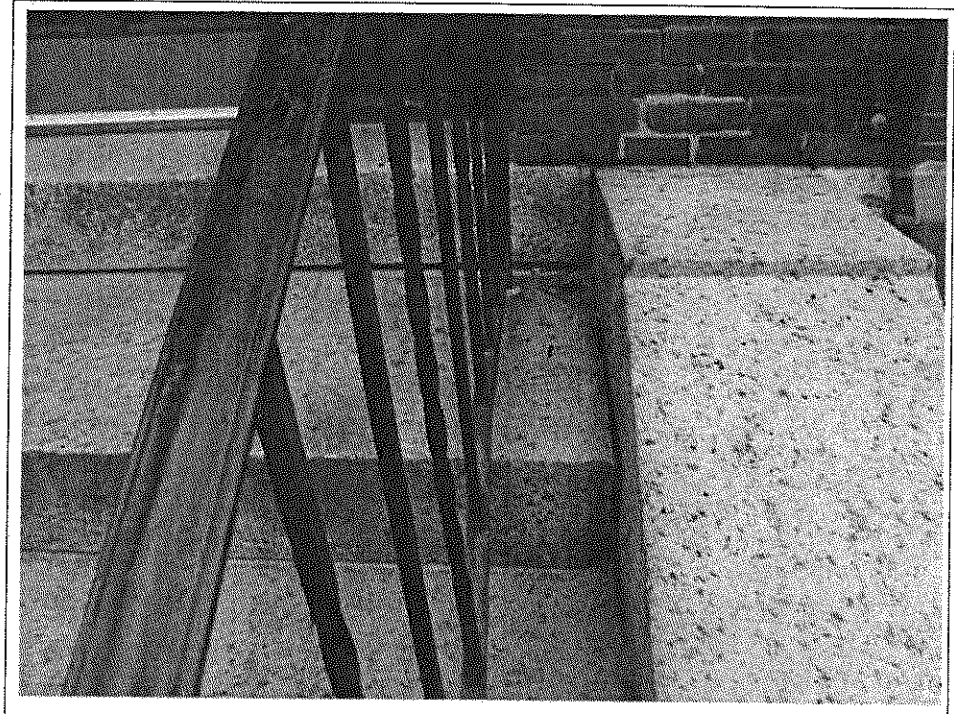
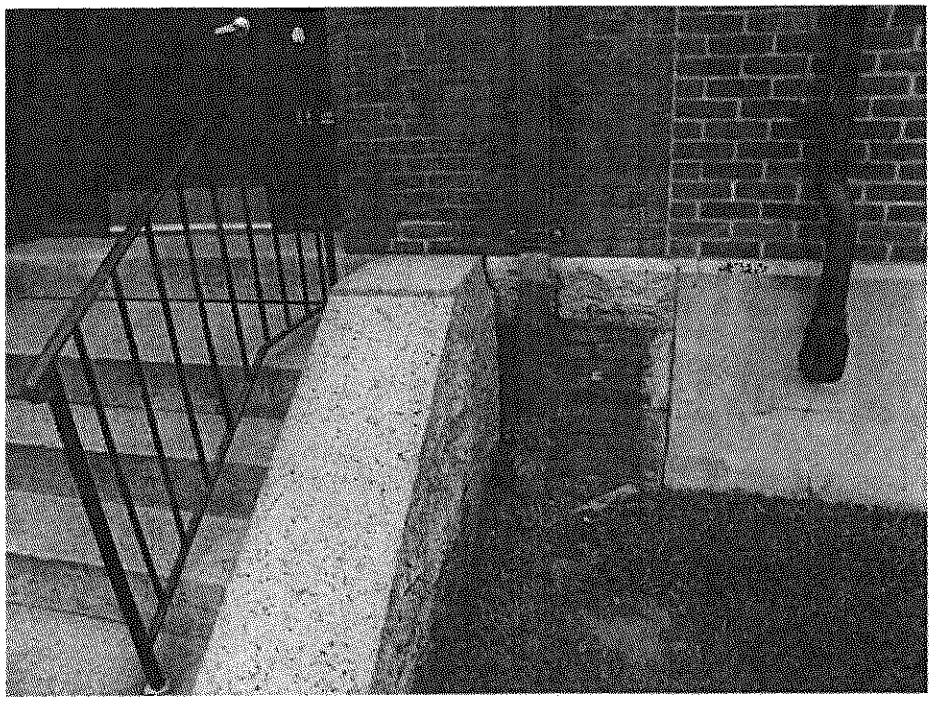
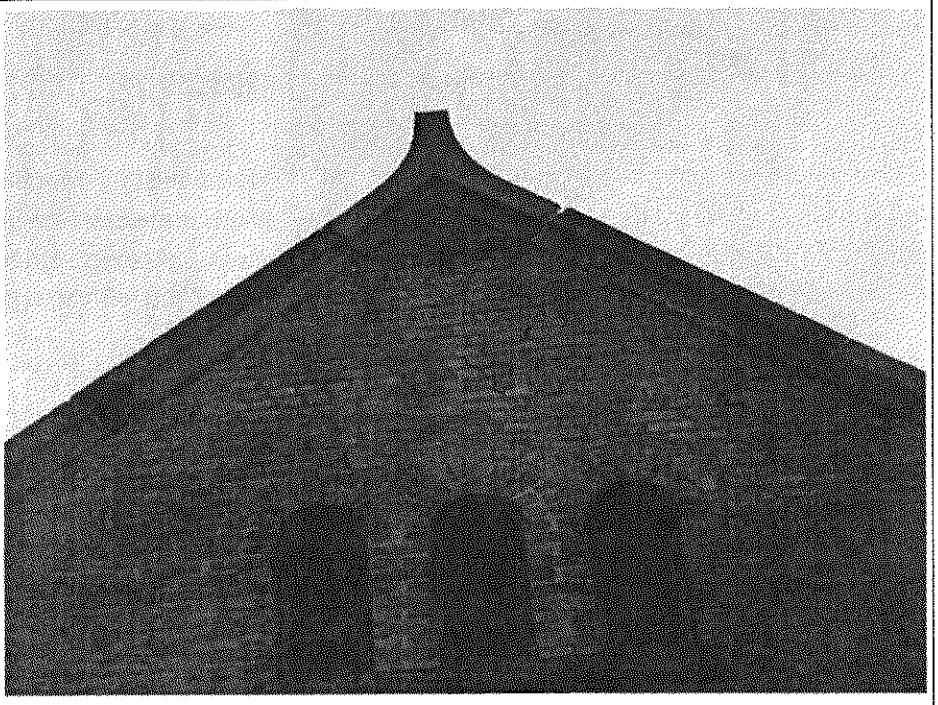


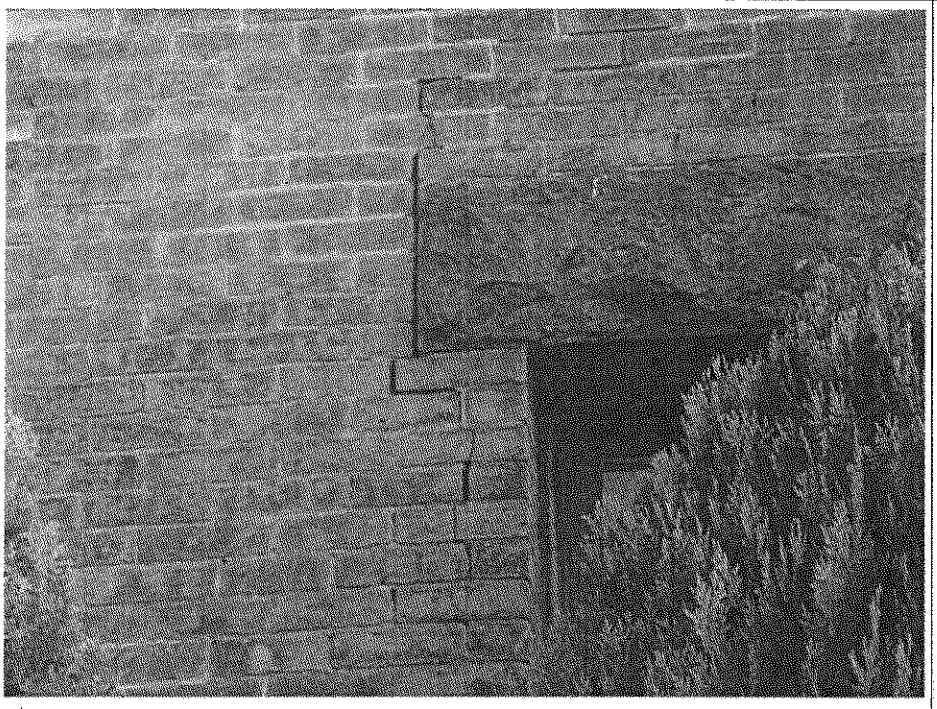
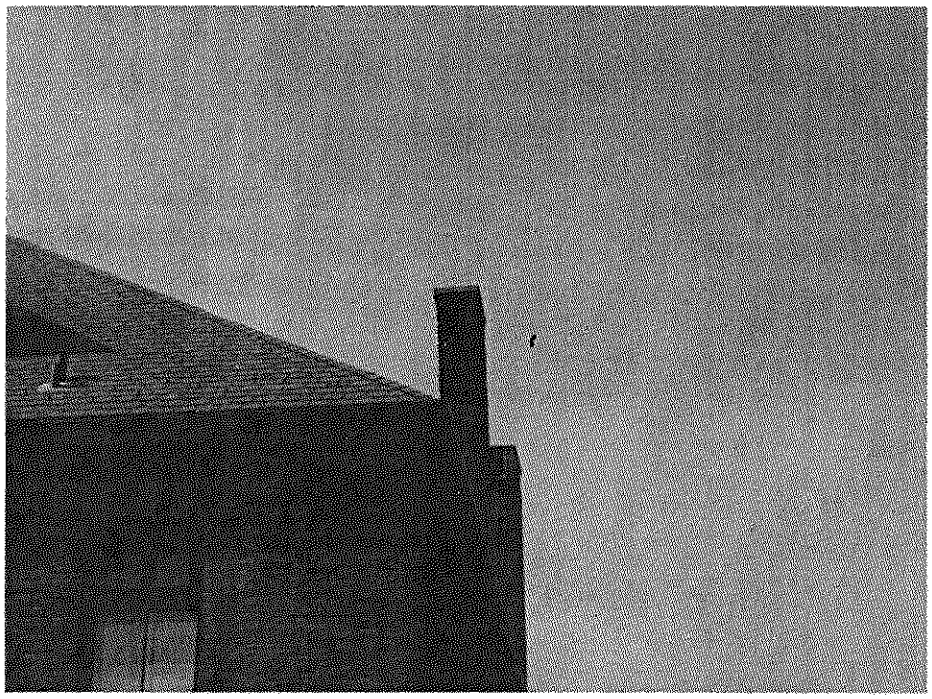
Photo 15

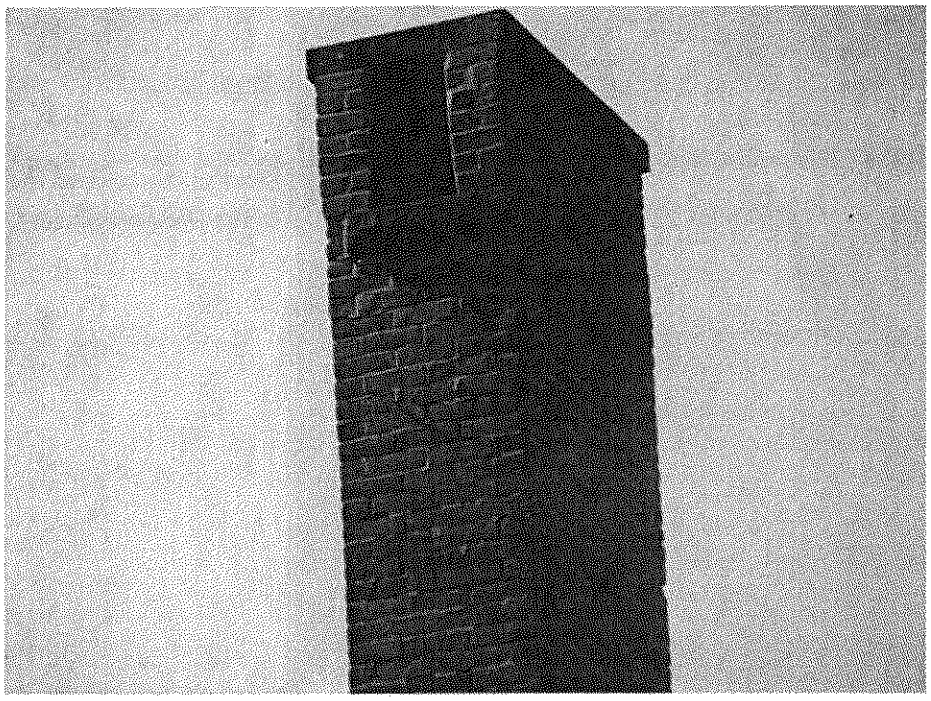
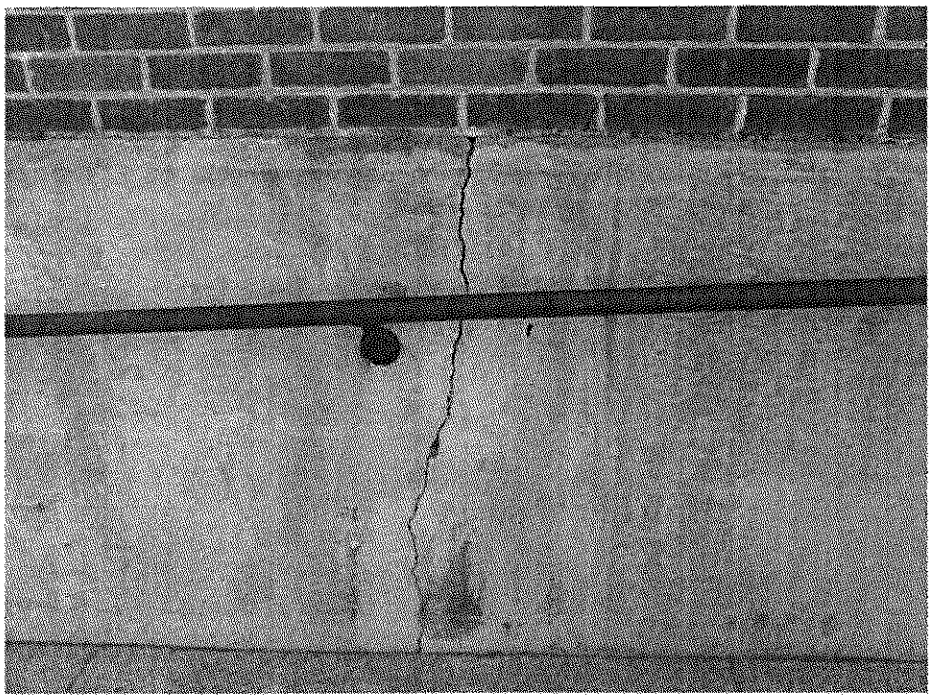
Loading dock at rear of the north addition.

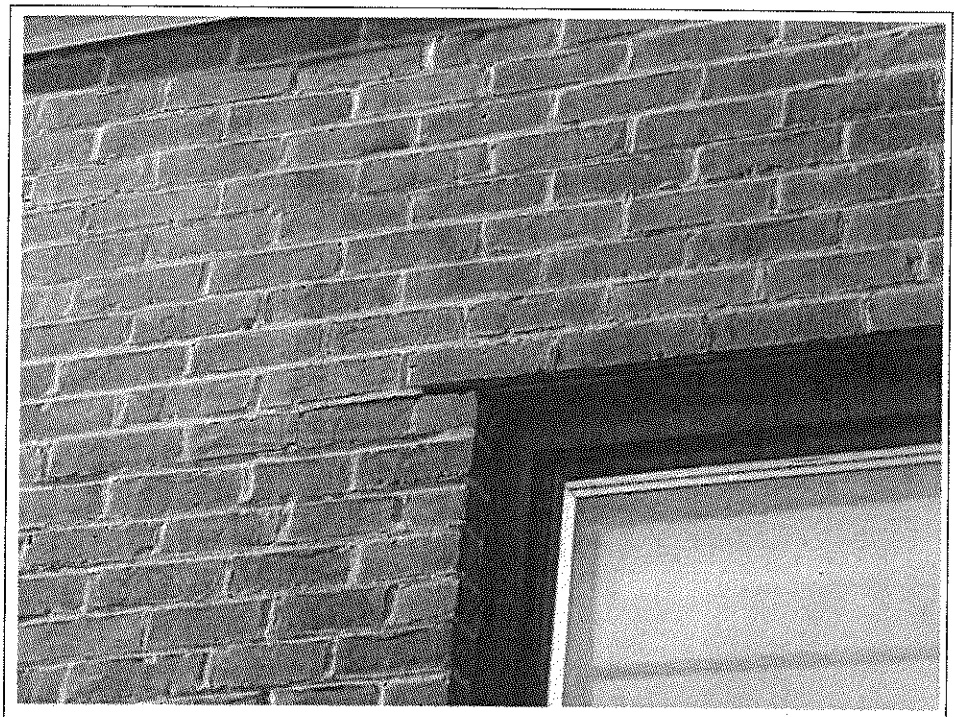
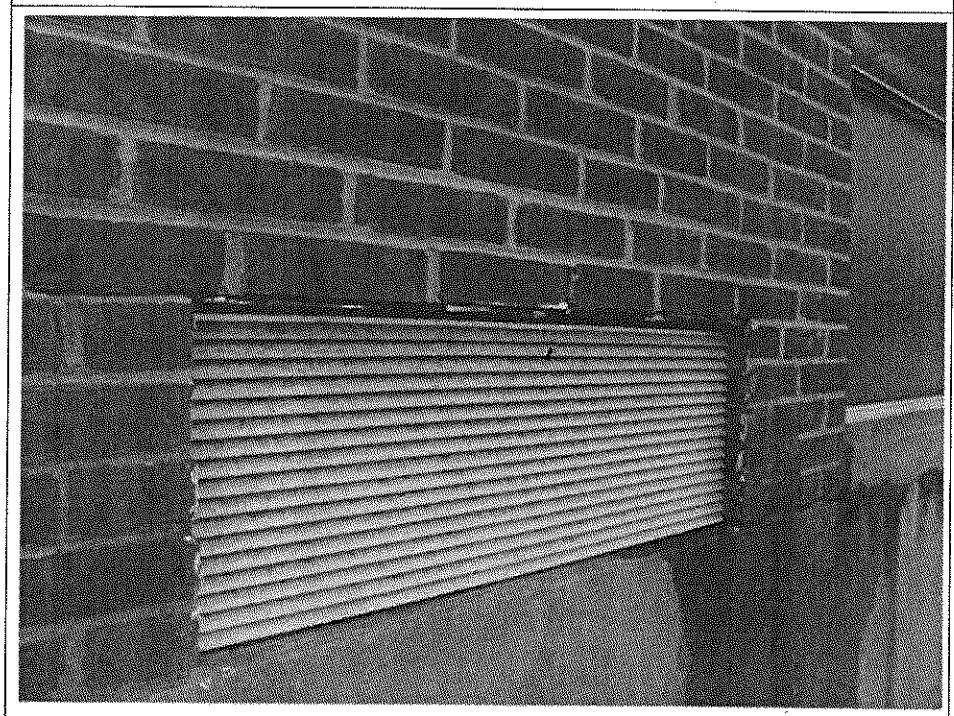
	Photo 16 Exterior ramp and stair at the northwest corner of the addition.
	Photo 17 Mortar missing from the joints at the front exterior granite stairs.

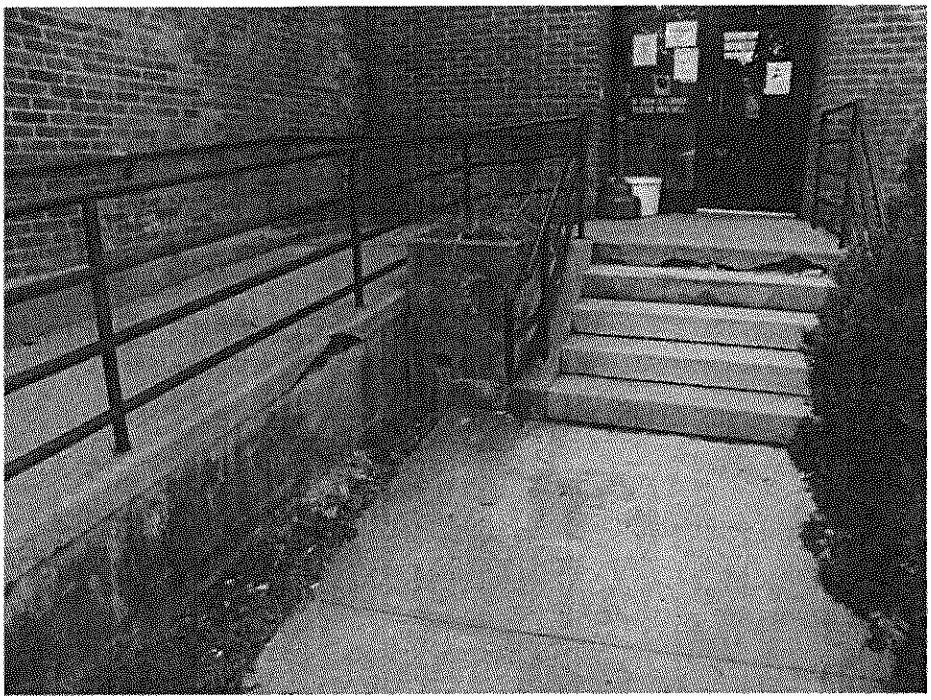
	Photo 18 Mortar missing from the joints at the east side granite stairs. The stairs settled toward the rear, at right in photo.
	Photo 19 Mortar missing from the joints at the east side granite stairs. The stairs settled toward the rear, at right in photo.

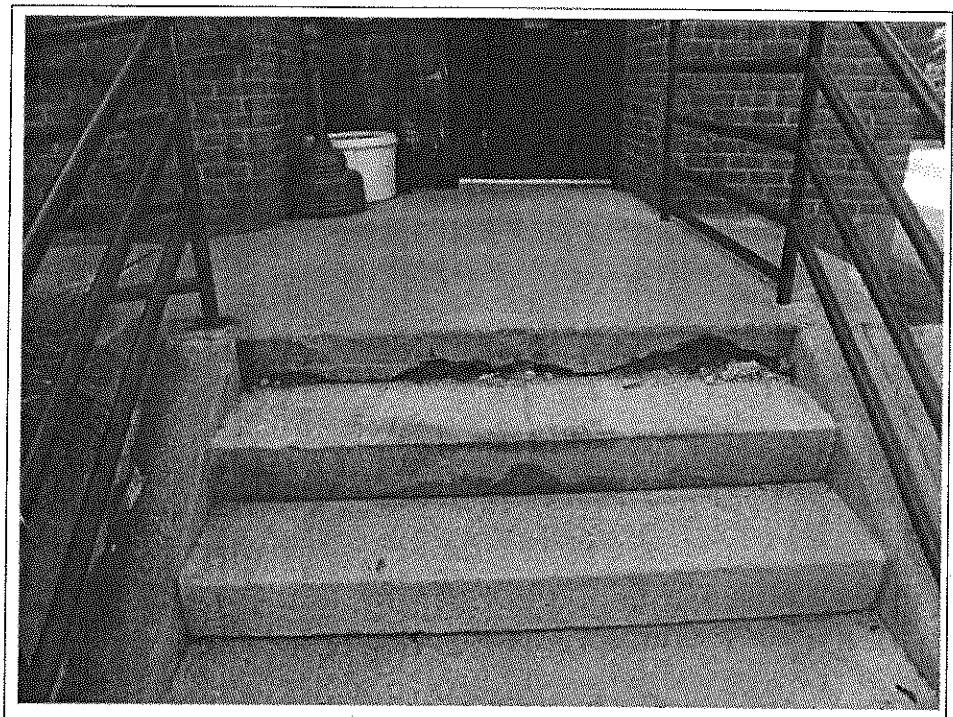
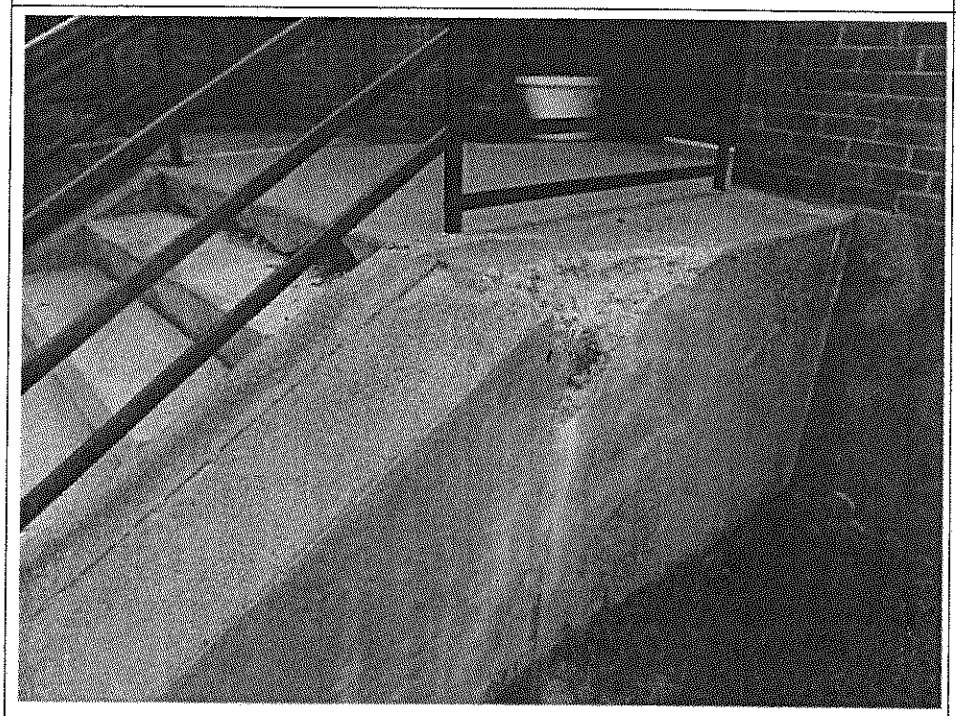
	Photo 20 Downspout enters the ground near the side of the east stair that has settled.
	Photo 21 Mortar missing from the joints of the brownstone trim along the gable roof edge at the front of the building.

	Photo 22 Crack in the brick to the left of the front entrance.
	Photo 23 Two brick chimneys on the west side of the original building.

	Photo 24 Mortar missing from the brick joints of the chimney.
	Photo 25 Typical vertical shrinkage crack in the foundation of the rear addition.

	Photo 26 Cracked mortar joint at top corner of the 1950's addition window, where the steel angle lintel has rusted and expanded.
	Photo 27 Rusted angle lintel over vent on west side of building.

	Photo 28 Damaged concrete on ramp and exterior stair.
	Photo 29 Damaged concrete ramp.

	Photo 30 Damaged concrete stair.
	Photo 31 Damaged concrete stair wall.

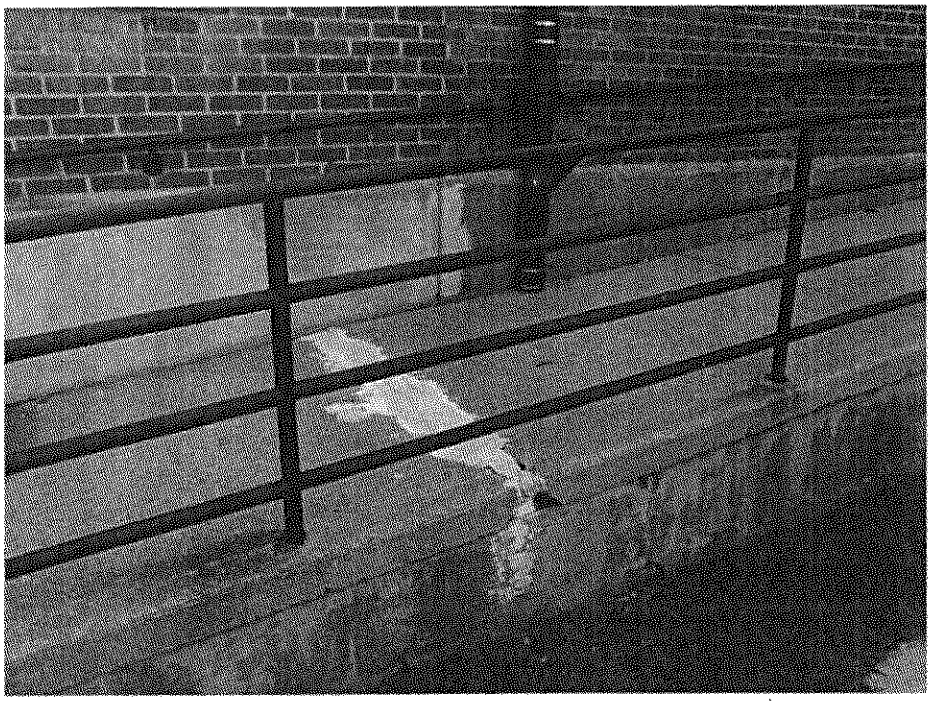
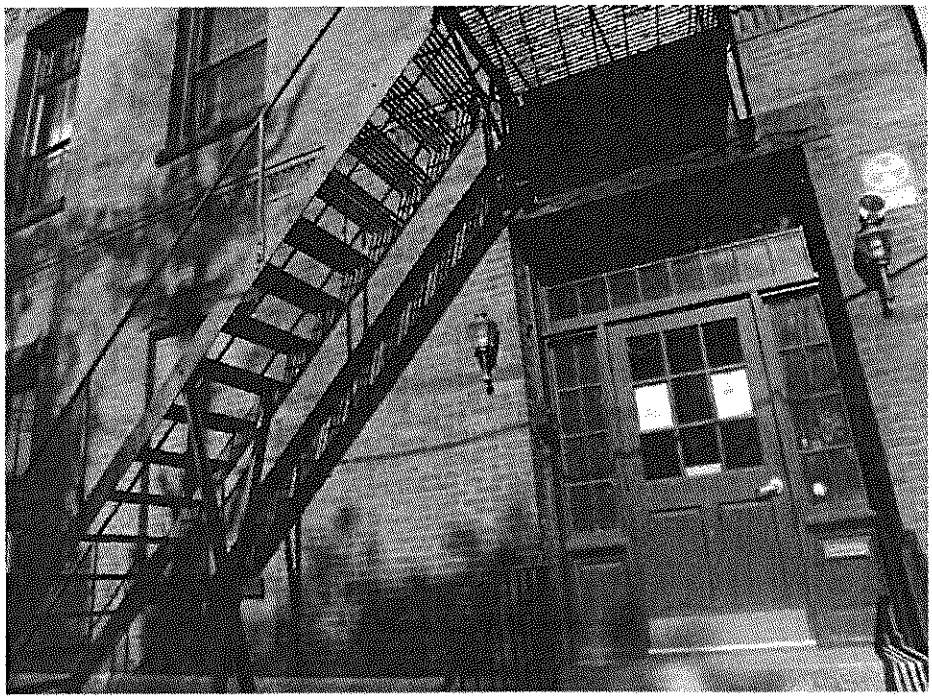
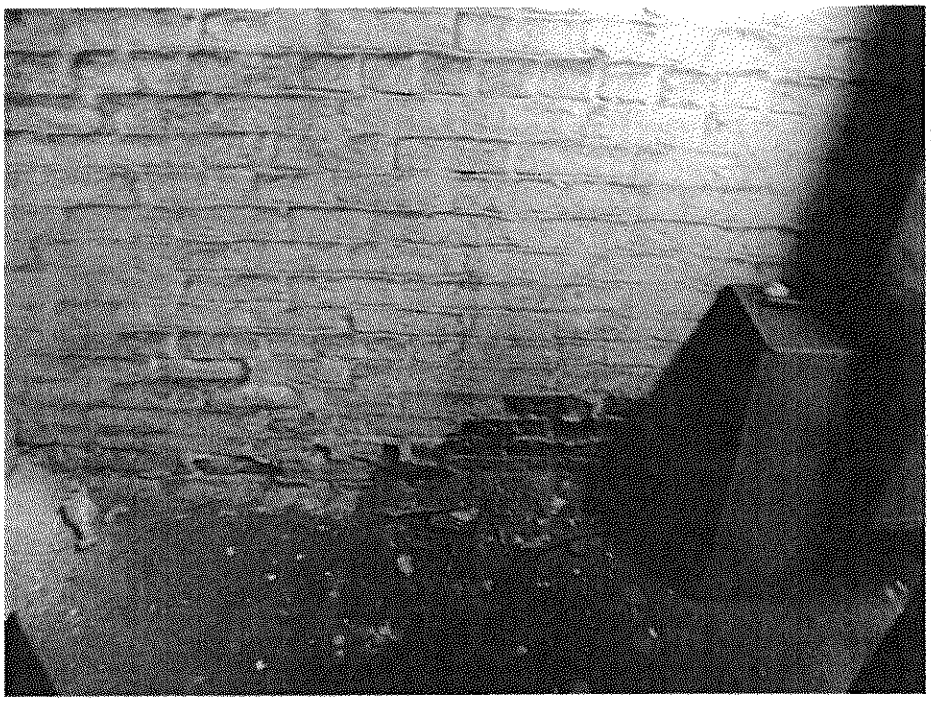
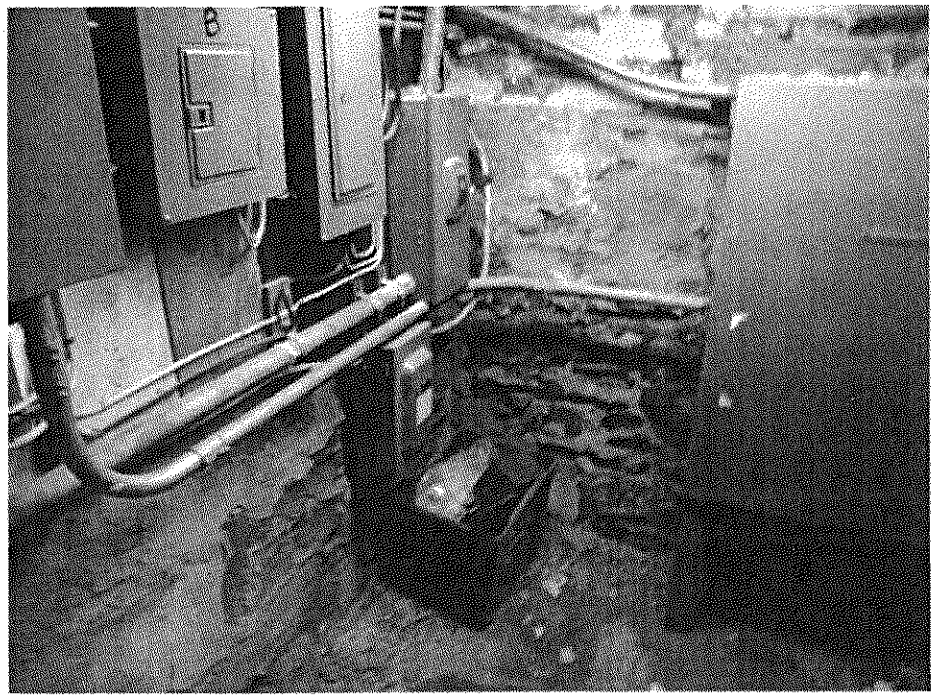
	Photo 32 Previously patched concrete ramp.
	Photo 33 Rusted steel fire escape.

	Photo 34 Roof framing had water stains from old roof leak but was in good condition.
	Photo 35 Location where parging has fallen from the mortared stone foundation.

	Photo 36 Location where the faces of the brick have fallen off.
	Photo 37 Northeast corner of the foundation wall of the original building. Brick on top and stone on bottom are deteriorated. Note this area is directly below the east entrance stair and downspout shown in photos 18, 19, and 20.

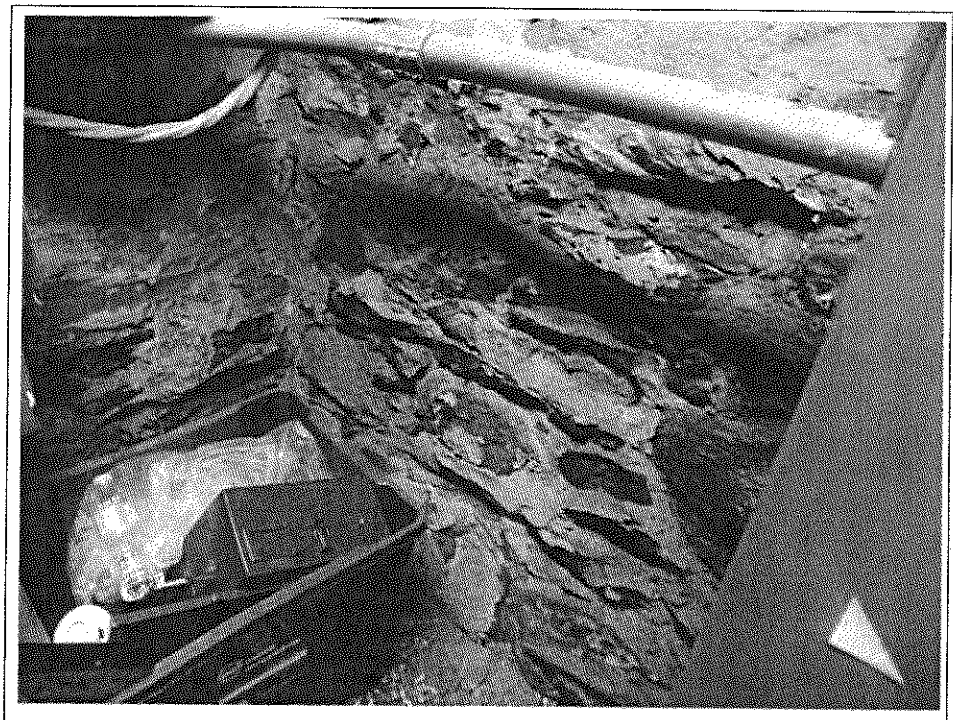
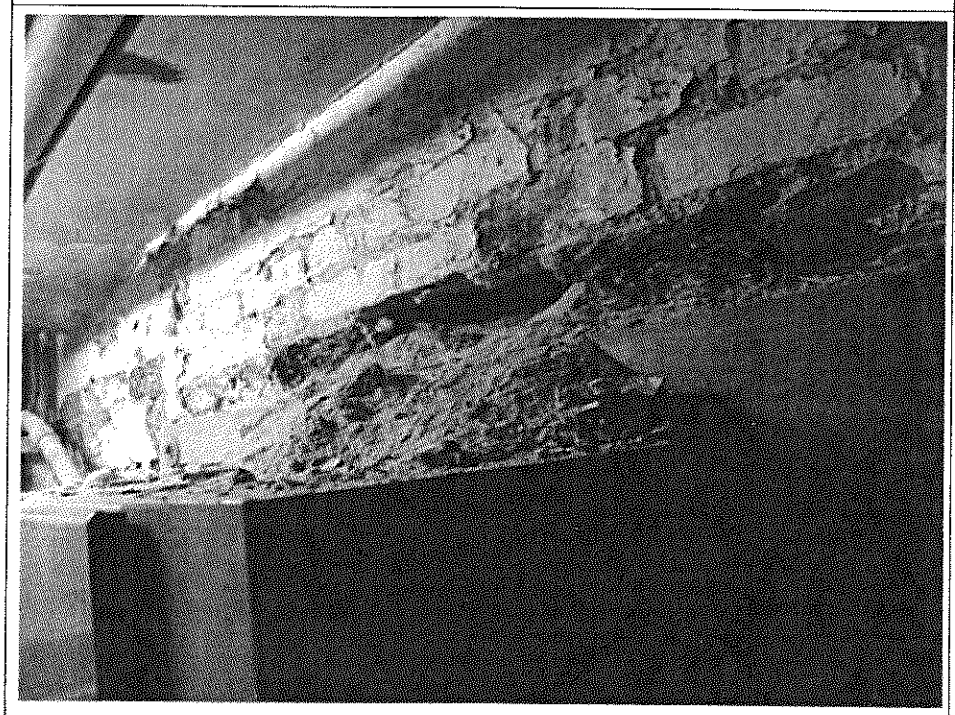
	Photo 38 Closer view of area where parging is missing and mortar is sandy and falling out.
	Photo 39 Brick faces have spalled off, and mortar and brick have fallen from the wall onto the electrical cabinet shown at the right in photo 37.

Photo 40

Holes in the brick arch for electrical conduit above a doorway in the 8-inch center bearing wall in the basement.

3C Mechanical/Plumbing Feasibility - Town Hall

Building Descriptions

The Town Hall and Annex Building are both located in the Wickford section of North Kingstown, RI. These are two separate structures, located less than one mile apart from each other. The Town Hall building is a two-story brick structure, including a basement (which is generally used for storage and mechanical space), attic space, and a single-story addition with flat roof in the rear portion of the building. It is unknown whether the walls and roof/attic space have been provided with insulation. The second floor space, which appears to have been primarily office/administrative space, is presently not occupied. The Annex Building is a two-story wood frame structure, including a basement (which is used for storage, mechanical space, and a portion used for administrative space), and attic space. Like the Town Hall building, it is unknown whether the walls and roof/attic space have been provided with insulation.

Plumbing Systems

Both buildings have domestic water services which appear to connect to the existing local water authority's distribution system, complete with water meters and distribution piping. Each building has limited plumbing fixtures, consisting of main Men's and Women's Rooms with water closets and lavatories, and handicapped accessibility for these spaces does not appear to be adequate. Each building is equipped with a small water heater, which provides domestic hot water for general use. The existing waste piping is mainly cast iron, although portions have been replaced with PVC waste and vent piping. It is unknown where the sanitary waste piping connections for each building terminate and/or connect to the local sanitary sewer mains.

Mechanical Systems

There is an HB Smith cast-iron sectional oil-fired heating boiler with a Carlin oil burner, located in the basement. The boiler breeching connects to an existing chimney. Combustion air is ducted from an exterior louver, down in a shaft which separates the original structure from the addition, and into the mechanical space. Heating hot water is distributed to the terminal heating equipment through a piping network, with one main in-line system pump. There are two (2) 275-gallon fuel oil storage tanks, also located in the basement. Terminal heating equipment consists of a mixture of baseboard radiation and several vertical fan-coil units (one located in Main Entry and one located in Main Stairway). Heating system controls consist of wall-mounted thermostats, wired to zone control valves, set to maintain individual space temperatures. The is also one packaged rooftop air conditioning unit, with exterior supply and return ductwork extending from the unit connections into the Records Room, located on the Main Level. All other spaces on the Main Level are provided with either window-mounted air conditioning units, or packaged terminal thru-wall air conditioning units, all with integral controls. The basement does not have any form of space temperature and/or humidity control.

Recommendations

1. Plumbing Systems

The existing domestic cold and hot water distribution piping and existing water heater appear to be in satisfactory condition, and do not need to be replaced.

Recommendations are as follows:

a) Remove existing plumbing fixtures and trim, and replace with new, including handicapped-accessible fixtures and accessories.
b) Remove and replace all existing cast-iron waste and vent piping with new PVC piping.
c) Remove and replace all existing domestic cold and hot water piping insulation with new.

2. Mechanical Systems

The existing heating hot water distribution piping, baseboard radiation, and other terminal heating equipment appear to be in satisfactory condition, and do not need to be replaced.

Recommendations are as follows:

a) Remove existing oil-fired boiler and pump, and replace with new, including breeching and accessories.
b) Remove existing rooftop air conditioning unit with ductwork, and replace with new wall-mounted ductless split-system air conditioning units.
c) Remove existing window and thru-wall air conditioning units and install new ducted and zoned air conditioning systems to serve all occupied spaces (propose seven separate ducted blower-coil units with remote condensing units mounted on flat roof above addition, including refrigerant and condensate waste piping).
d) Remove all existing control devices (i.e. valves, sensors and thermostats) and replace with new direct-digital control/energy management system, including all required devices and components.
e) Install new ducted dehumidification system, complete with remote condensing unit, including refrigerant and condensate waste piping, and controls.

Photo 1

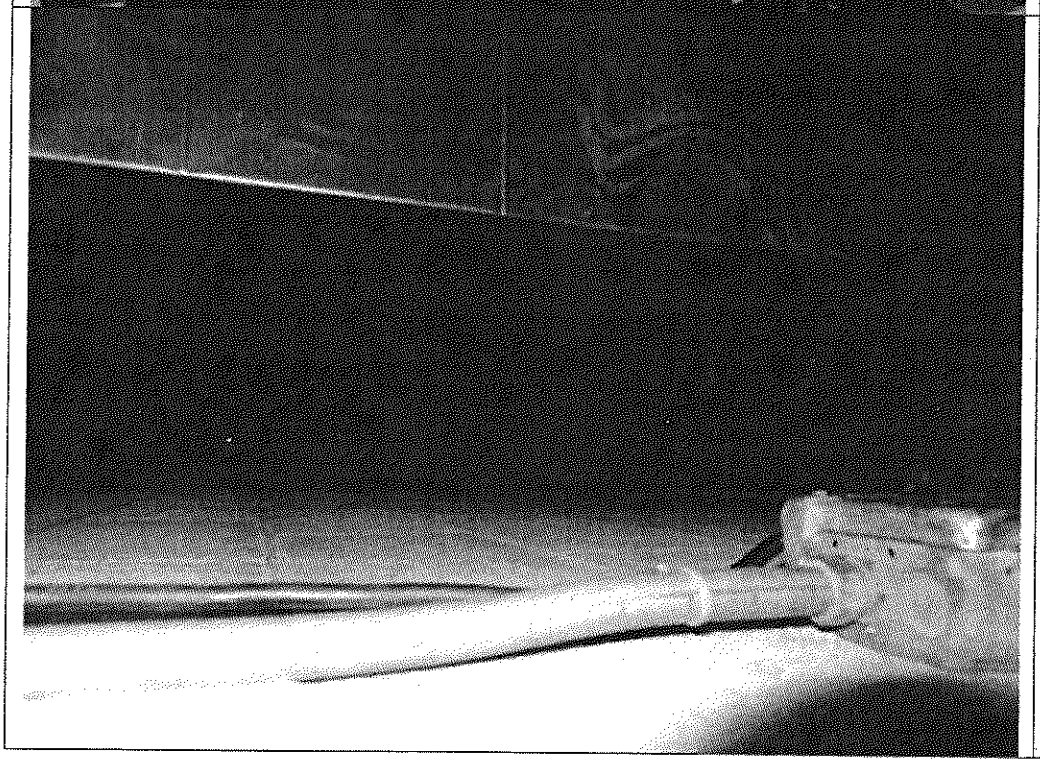
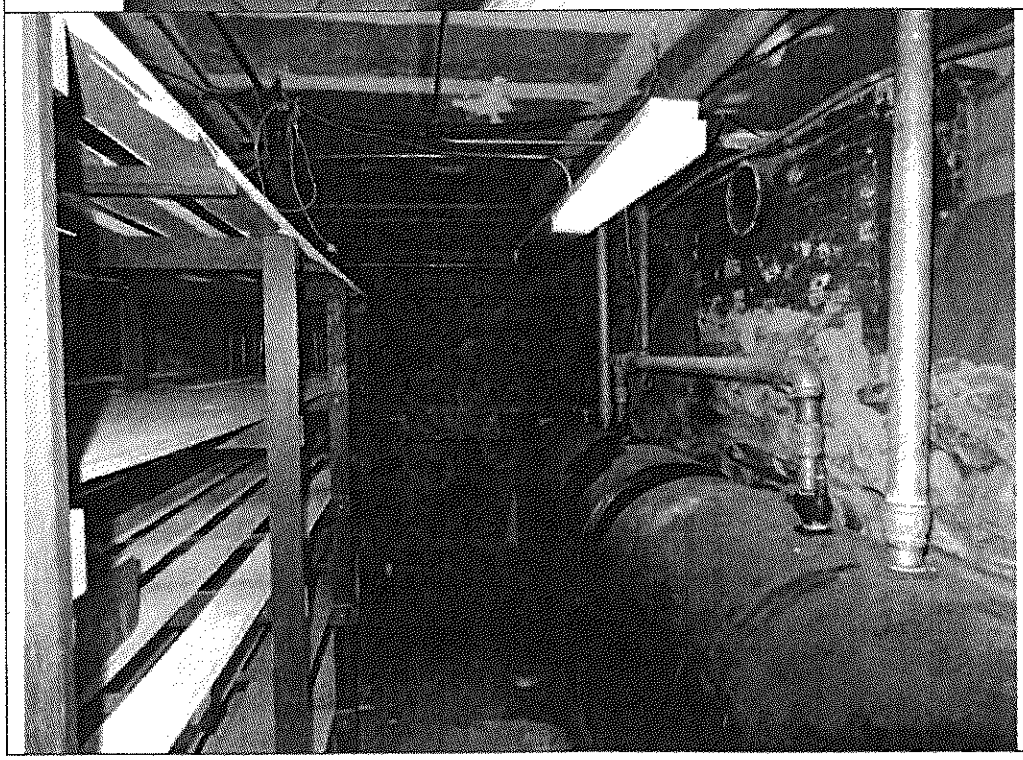
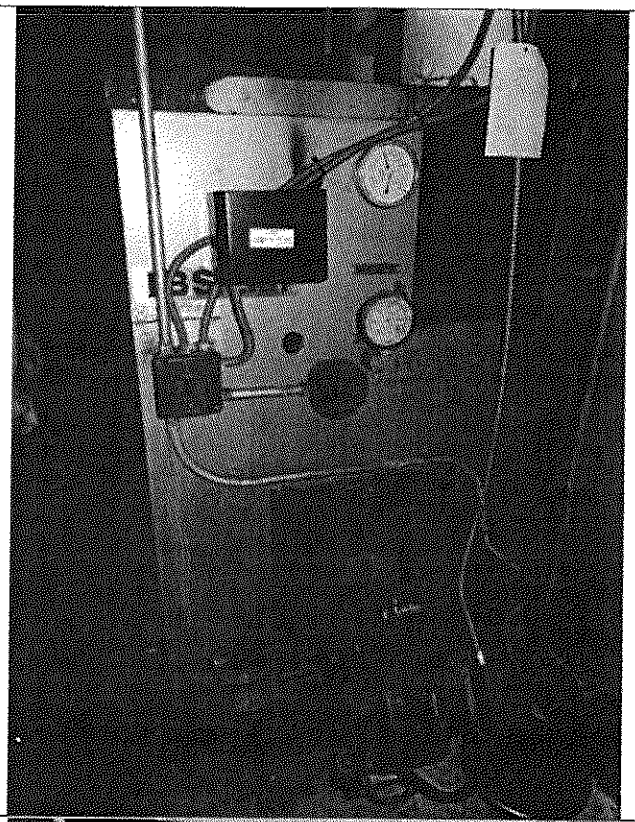
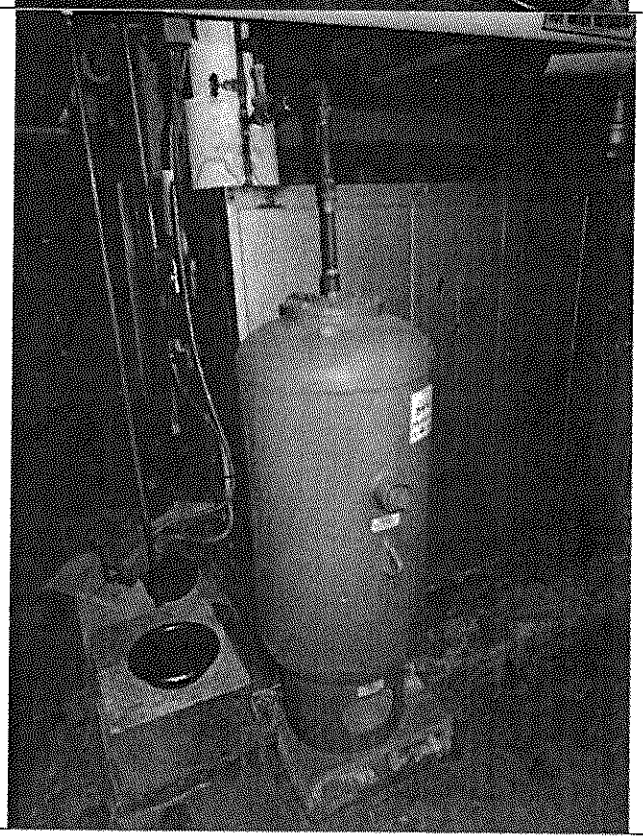


Photo 2

	Photo 3
	Photo 4

		Photo 5
		Photo 6

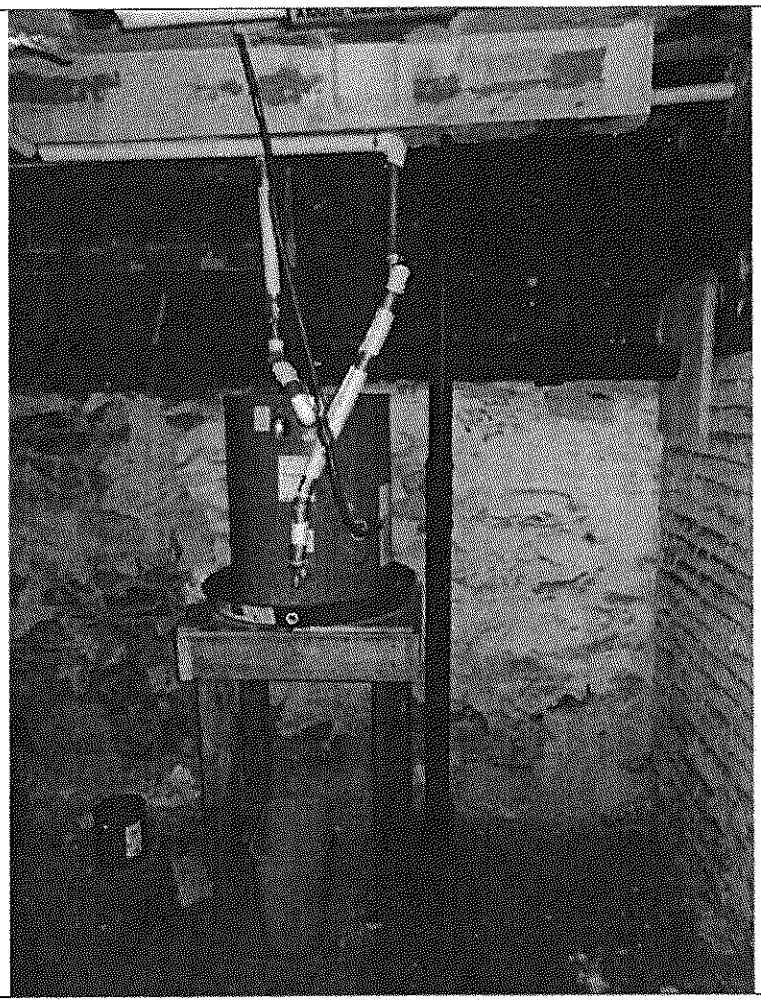


Photo 7

3D Electrical Feasibility - Town Hall

Existing Observations

Upon review of the existing service, it was noted that it has been installed in a non code compliant. Refer to photo 15. It was also noted that the main distribution panel is mounted to the existing brick wall that needs repair (refer to photo 16) and is supported by two 4 x 4 wood posts under the box. The remaining distribution circuit breaker panels and electric main service run up the wall of the only "means of egress" stairwell from the basement.

The existing outside service is estimated as being approximately 40 years old. The existing riser seems to be in plumbing pipe and should be installed in electrical conduit with the appropriate sweeps per code. This piping and riser should be replaced and will be a recommendation.

The lighting was observed to be a mixture of 4'-0" fluorescent fixtures typically surface mounted to 2'-0" x 4'-0" lay-in ceiling grid to ornate chandeliers mounted to the ceilings. The wiring was all concealed and we would assume that it is Romex type wiring and not shielded cable. It was noted that all new wiring for lights, outlets or switches were surface mounted and in conduit, per code.

It was observed that the fire alarm system seemed to be fairly new and code compliant. Refer to photos 1, 2 & 4.

Recommendations:

1. Install new outside riser with a 400 amp meter socket that would enter the basement and install a new main distribution panel (MDP). The new MDP would be installed in the adjacent room to the existing location, identified as the vault.

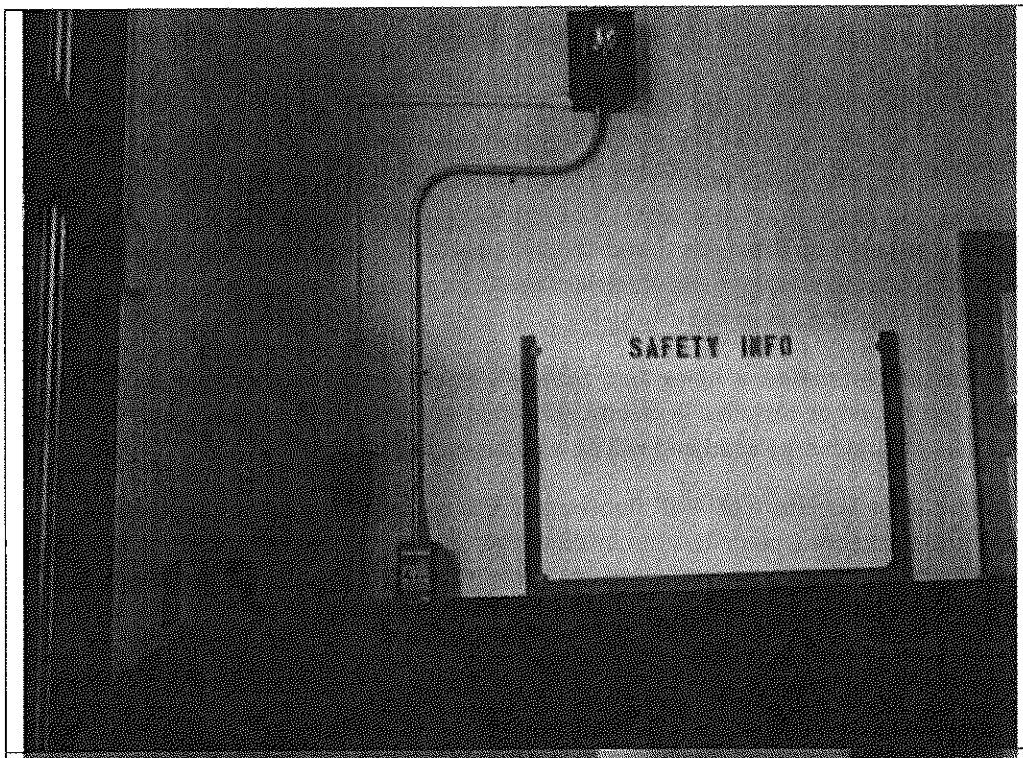
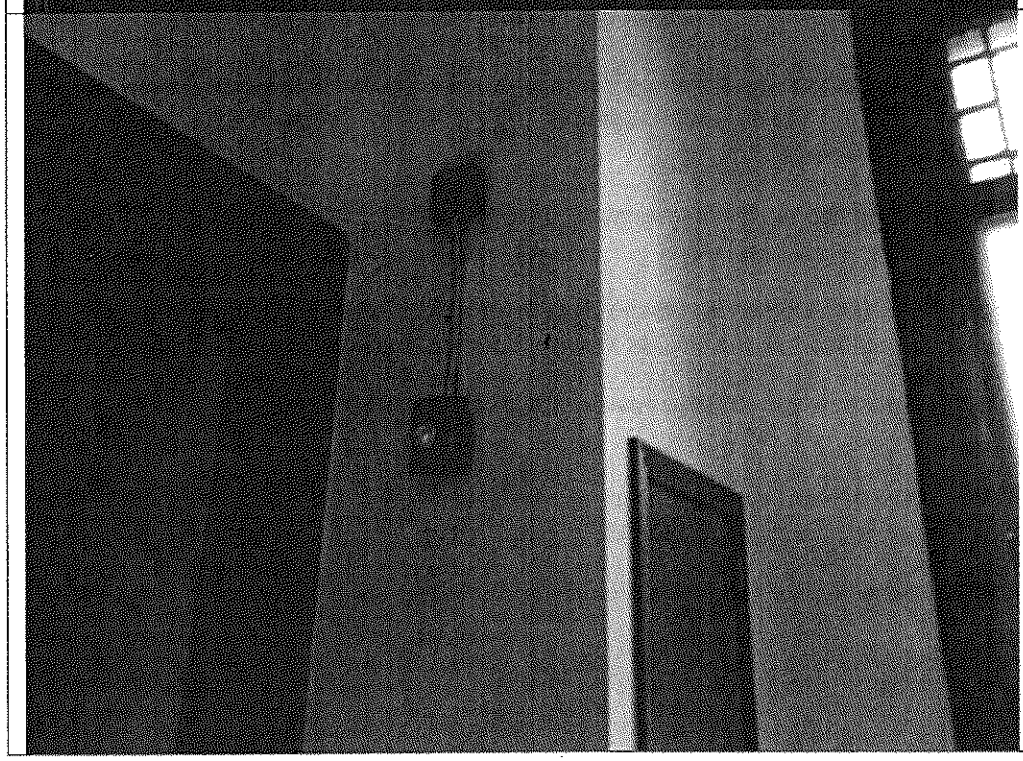
2. The new MDP panel located in the vault will support all the circuits that are not powered with generator backup.

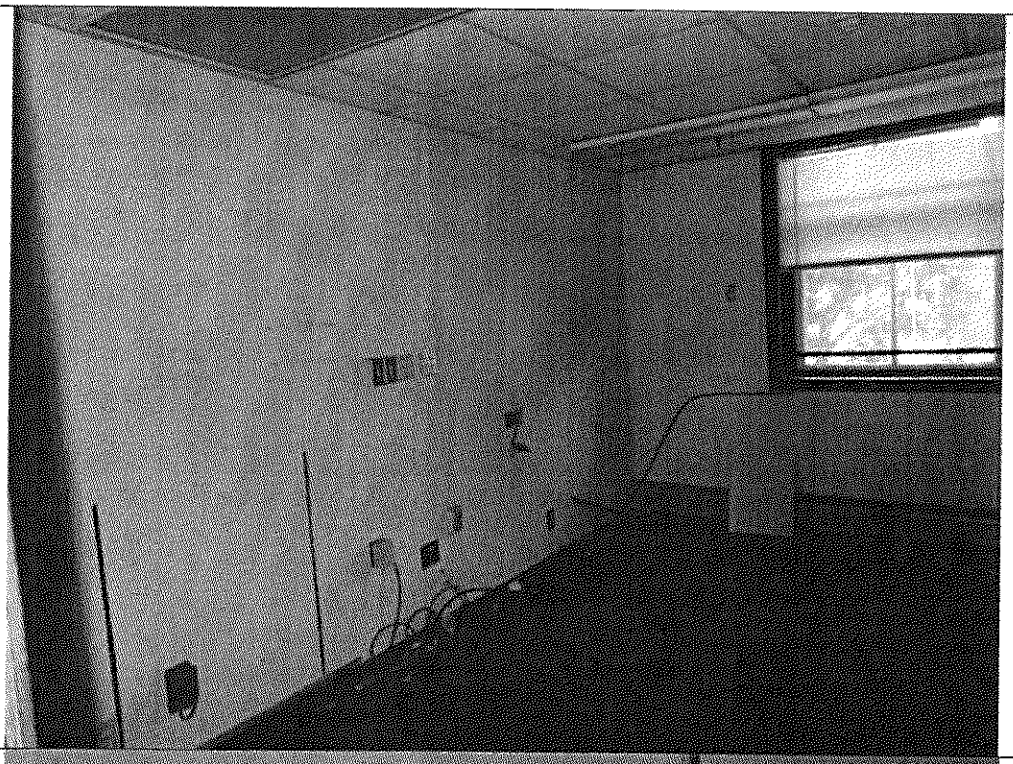
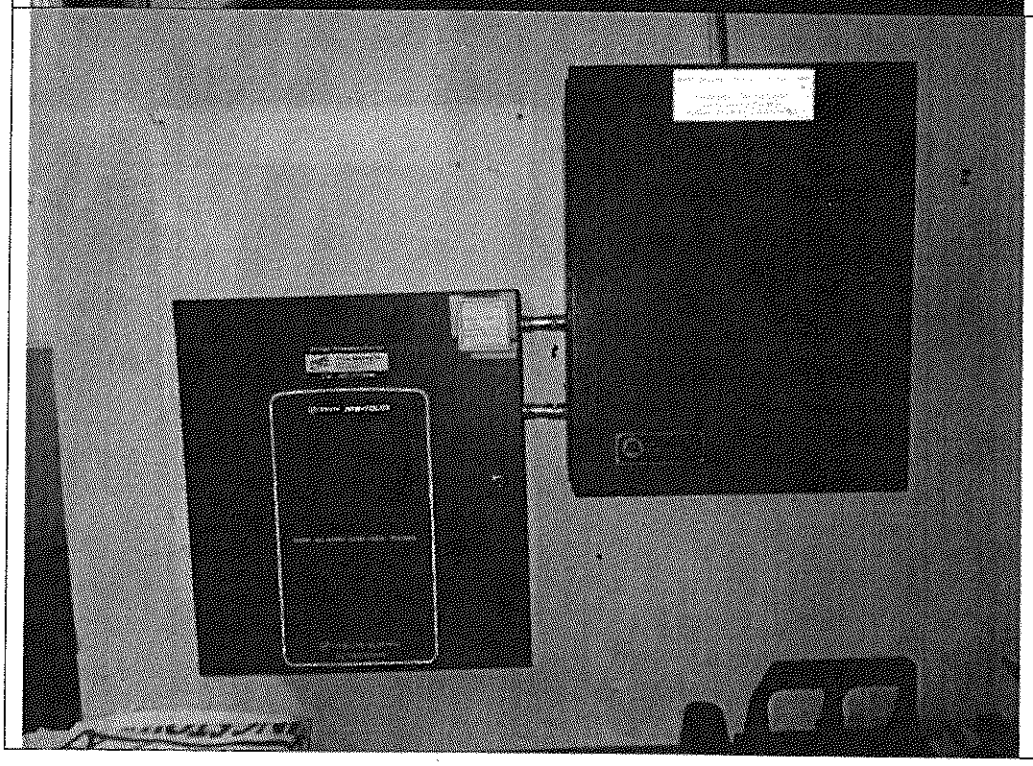
3.Relocate electrical transfer switch to the adjacent vault with an additional new 200 amp panel fed through that switch which would feed all the circuits that are backed up by the emergency power.

4. Transfer all the circuits to the new panels, then remove the existing panels and service from the stairwell.

5. It should be noted that if the breaker panels are upgraded, the wiring may need to be upgraded to be code compliant as well. Refer to photos 17, 18 and 19.

6. All junction boxes and exposed wiring should be in boxes and covered.

	Photo 1
	Photo 2

	Photo 3
	Photo 4

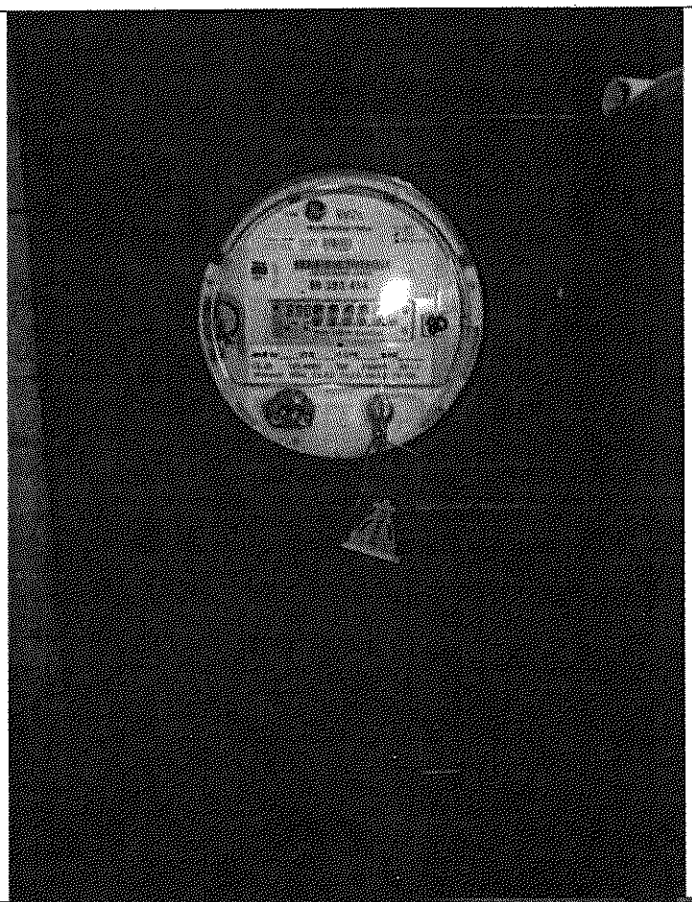
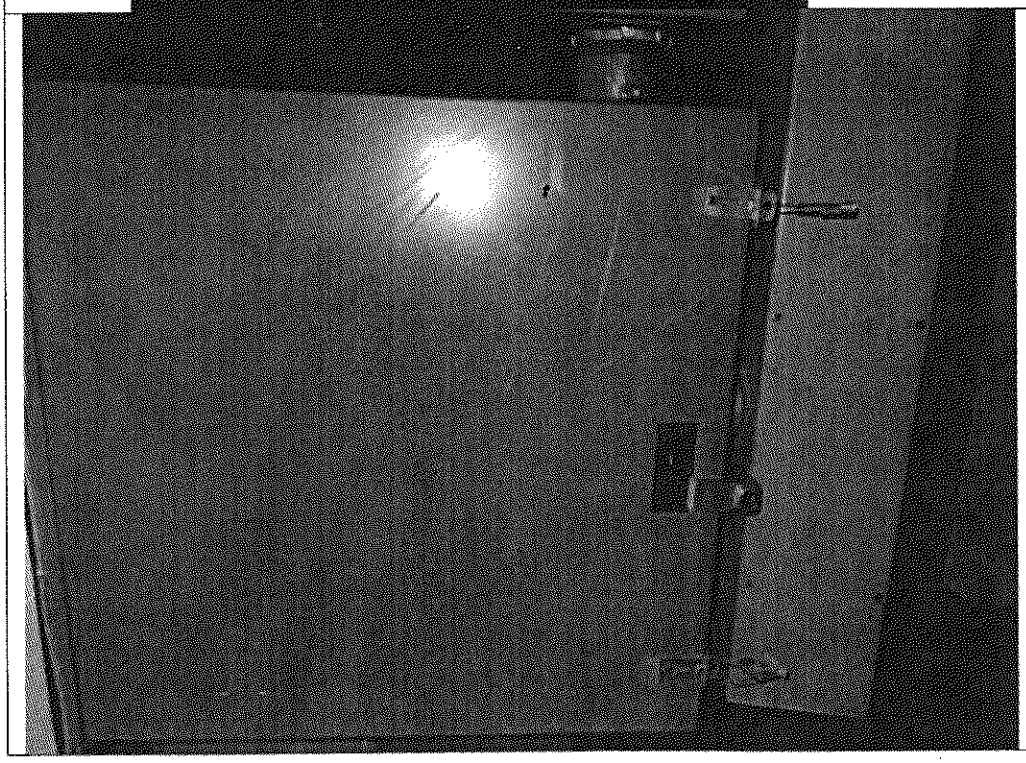


Photo 5



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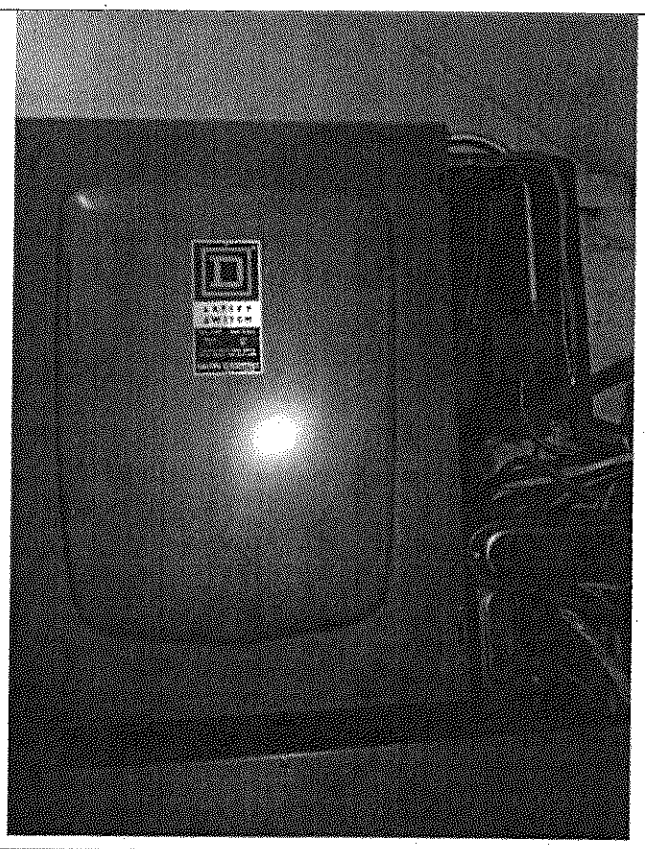

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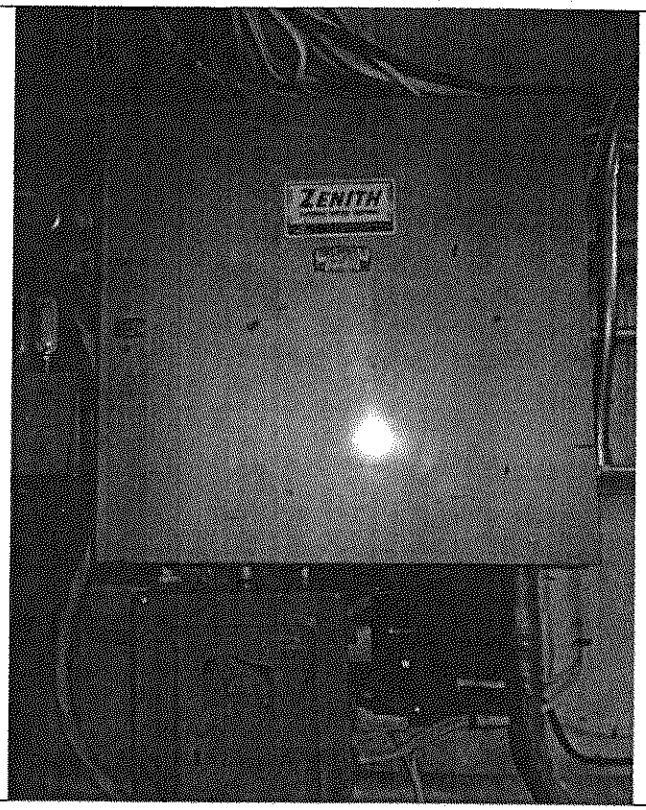

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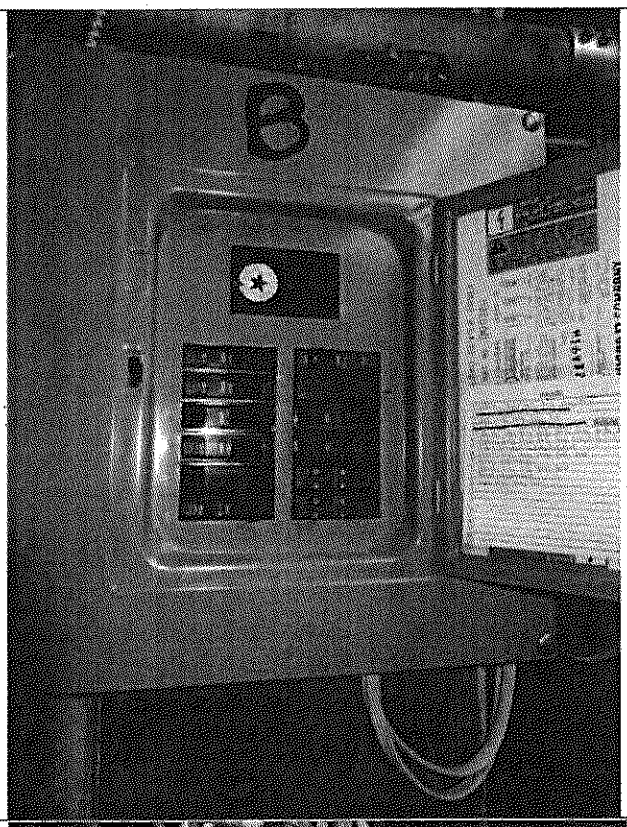
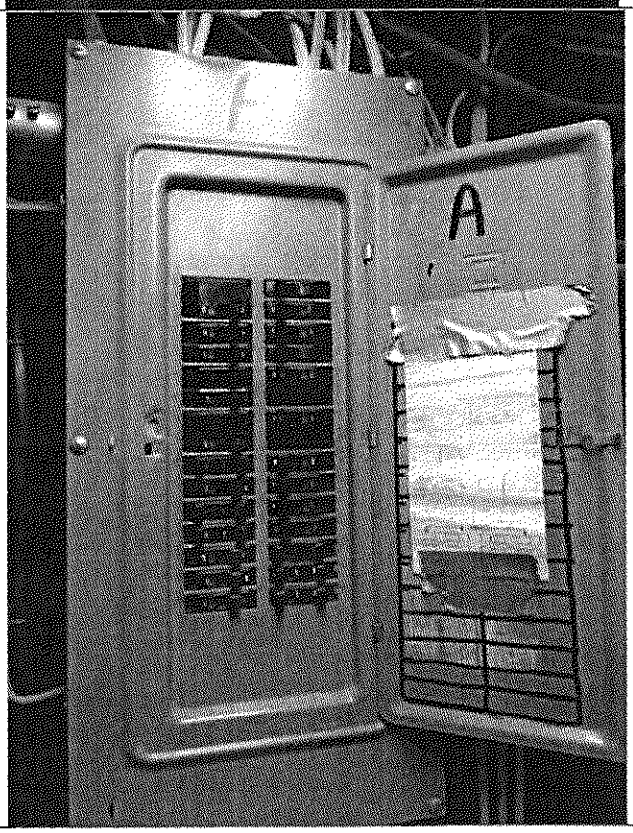
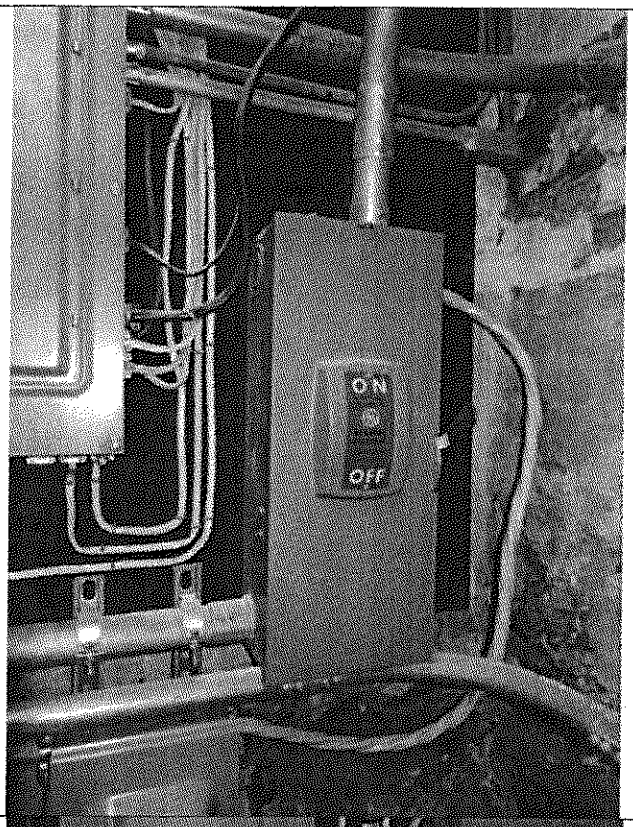
		Photo 9
		Photo 10



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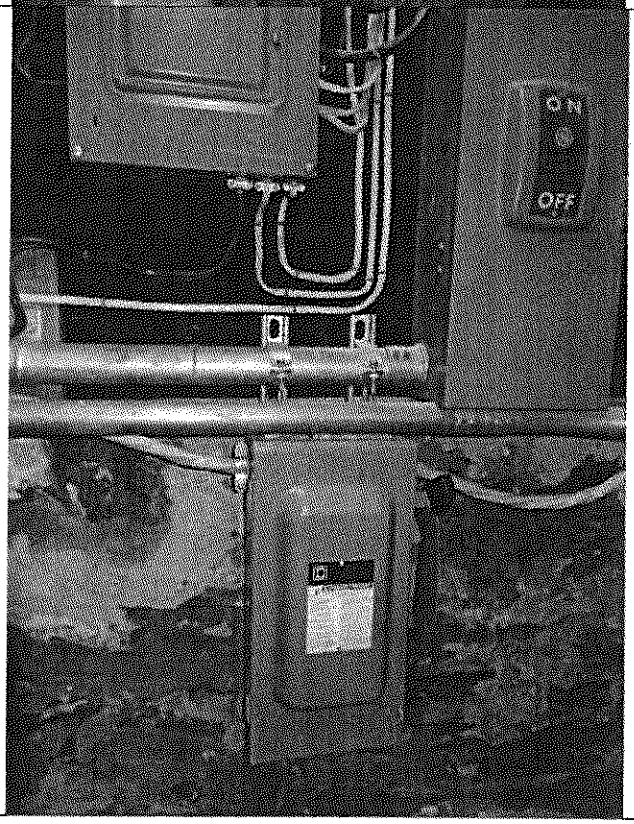

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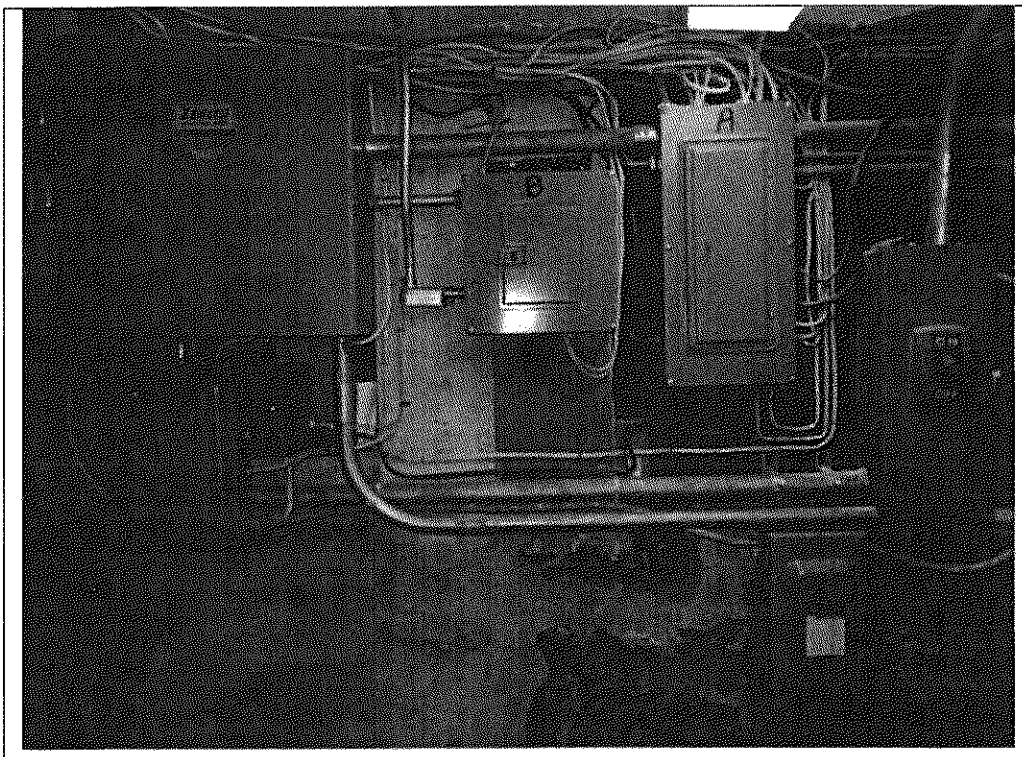
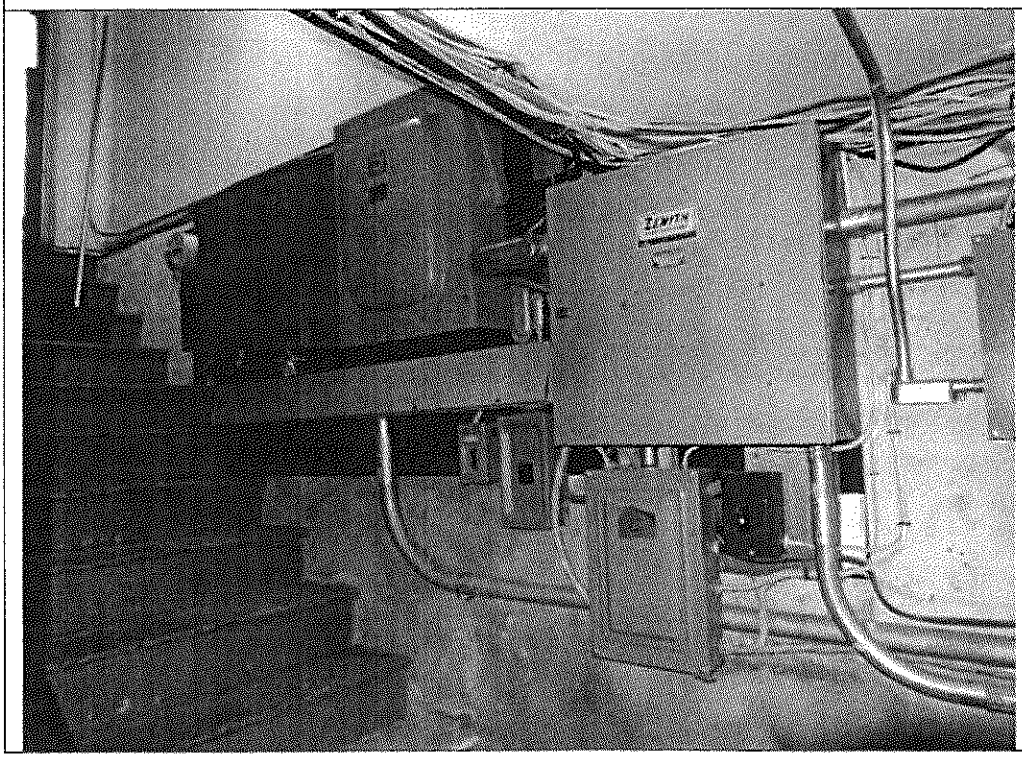
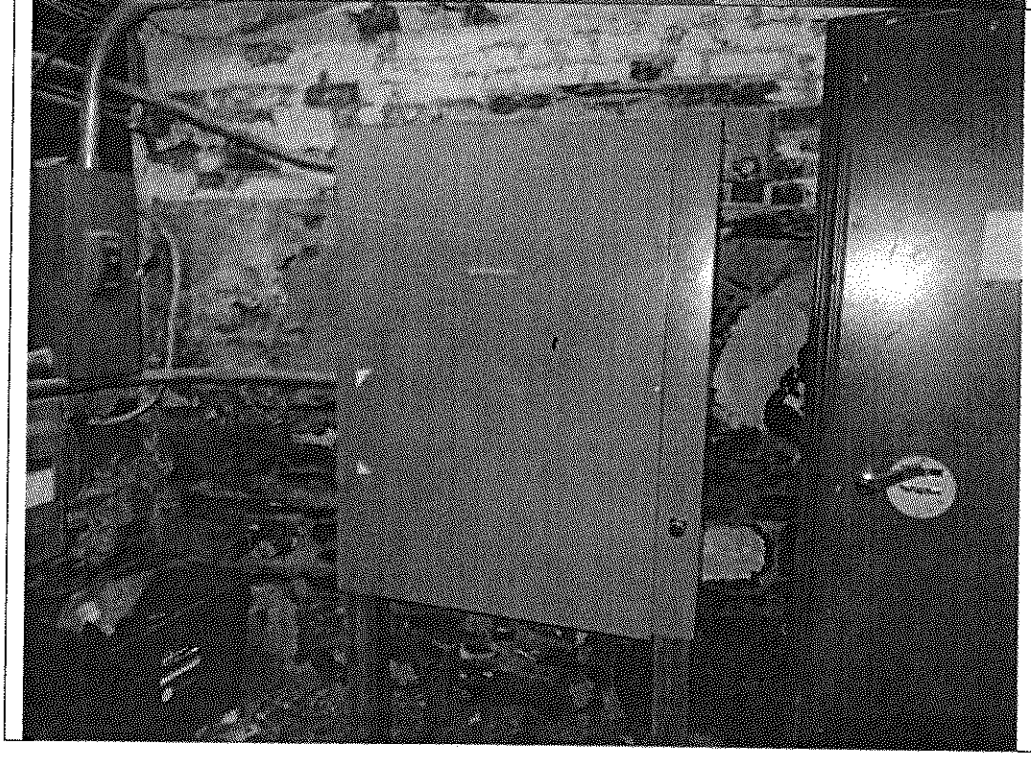
	Photo 13
	Photo 14

Photo 15



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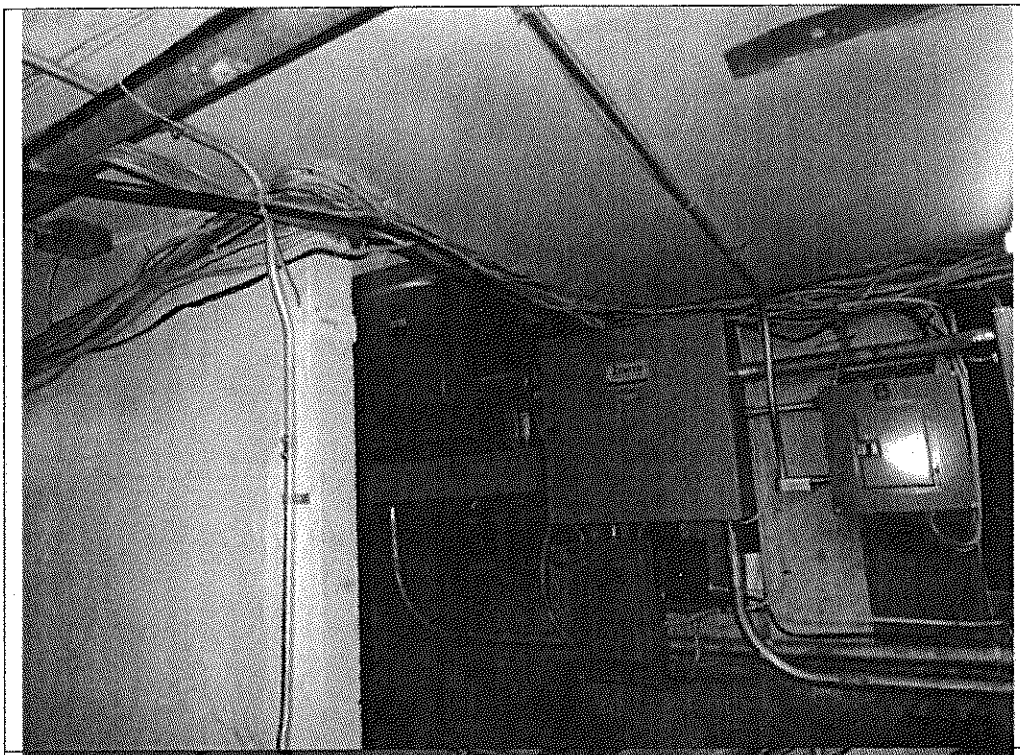
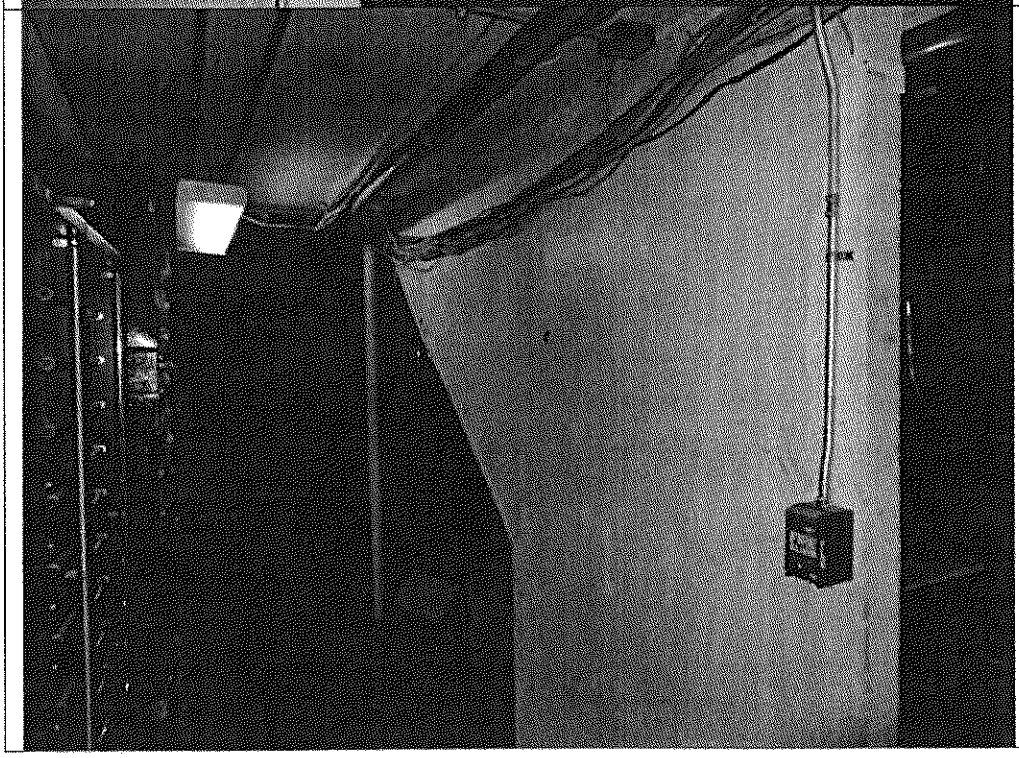
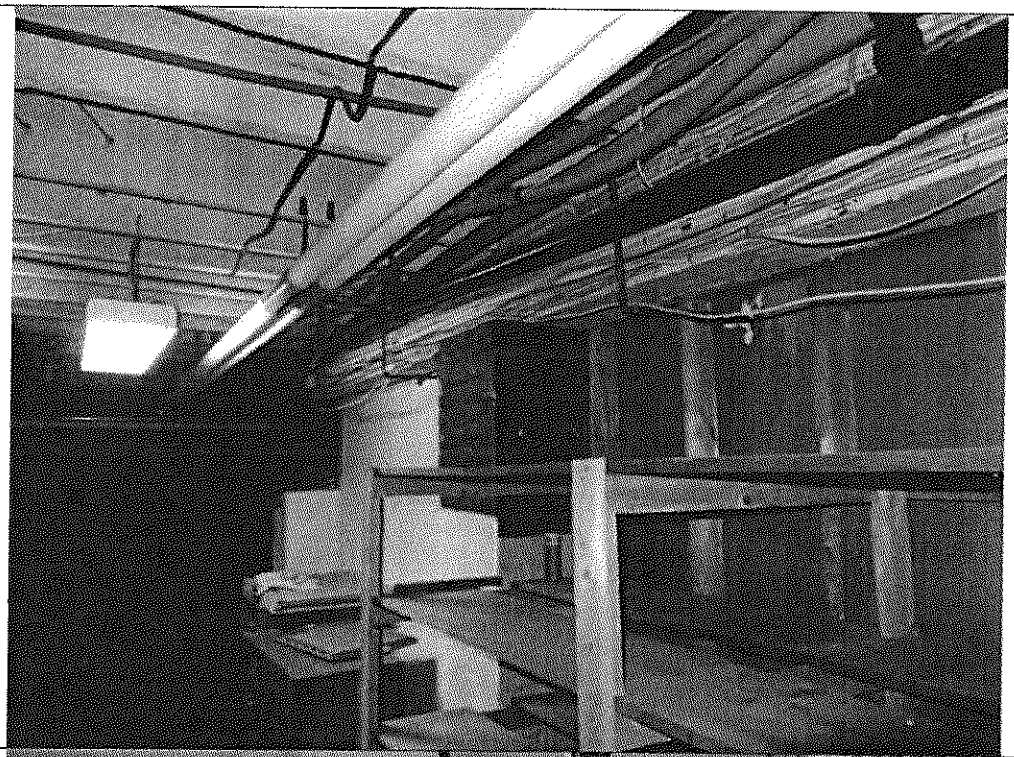
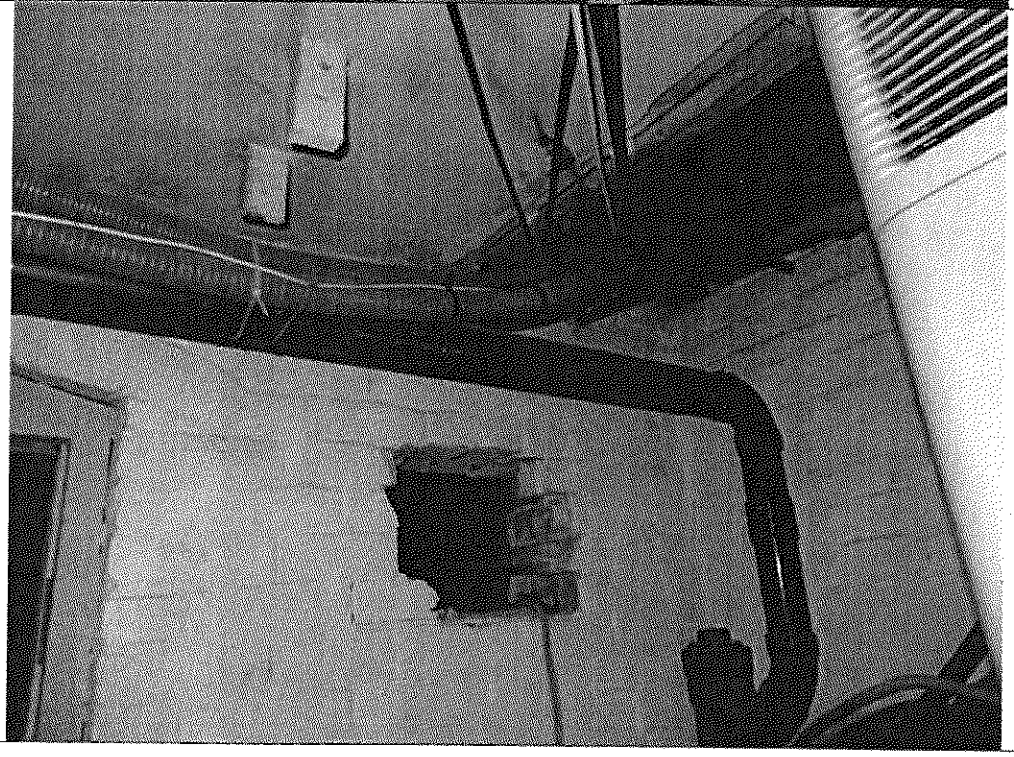
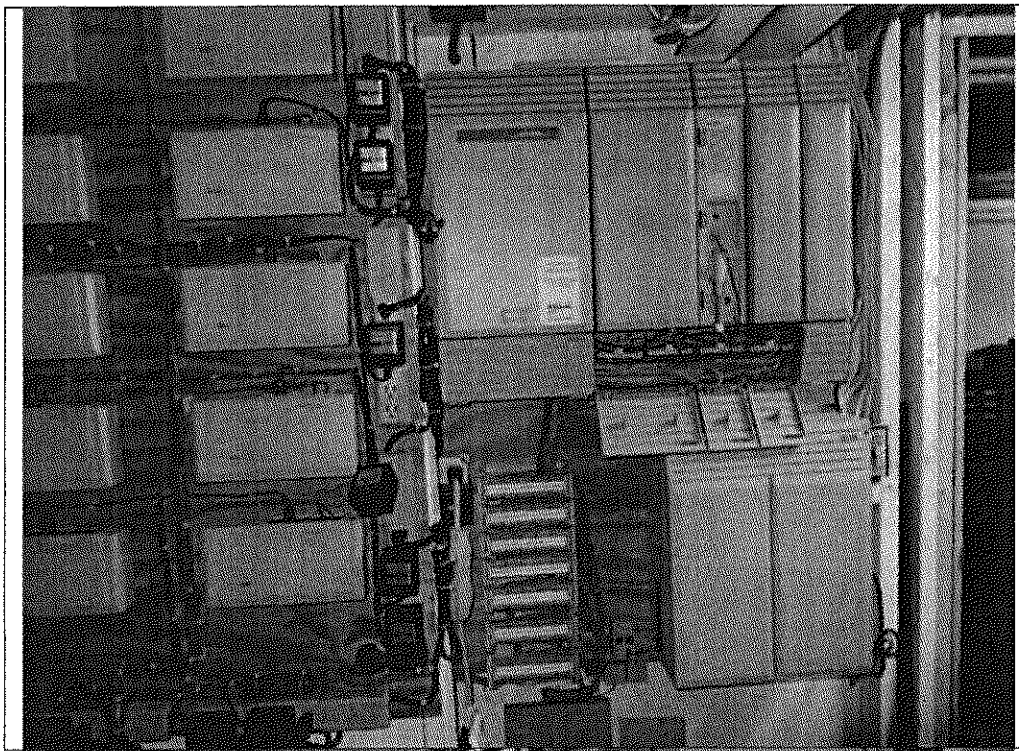
	Photo 17
	Photo 18

	Photo 19
	Photo 20



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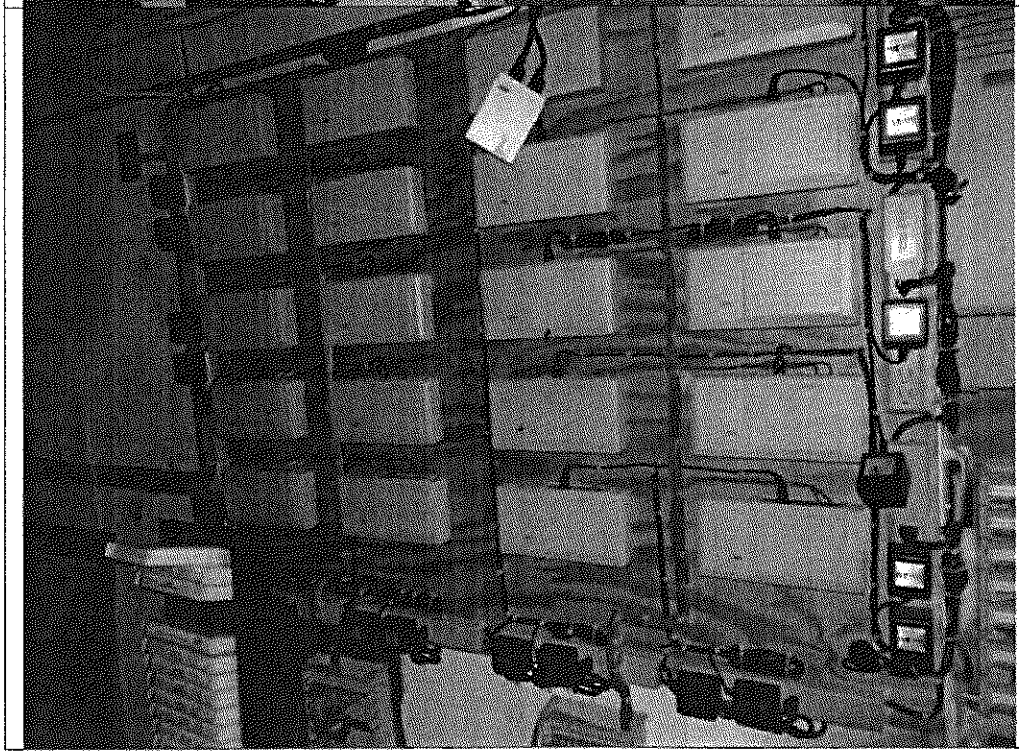

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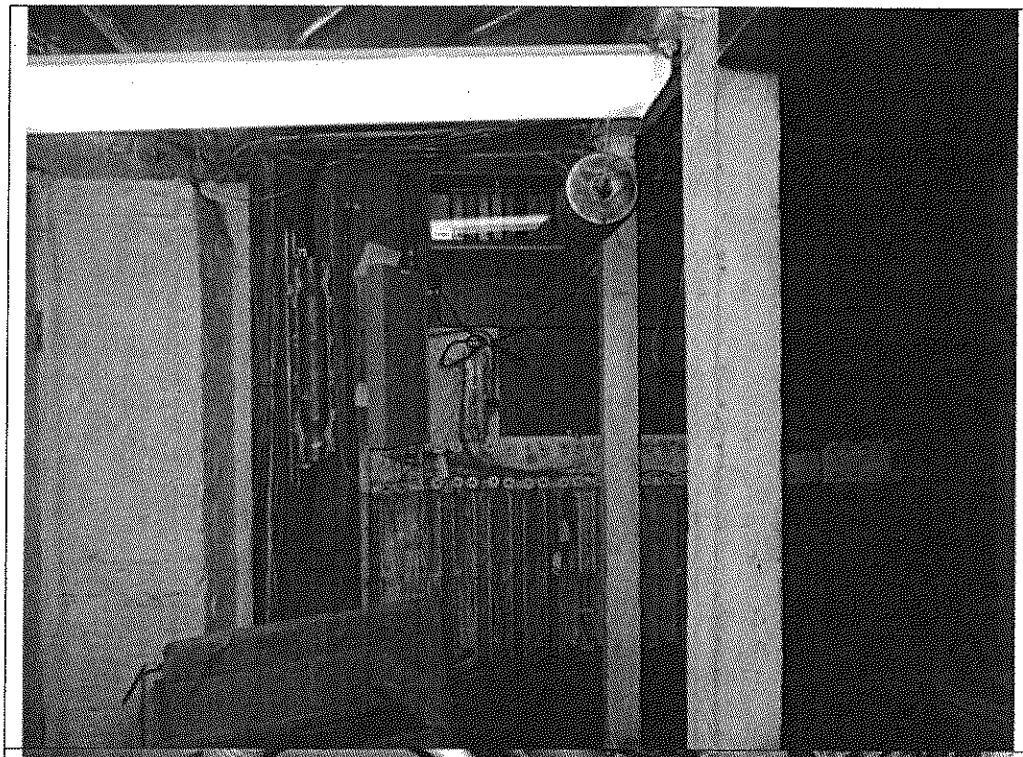
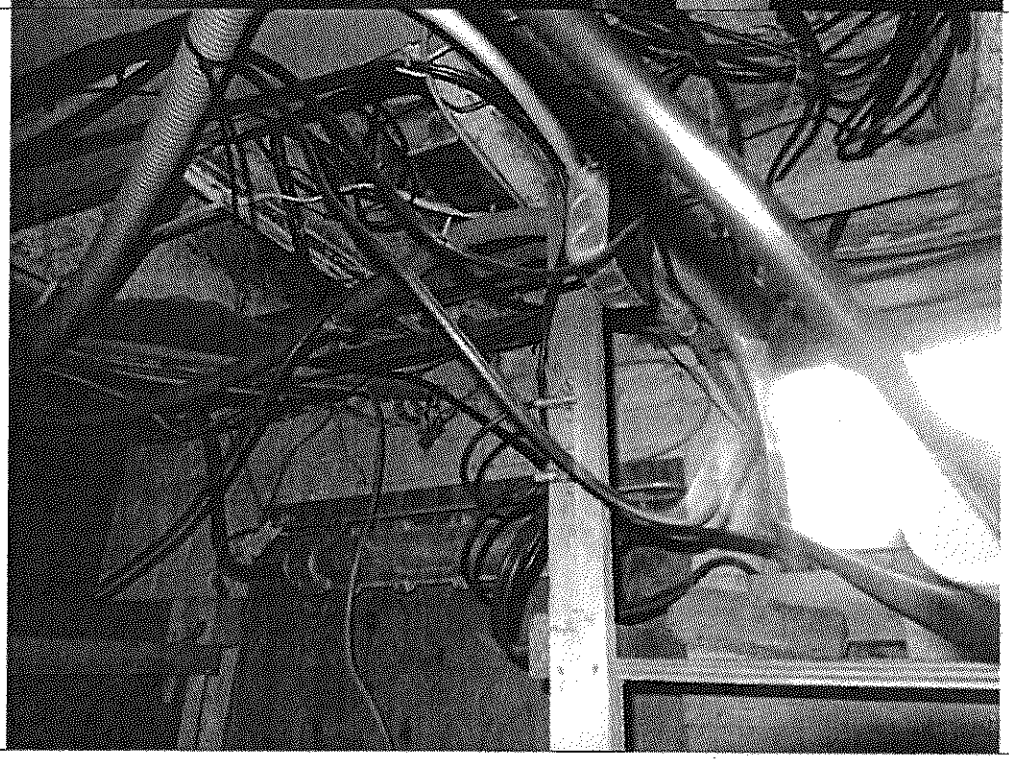
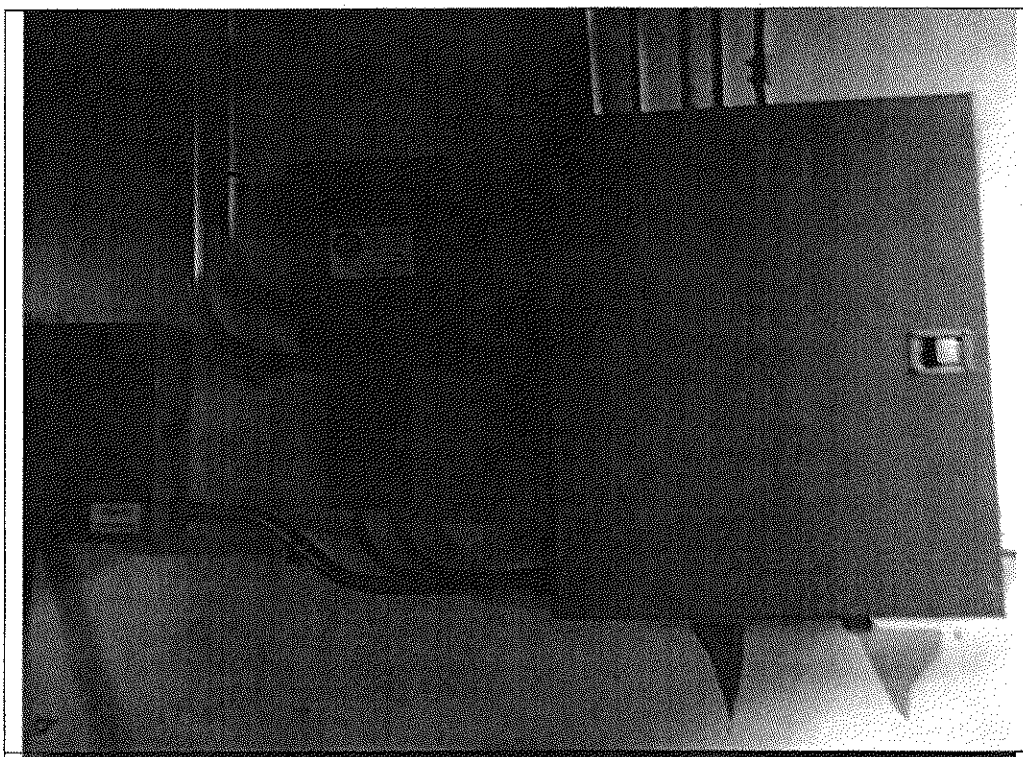
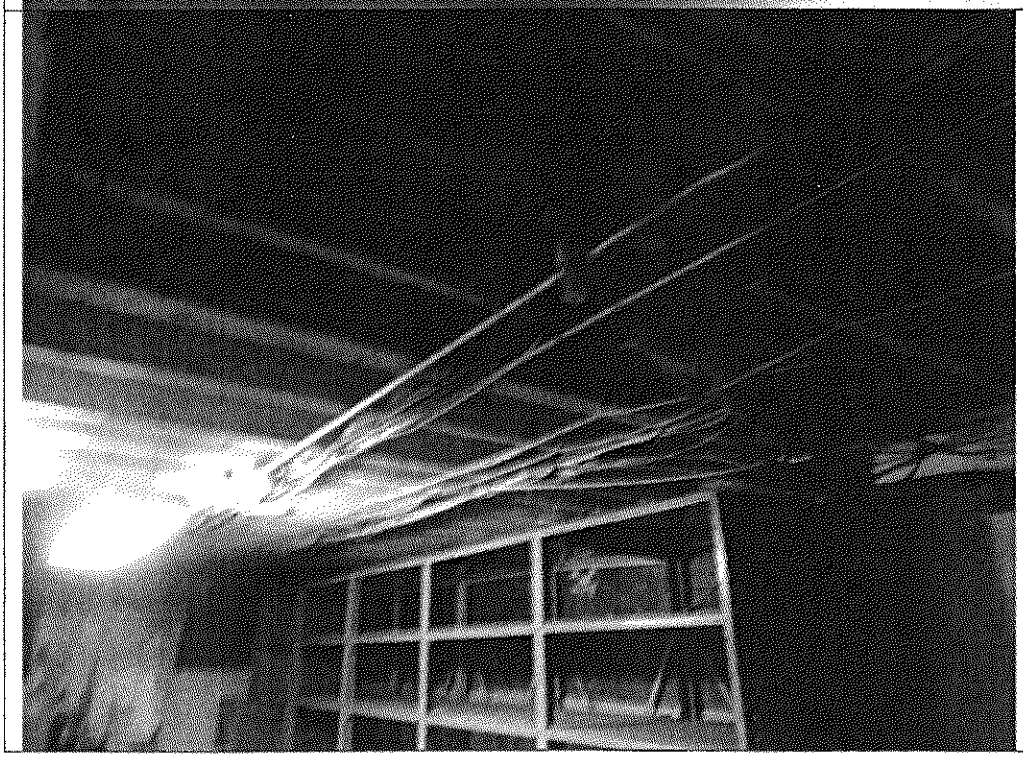
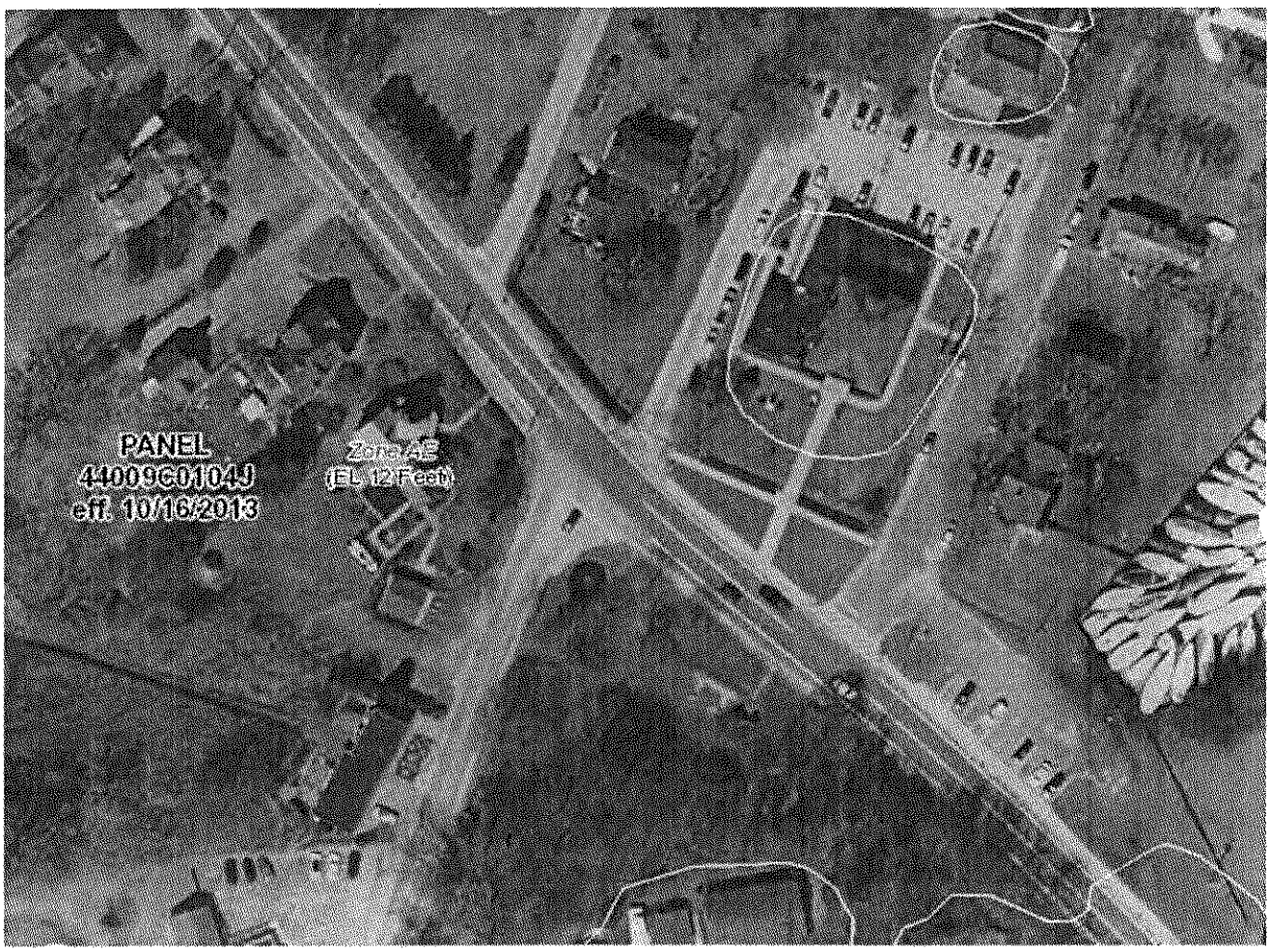
	Photo 23
	Photo 24

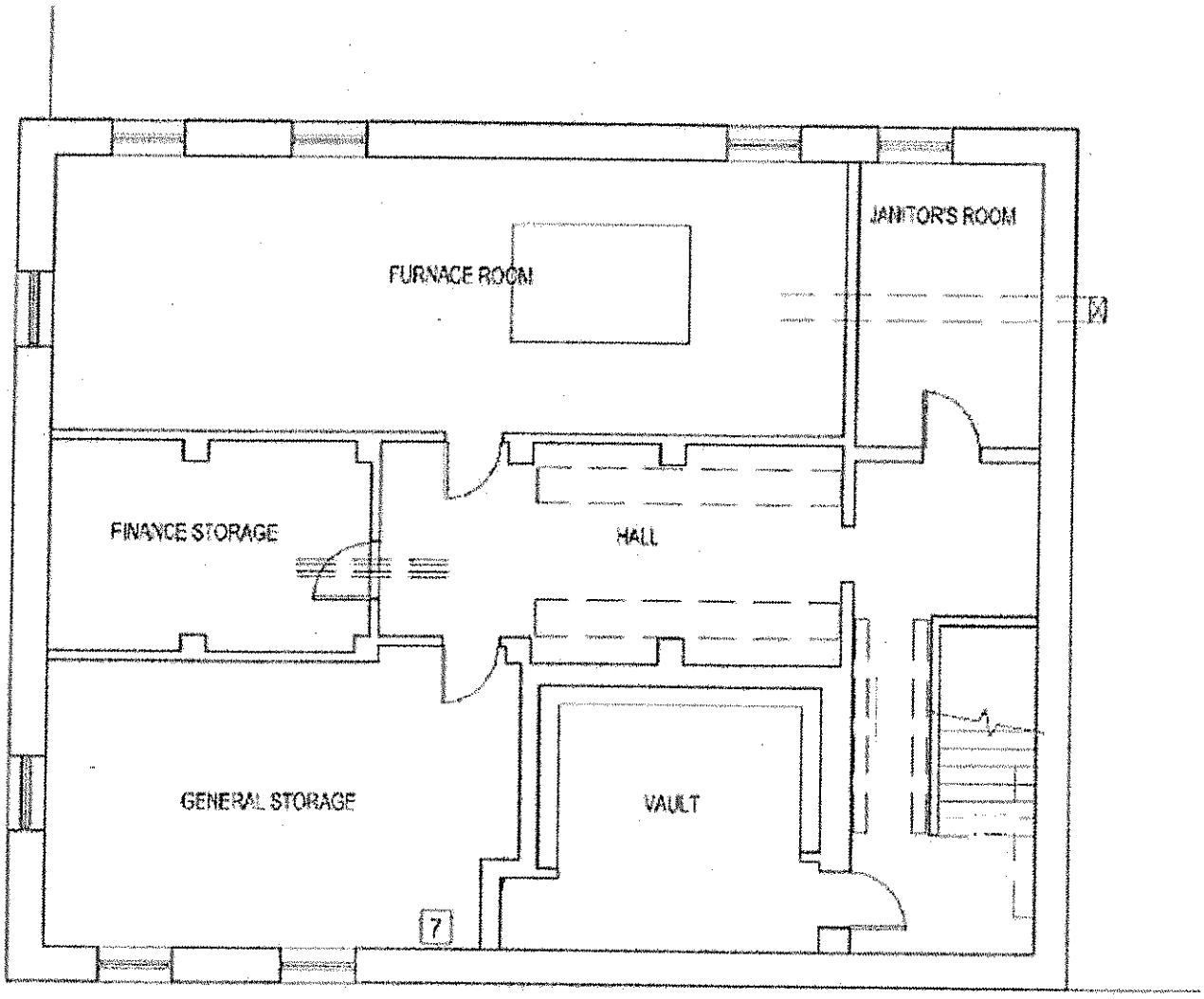
	Photo 25
	Photo 26

3E Site Plan - Town Hall

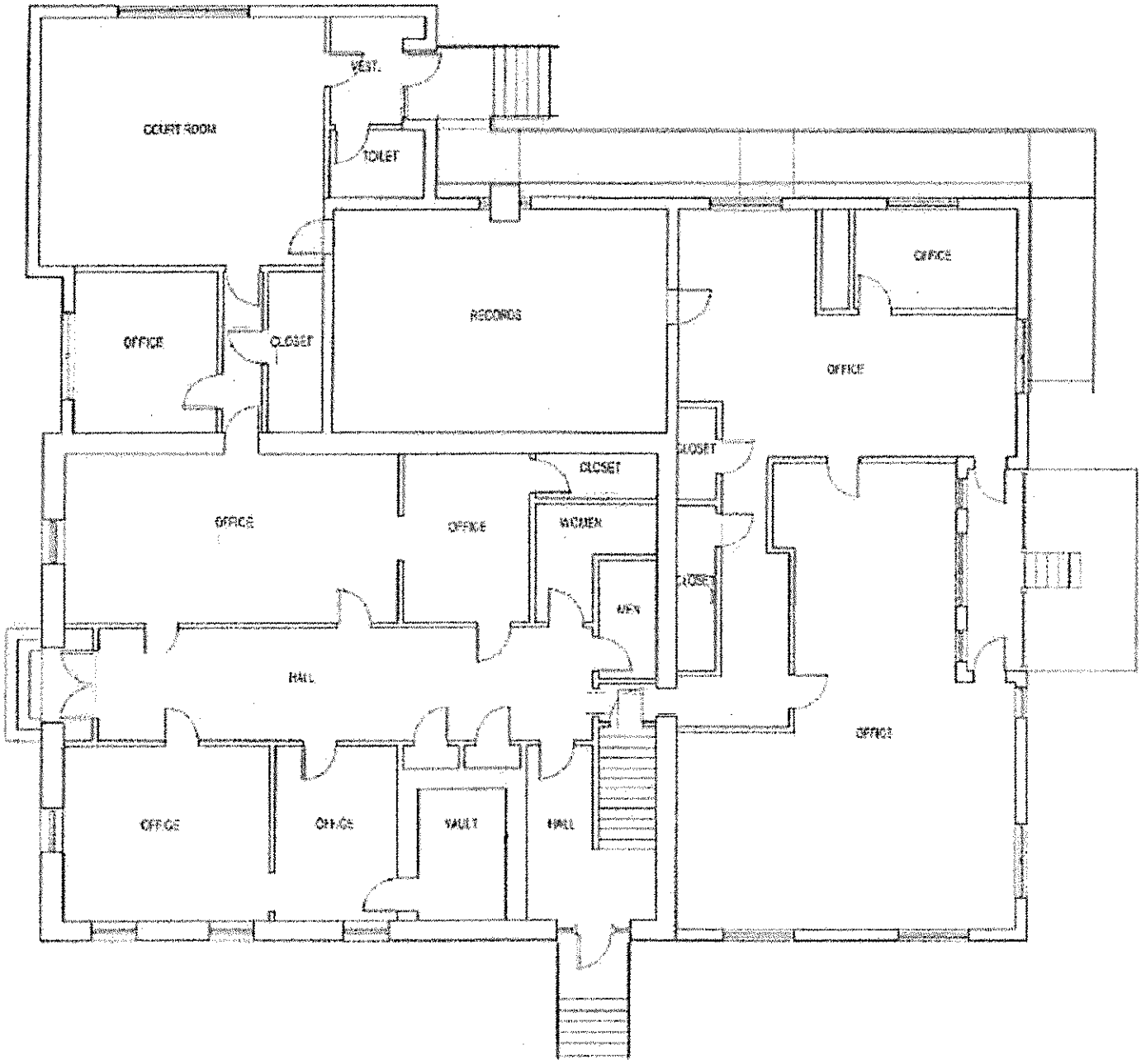
3F Flood Zone - Town Hall



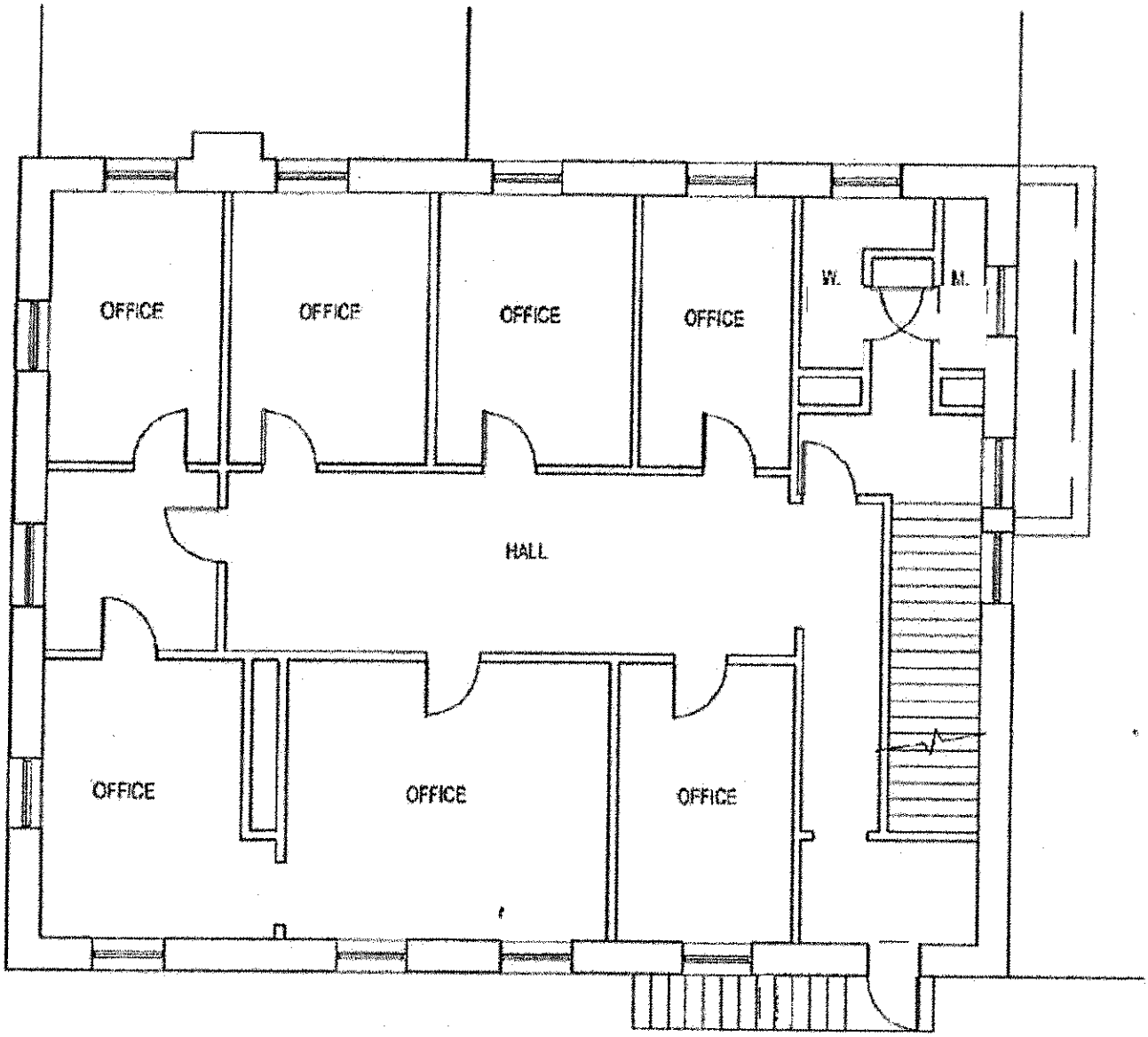
3G Floor Plans - Town Hall



Existing Basement Floor Plan - Town Hall



Existing First Floor Plan - Town Hall



Existing Second Floor Plan - Town Hall

North Kingstown Town Hall

Preliminary Construction Cost Estimate

Division	BUILDING COMPONENT	CODE	UPGRADES / MAINTENANCE	SUB TOTAL	COST TO OCCUPY	MUNICIPAL TOTAL COST
	Total Area Square Feet					
	14,900 square feet					
2	**Existing Conditions**					
	Mold remediation	X			$ 10,000.00	$ 20,000.00
	Insect infestation & damage	X			$ 10,000.00	$ 10,000.00
	Abestos removal & lead paint abatement	X			$ 34,000.00	$ 34,000.00
					$ 54,000.00	*$ 64,000.00*
4	**Masonry**					
	Exterior:					
	Chemical clean brick		X			$ 9,200.00
	Remove deteriorated caulk from windows and recaulk with Tremco		X			$ 15,900.00
	Spot point deteriorated mortar joints		X			$ 12,500.00
	Re-point all window sills, headers and coping stones - South		X			$ 2,200.00
	Re-point front entrance granite stair joints		X			$ 1,500.00
	Re-point granite stairs - East		X			$ 2,000.00
	Caulk joint between old & new foundation		X			$ 1,500.00
	Cut out the deteriorated mortar joints from 2 chimneys and re-point		X			$ 40,000.00
	Patch wheel chair ramp and landing	X			$ 3,000.00	$ 3,000.00
	Repair foundation wall behind East stair		X			$ 5,000.00
	Interior:					
	Prep foundation walls for parging & bonding agent application	X			$ 10,000.00	$ 10,000.00
	Parging of foundation walls 1" thickness	X			$ 34,000.00	$ 34,000.00
	Masonry & Brick foundation load walls	X			$ 110,000.00	$ 110,000.00
	Structural header between exit access hall & storage room	X			$ 6,000.00	$ 6,000.00
					$ 163,000.00	*$ 252,800.00*
5	**Structure**					
	Remove East entry granite stair		X			$ 5,000.00
	Replace footings under East entry stair		X			$ 3,000.00
	Reinstall East entry granite stair		X			$ 5,000.00
	Second floor means of egress - stair & shaft	X			$ 78,000.00	$ 78,000.00
					$ 78,000.00	*$ 91,000.00*
6	**Carpentry**					
	Fire rating of vertical cavity	X			$ 10,000.00	$ 10,000.00
					$ 10,000.00	*$ 10,000.00*

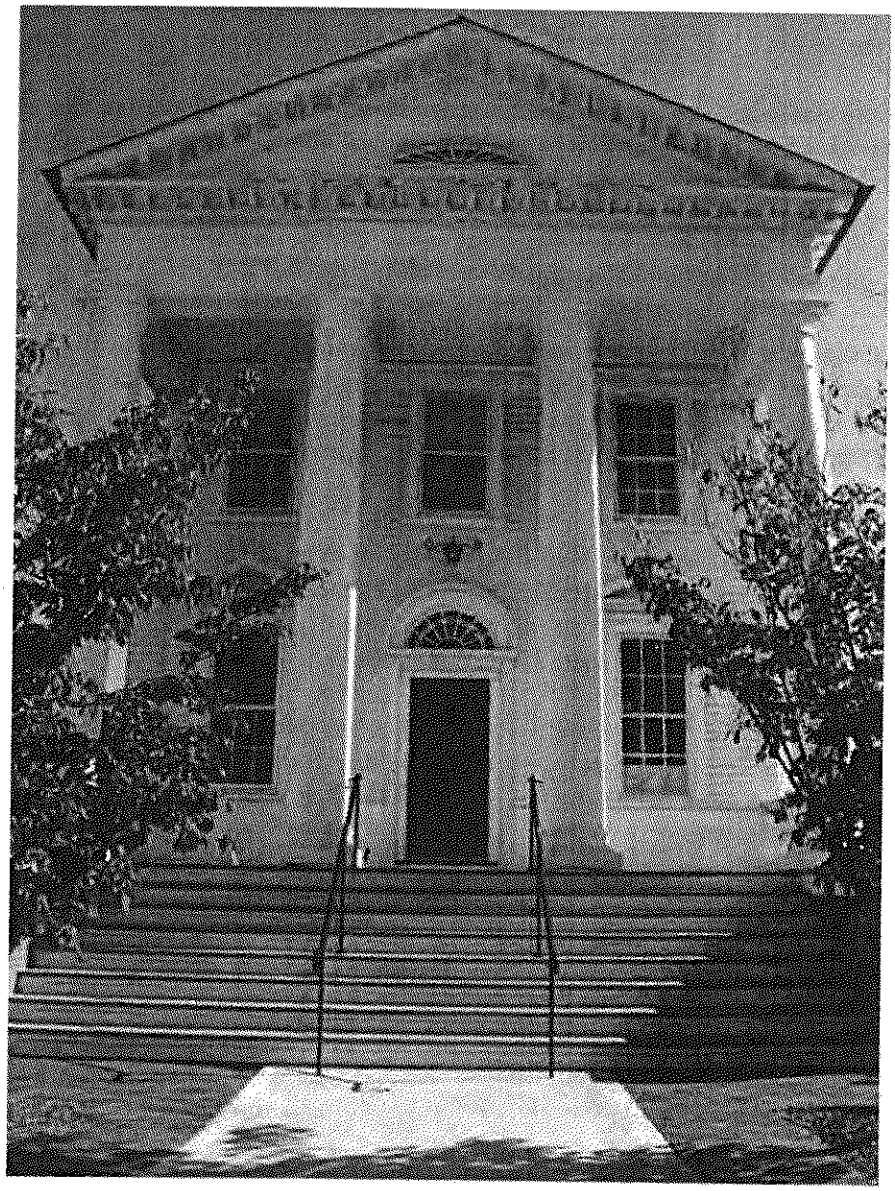
8	**Windows and Doors**					
	Demo existing window at Council Chamber West wall		X			$ 1,200.00
	Replace window at Council Chamber West wall		X			$ 8,000.00
	Basement exit door hallway	X			$ 2,500.00	$ 2,500.00
	Exit door in conference room	X			$ 4,400.00	$ 4,400.00
	Tax Assessor & Finance office doors	X			$ 4,850.00	$ 4,800.00
	Interior egress access hallway	X			$ 4,500.00	$ 4,500.00
					$ 16,250.00	*$ 25,400.00*
9	**Painting**					
	Exterior window and door painting		X			$ 12,160.00
	Hand Rails painting		X			$ 1,840.00
	Interior Painting		X			$ 65,000.00
	Finishes					
	1st floor Interior finish not flame resistant	X			$ 8,000.00	$ 8,000.00
	2nd floor Interior finish not flame resistant	X			$ 4,000.00	$ 4,000.00
	Wood paneling in building	X			$ 24,000.00	$ 24,000.00
	New drywall ceiling in basement		X			$ 28,000.00
					$ 36,000.00	*$ 143,000.00*
14	**Conveying Systems**					
	ADA Accessibility - misc. 1st floor modifications & new elevator	X			$ 210,000.00	$ 210,000.00
	Replace displaced work areas by the stair / elevator		X			$ 14,000.00
	Fire Escape removal	X			$ 4,800.00	$ 4,800.00
					$ 214,800.00	*$ 228,800.00*
15	**Mechanical**					
	Flue repair at boiler	X			$ 5,000.00	$ 5,000.00
	Remove Existing boiler & pump, replace with new		X			$ 30,000.00
	Remove existing rooftop A/C, replace w/ new wall-mounted split A/C system		X			$ 7,800.00
	Remove existing window A/C & install new ducted, zoned A/C system		X			$ 70,000.00
	Remove all existing control devices & replace with new digital		X			$ 50,000.00
	Install new ducted dehumidification system		X			$ 27,500.00 *
	Building modifications for HVAC system modifications		X			$ 37,000.00
					$ 5,000.00	*$ 227,300.00*
16	**Electrical**					
	New electrical service	X			$ 30,000.00	$ 30,000.00
					$ 30,000.00	*$ 30,000.00*
17	**Plumbing**					
	Remove existing fixtures and trim, replace with new ADA compliant fixtures		X			$ 12,000.00
	Remove & replace all existing cast-iron waste & vent piping w/new PVC piping		X			$ 10,000.00
	Remove & replace all existing domestic cold & hot water piping insulation w/new		X			$ 4,500.00
	New draintile system at perimeter with sump		X		$ 48,000.00	$ 48,000.00
					$ 48,000.00	*$ 74,500.00*
21	**Fire Suppression**					
	Fire wall penetrations - fire dampers	X			$ 24,000.00	$ 24,000.00
	Fire alarm pull stations mounted height	X			$ 3,750.00	$ 3,750.00
					$ 27,750.00	*$ 27,750.00*

	Contractor's Fees					
	Overhead and Profit	12%			$ 81,936.00	$ 140,946.00
	Contingency	15%			$ 102,420.00	$ 176,182.50
					$ 184,356.00	*$ 317,128.50*
	Subtotal Items 1 - 21				*$ 682,800.00*	*$ 1,174,550.00*

Total Building Cost		*$ 867,156.00*	*$ 1,491,678.50*
	Cost / Square Foot		

* No use of basement for storage if dehumidification not installed

4 Feasibility Study - Annex



4A Architectural Feasibility - Annex

Existing Observations:

The Annex, built in 1888, is a two story with full basement wood structure which faces Brown Street to the west. The rear portion is a one story masonry block building with a basement and flat roof constructed in the 1950's.

The exterior of the building is in good condition but needs trim repair and painting. The windows , which are also in good condition, all have aluminum storm windows mounted to the exterior. It was noted that the building has gone through lead abatement when it was previously painted in 1998. The roofs appear to be in good condition as well and it was noted that the pitched roof shingles were replaced in 1998 and the flat roof membrane in 2007. There did not appear to be any leaking in any of the roofs or in areas where the roof changes and has flashing. Refer to photo 1.

Minor repairs to the siding need to be provided before repainting. Cornice trim at the gable ends and dentils that are decayed and damaged need to be repaired, replaced and all repainted. The Brown Street columns at the entry need to be repaired and repainted. At the entry location, the entry stairs and base wood trim is decaying and needs to be replaced, repaired and repainted. Refer to photos 1, 2, 3 and 4.

The rear deck and entry stairs from the Municipal parking lot need to be removed and replaced due to age and decay. The structural support steel columns and beams supporting this deck show major rust which is compromising the integrity and strength of the deck. There are areas that show rust penetrating through the beams' top flanges. Refer to photos 5, 6, 7, 8, 9, 10 and 11.

The rear entry to the building from the deck includes two entry doors and a large wood framed window wall that is in total disrepair . It was observed that the window framework is decaying due to the weather and the windows have lost their seal and are discoloring, which indicates there is no insulating value to the glass. Refer to photo 12.

The sewage system is a septic system with a grinder pump to the holding tank. It is this writer's understanding that there will be, in the near future, a municipal sewerage system that will be introduced to the town of Wickford.

The roof drains are routed to the north east and south east portions of the building and are typically spilling out onto the municipal parking lot. The surface drainage sheet flows to the catch basin and drywell located at the center of the parking lot. Refer to photo 13 and 14.

The steel fire escape on the north side of the building is in need of removing the rusted area and refinishing. In general, the stair is in fair condition. The Exit egress door to this stair from the second floor is difficult to open. Refer to photo 15.

The interiors of this location are in very good condition and do not show any signs of cracking, major settlement or water damage. Refer to photos 16, 17, 18, 19 and 20.

The basement in the west portion of the building (original building) shows signs of moisture and deterioration of the brick foundation. The structural report addresses this issue. The enclosure around the furnace room needs repair and the two toilet rooms are not operating and not usable. It was noted that there are many penetrations for various pipes, ducts and that they are not sealed. Refer to photos 21, 22, 23 and 24.

Recommendations:

1. Brick pieces and mortar deteriorated on north wall needs be replaced where missing. Brick foundation typically should then be cleaned and repainted.

2. Steel fire escape should be cleaned of rust and repainted if it remains in service, or must be removed and door restored to window opening. (Code requirement is to install interior egress stair with consideration of remoteness.) (See Architectura report Appendix B)

3. East entrance exterior wood stairs and trim are deteriorated or showing signs of decay and should be removed and replaced. Existing columns need to be repaired and repainted.

4. Electrical main and service entrance needs to be moved into a first floor closet. At a minimum, clearances need to be increased in front of panels.

5. Typical foundation walls that are brick or rubble need to be cleaned of loose debris, patched and (or) repointed. Typical walls can be parged with a cementitious waterproof concrete mix.

6. All penetrations through walls should be patched.

7. See mechanical report for new boiler and accessories. Replace window air conditioners with ducted air conditioners and install new dehumidification system with digital controls.

8. Roofs sloped and flat are in very good condition and can remain.

9. Windows need to be sanded, prepped, caulked and painted. West window wall at rear entrance with window wall needs to be removed and new window wall and entrance reinstalled.

10. West side wood deck and ramp is deteriorating and needs to be replaced. This will include all steel beam supports and columns.

11. Interior is in good condition walls and trim should be painted.

12. Code items including ADA upgrades with associated costs are discussed in the Architectura report dated February 2, 2016 attached in Appendix B.

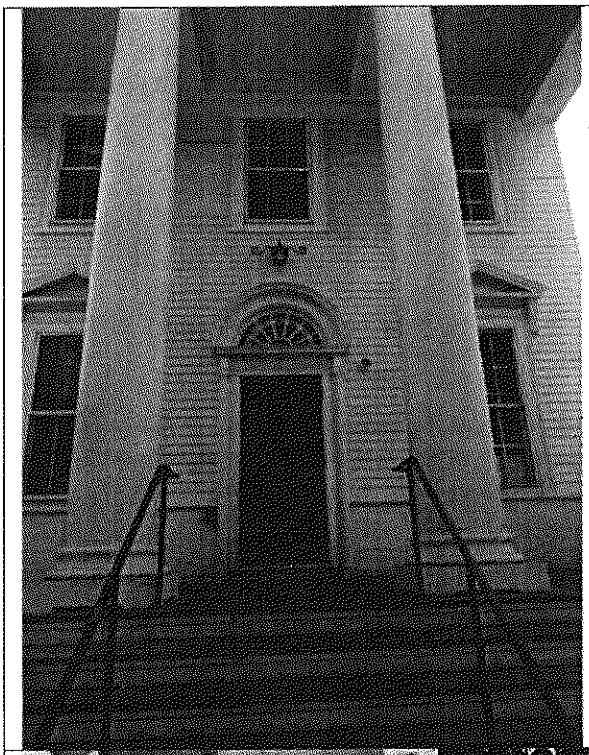


Photo 1

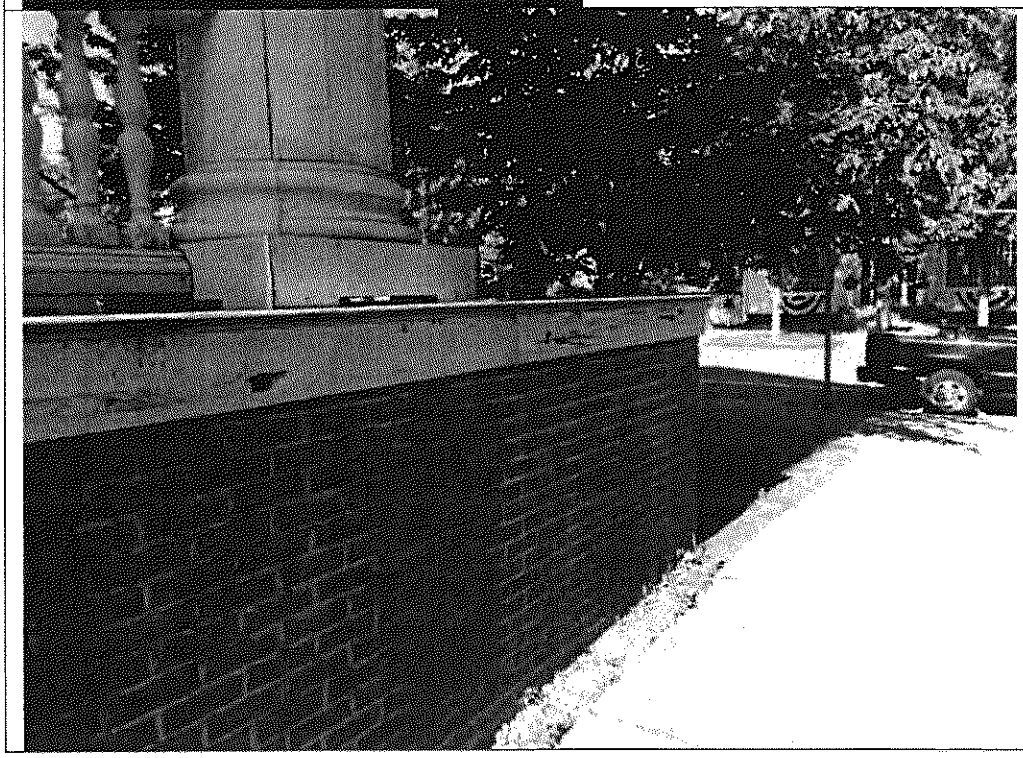


Photo 2

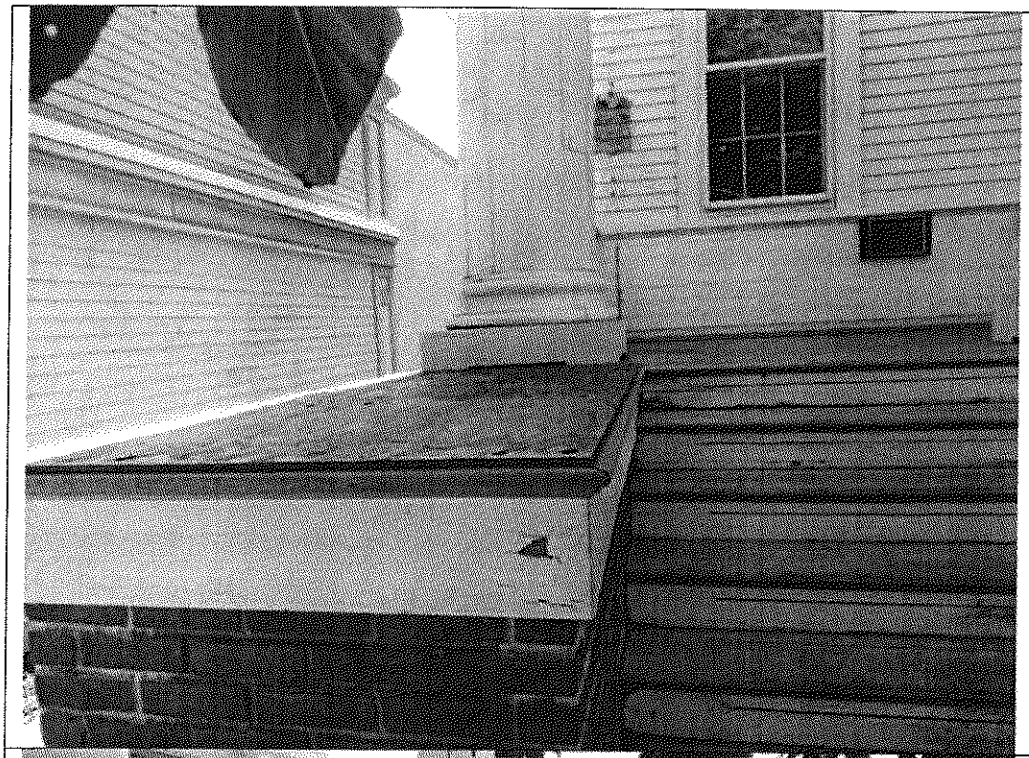


Photo 3

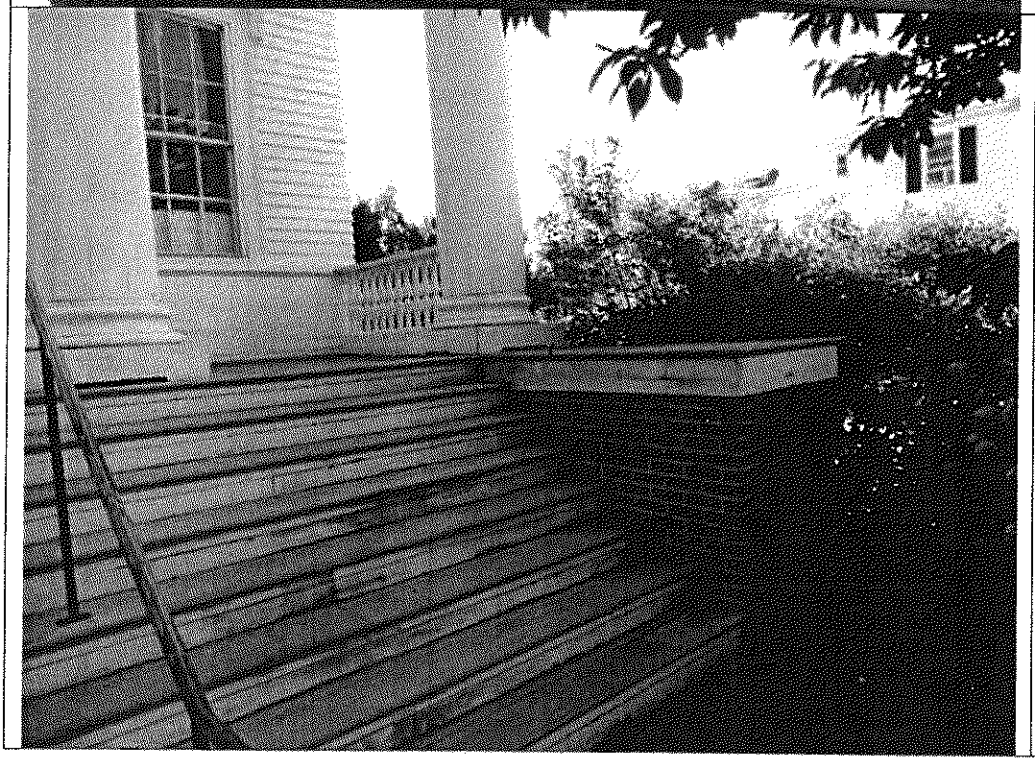


Photo 4

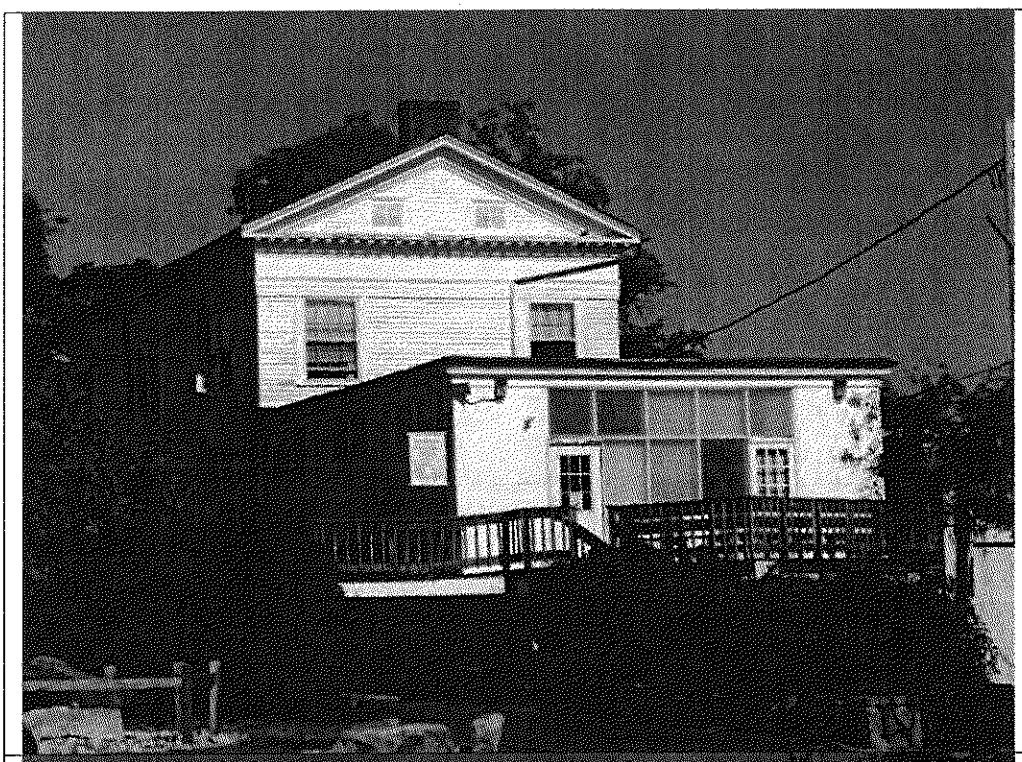
	Photo 5
	Photo 6

Photo 7

Photo 8

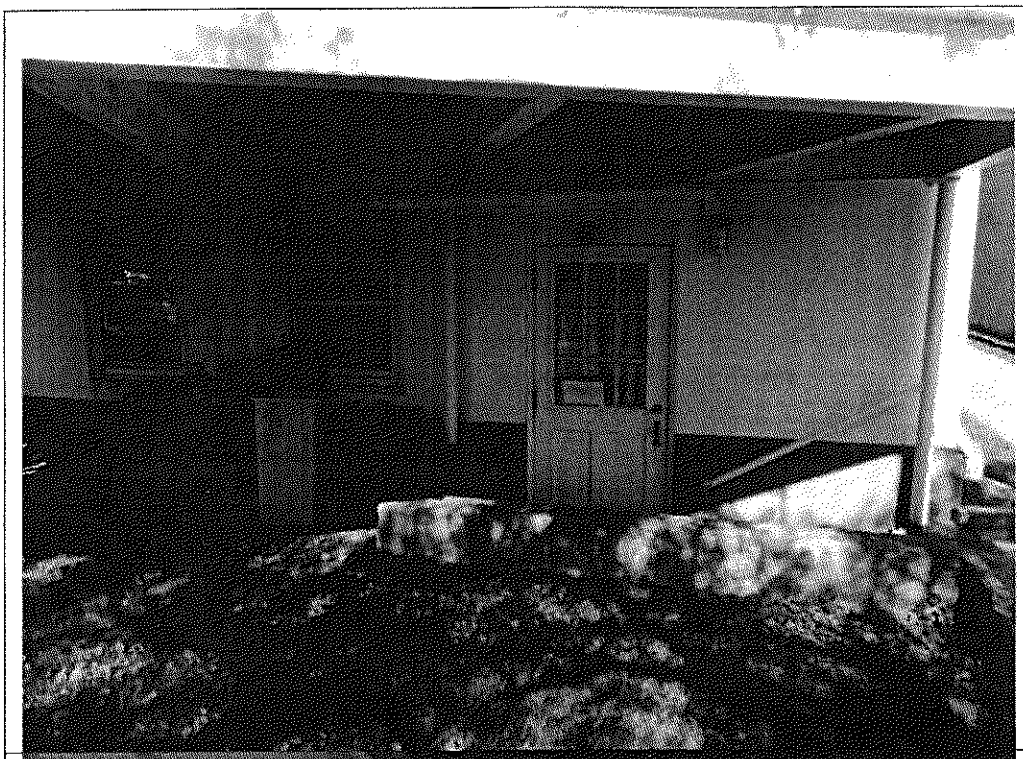
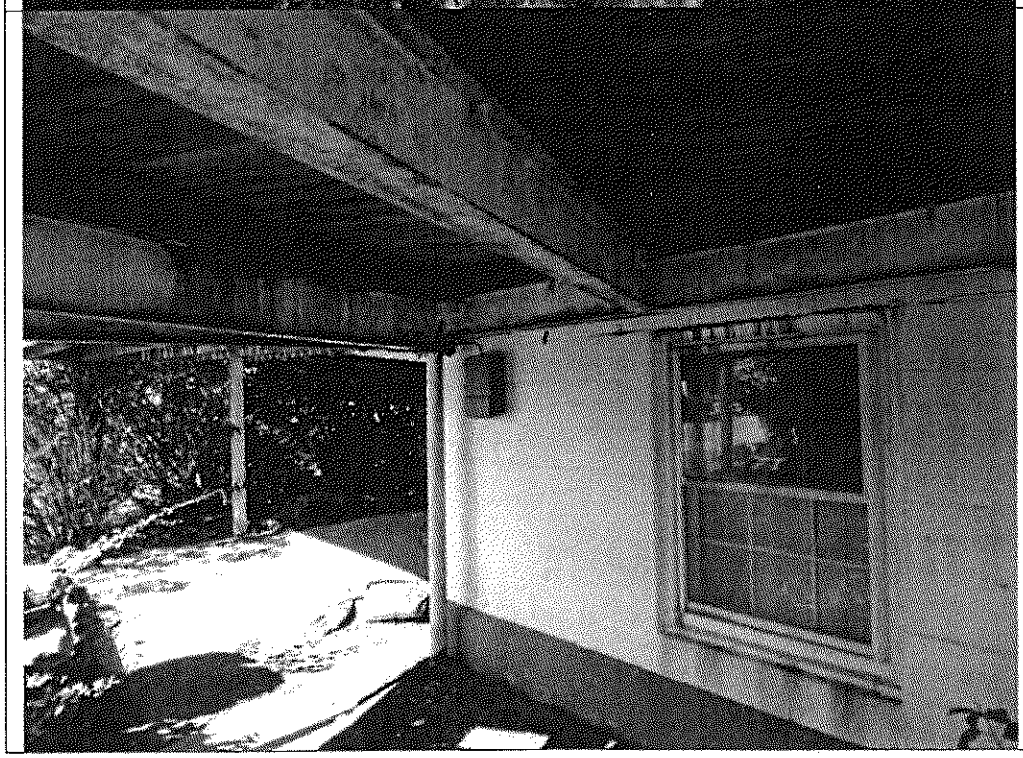


Photo 9



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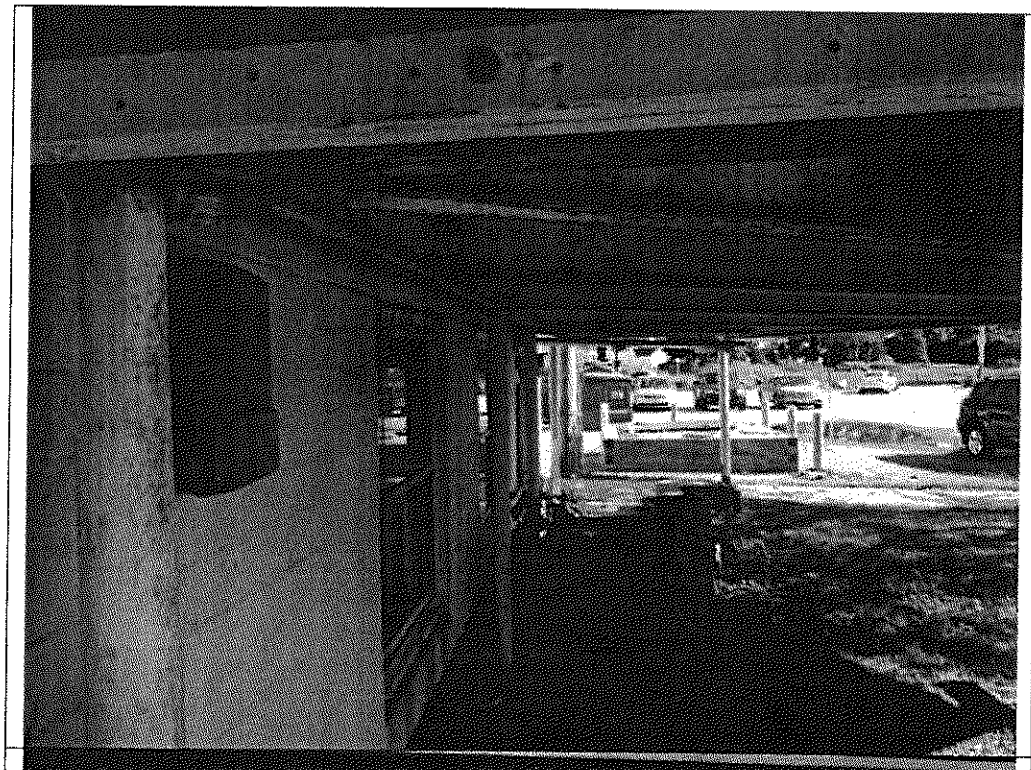


Photo 11

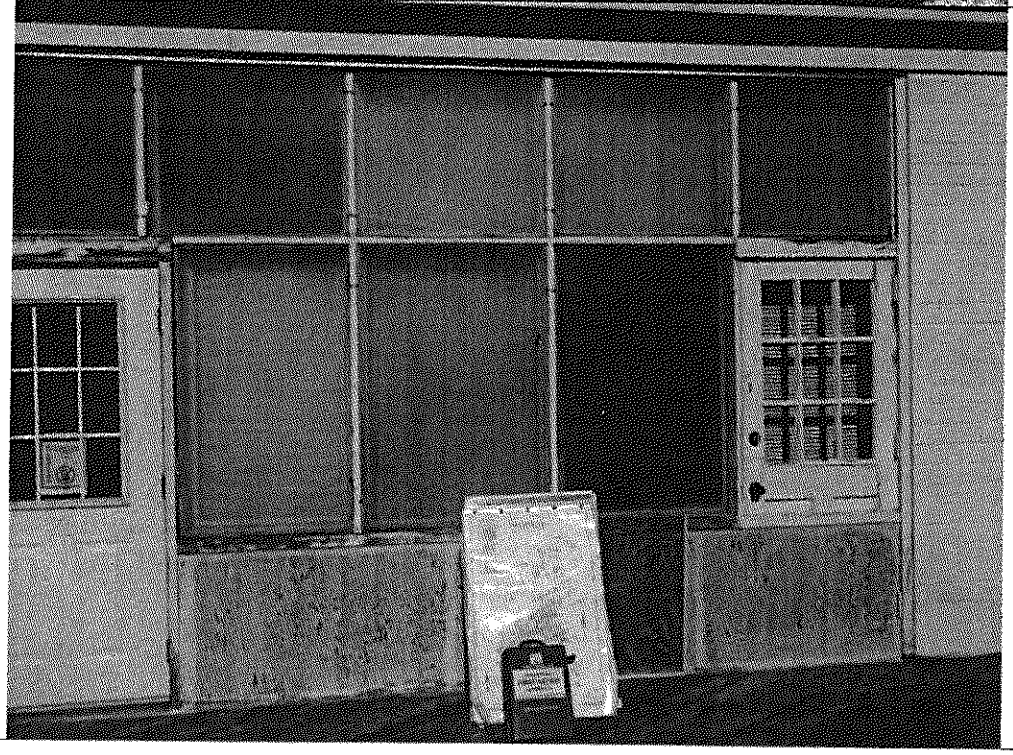
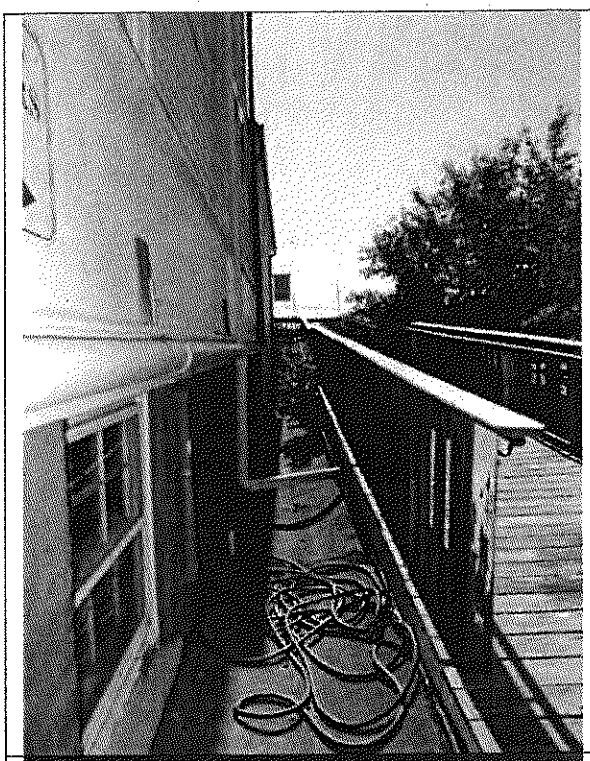
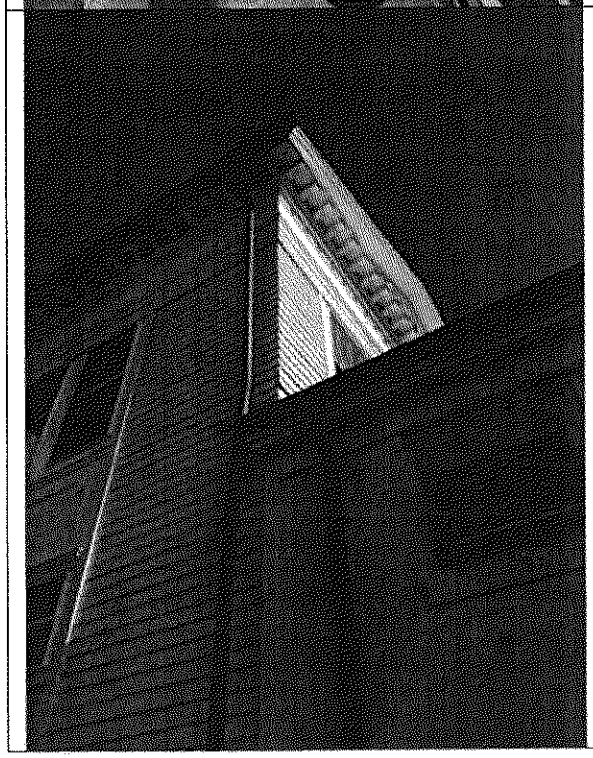


Photo 12

	Photo 13
	Photo 14

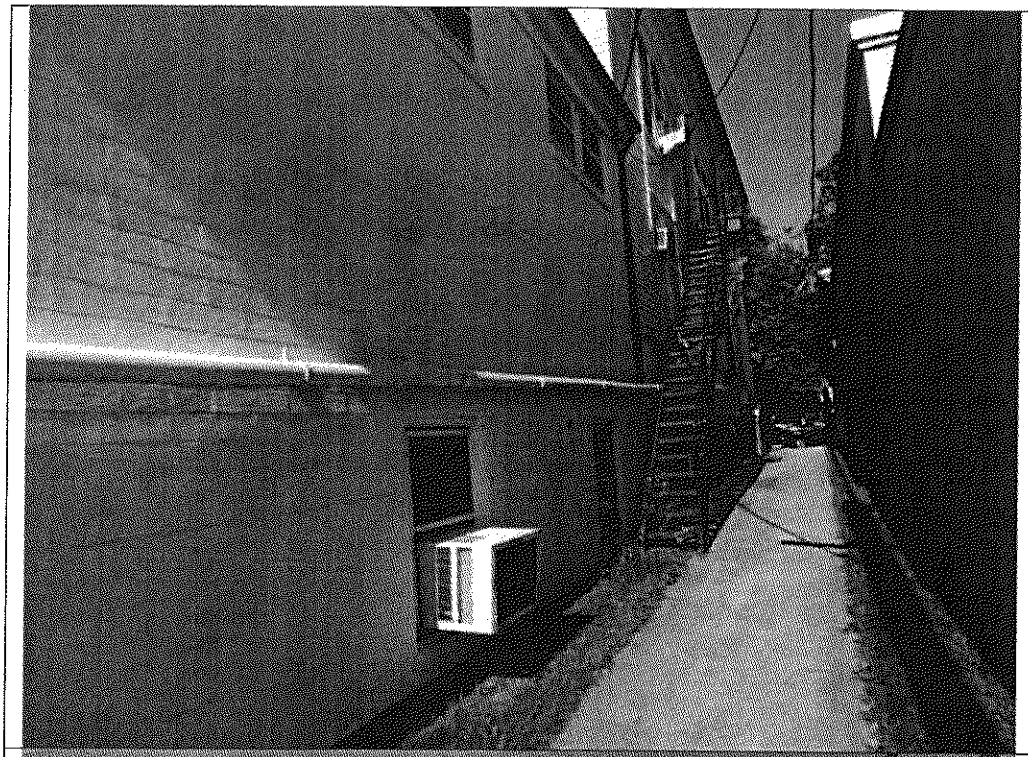


Photo 15

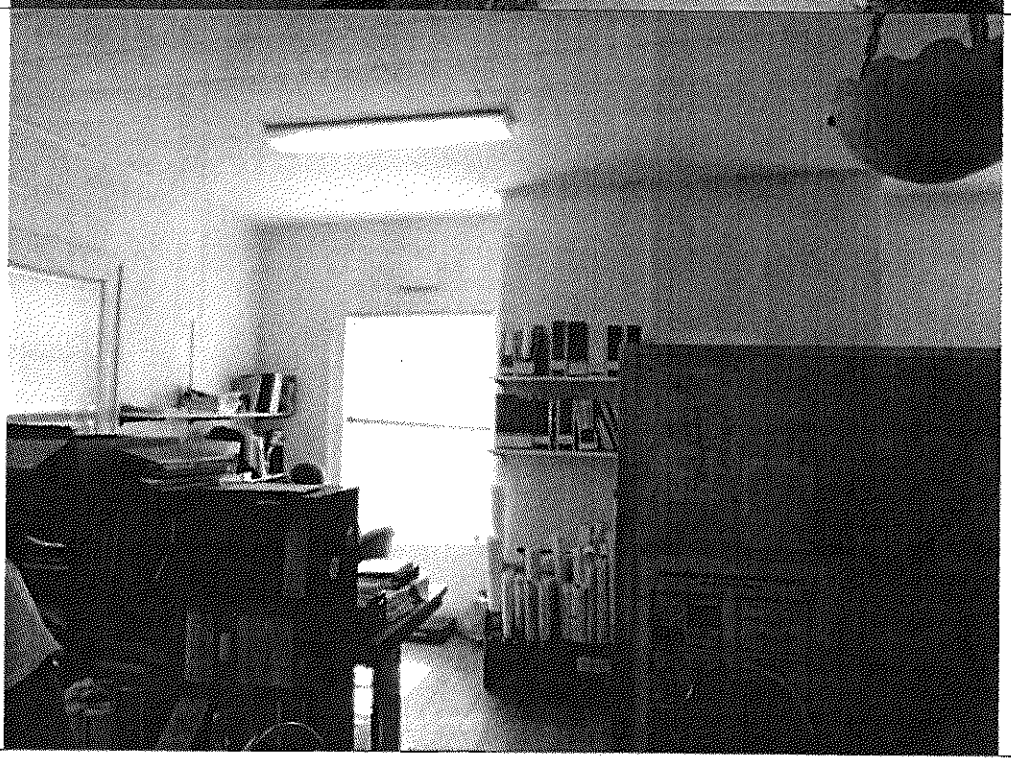


Photo 16

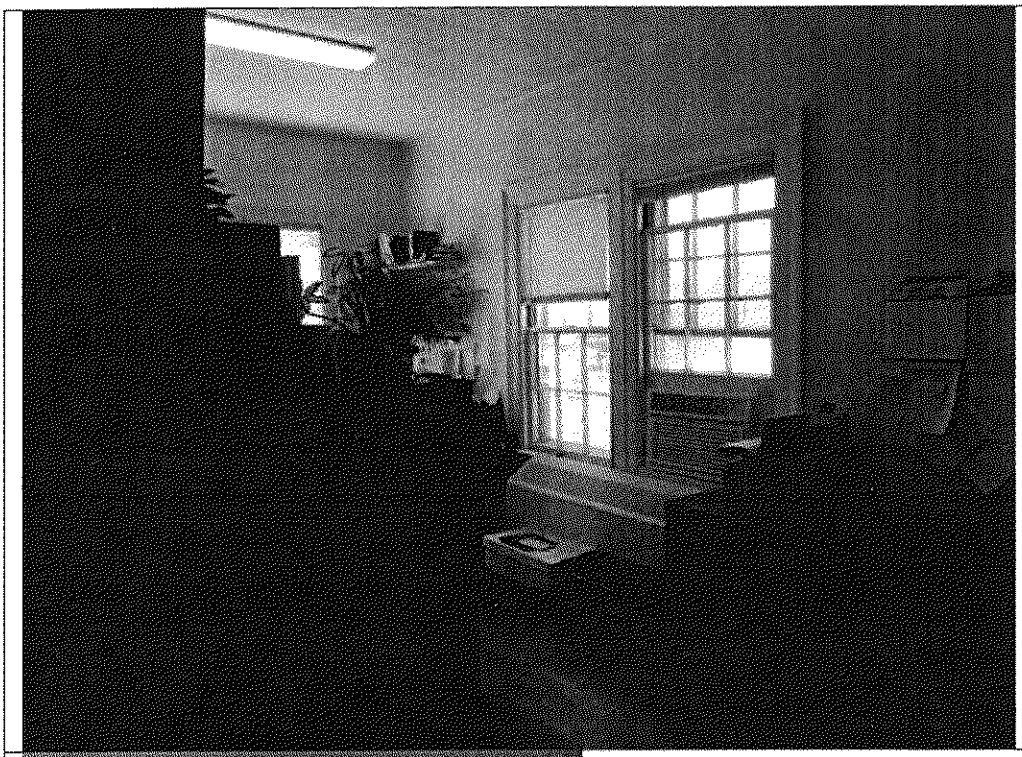
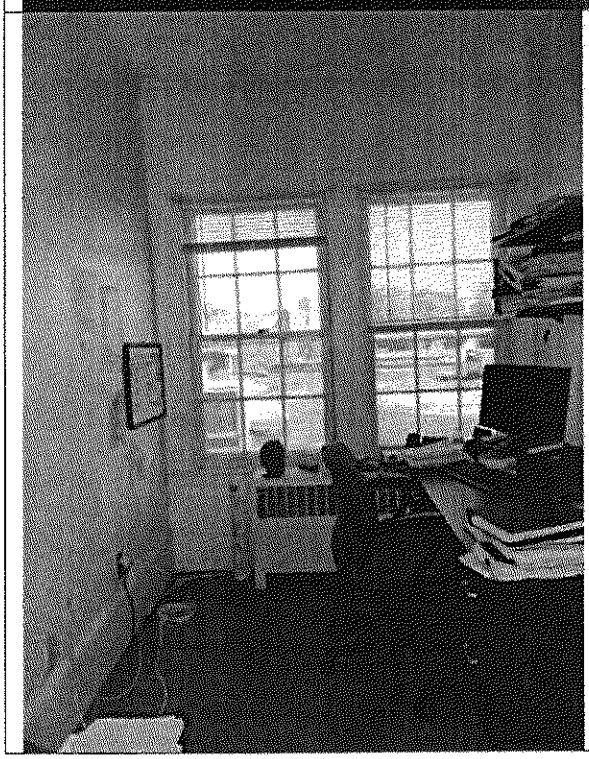
	Photo 17
	Photo 18

Photo 19

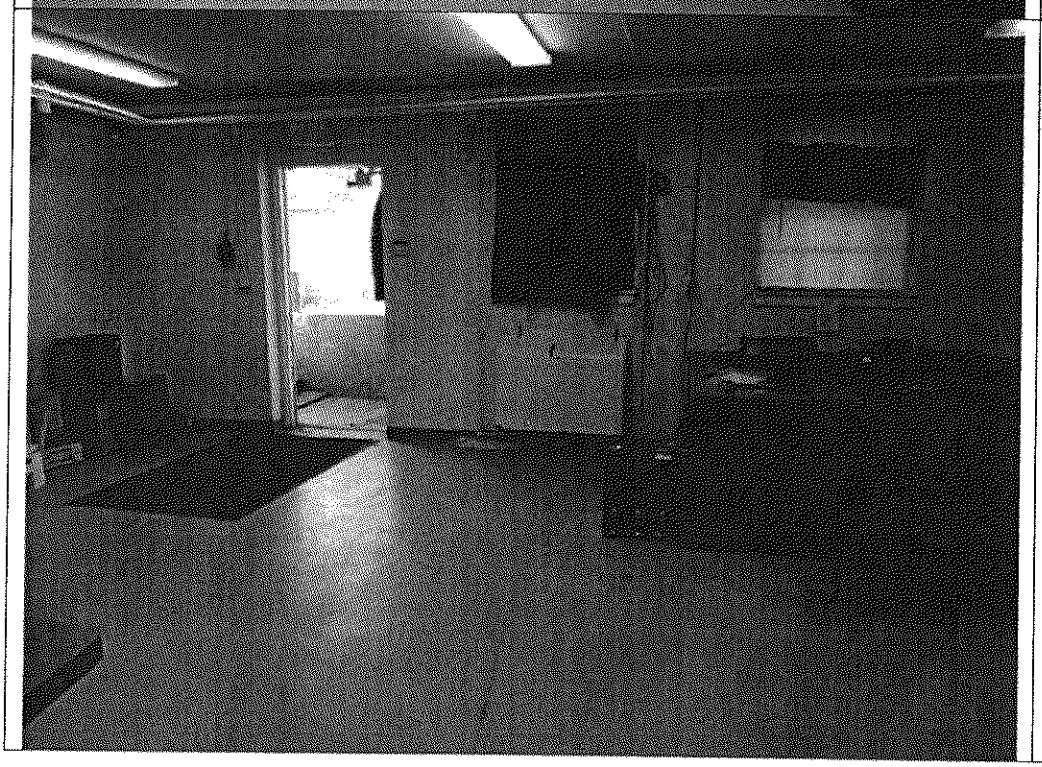
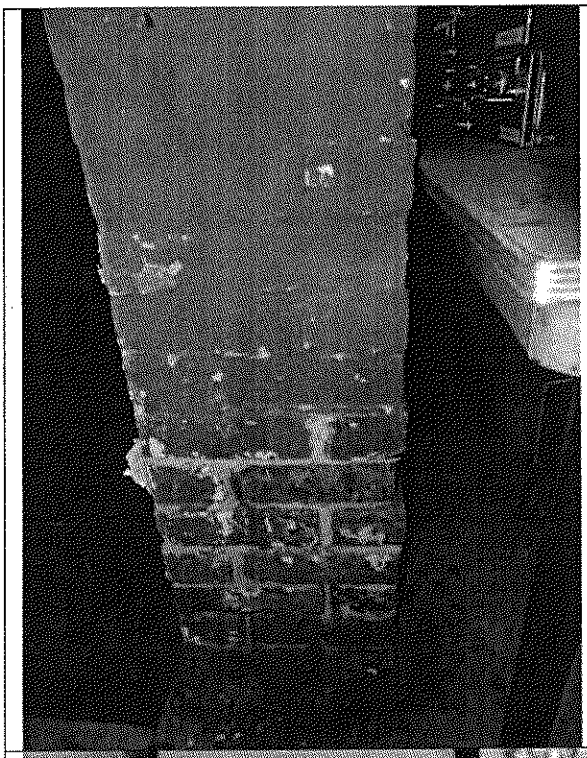
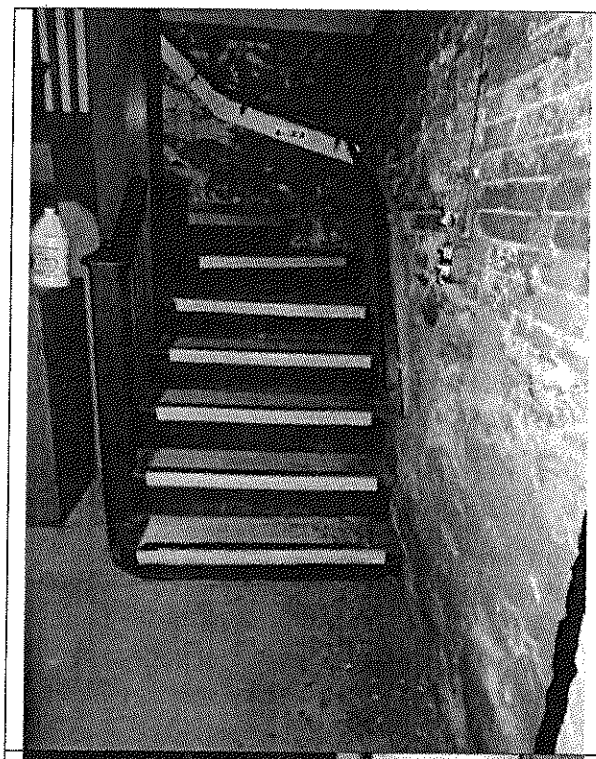
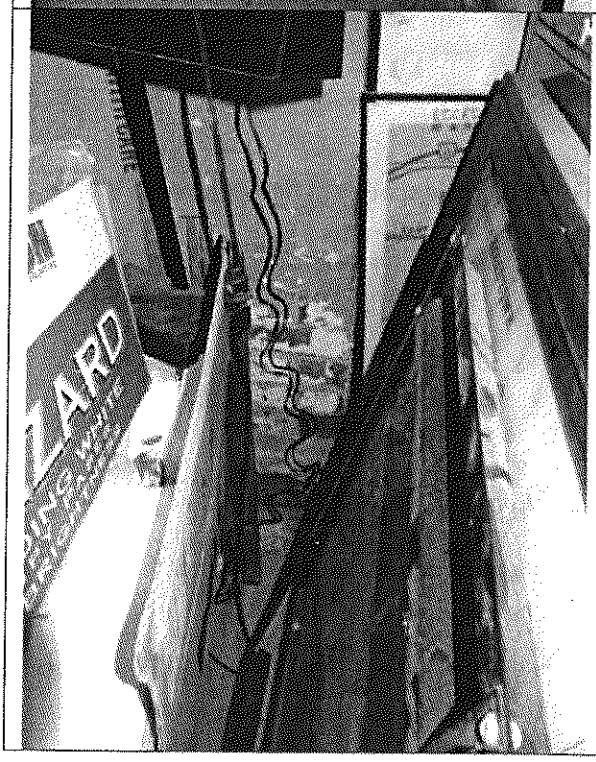


Photo 20

	Photo 21
	Photo 22

	Photo 23
	Photo 24

4B Structural Feasibility - Annex

The original section of the building (constructed in 1888) is two stories with a full basement. The front of the building faces Brown Street to the west. A one-story flat-roofed addition with a full basement was constructed at the rear of the building in the 1950's, refer to photos 41 and 42.

Description of the Structure

The original building is wood-framed with wood exterior bearing walls and clapboard siding, refer to photos 43, 44, and 45. The floor joists span the short direction of the building (north to south) and are supported by a center bearing wall on the first floor and a center wood beam on brick piers in the basement. The basement walls are constructed with solid brick above grade and mortared stone below grade. The basement has a concrete slab.

The addition has concrete block exterior walls, which support the flat roof framing, refer to photos 46 and 47. To the rear of the addition is an exterior wood deck supported by steel beams and columns.

There is a front wood-framed porch with exterior wood stairs and four wood columns supporting the roof above the porch, refer to photo 48. The porch and stairs were reconstructed eight to ten years ago.

There is a steel fire escape from the second floor to grade on the north side of the building, refer to photo 49.

Observations

The exterior of the building is in fairly good condition. There are a few spalled foundation bricks on the north side of the original building, where water in the bricks froze and caused the brick surface to fall off, refer to photo 50. Some of the pine finish boards around the front stairs and porch have rotted, refer to photos 51 and 52. There is a large wood-framed window wall at the rear of the addition, where the wood framing has deteriorated, refer to photos 53 and 54.

The steel beams and tops of the steel columns that frame the exterior rear deck have rusted. In some areas, the top flanges of the beams have nearly rusted away, refer to photos 55 to 58.

The steel fire escape is in fair condition and has started to rust in many locations.

Inside the building, the first and second floor areas are in fairly good condition, refer to photos 59 and 60.

Moisture has leaked through the front brick basement wall, causing the interior surface of some of the bricks to spall. However, the mortar between bricks was still solid, and the base stones were in fairly good condition, refer to photos 61 and 62.

The bases of the two interior brick basement piers have been deteriorated by exposure to moisture, but the piers have not crushed or settled, refer to photos 63 to 66. There were some random shrinkage cracks in the concrete basement slab. The slab has not settled, refer to photos 67 and 68.

Recommendations

1. The exterior spalled foundation bricks on the north side of the building should be removed and replaced.

2. The rotted pine boards around the front exterior stairs and porch should be removed and replaced.

3. The large wood-framed window wall at the rear of the addition should be removed and replaced.

4. The steel fire escape should be cleaned of rust and repainted if it is to remain in service.

5. The rear deck should be removed and replaced or be replaced with a much smaller deck that provides egress from the rear door.

6. The interior of the brick basement walls should be patched where needed.

7. The two interior brick basement piers should be removed and replaced. Shoring of the beams supported by the piers will be required, when the piers are replaced.

TOWN HALL ANNEX

Photo 41

Front (west side) and south side of the building. Original building is two stories. There is a one-story addition at the rear.

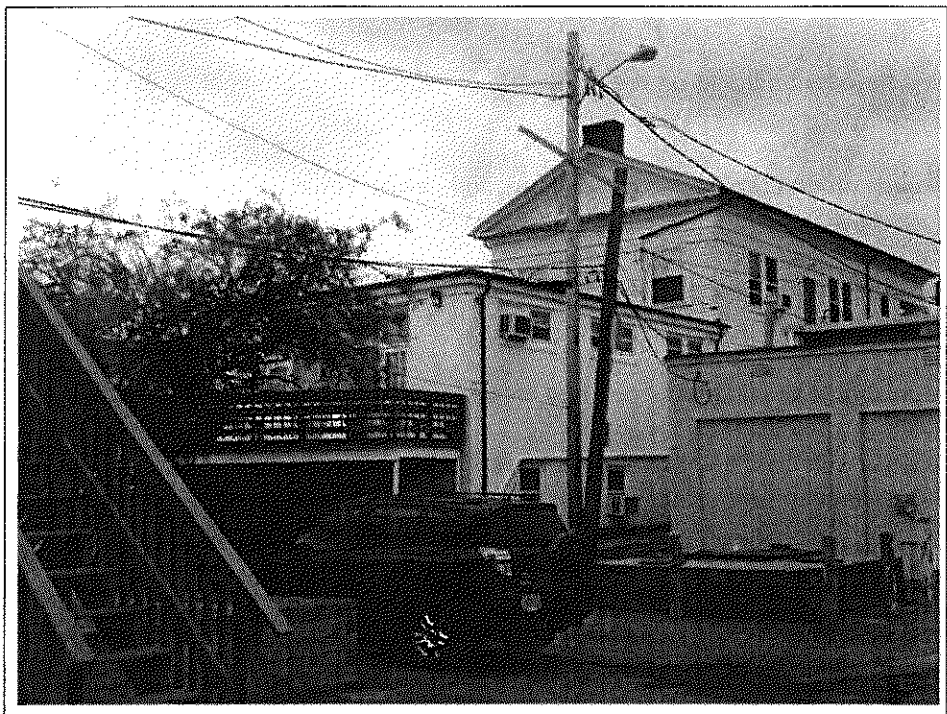


Photo 42

Rear (east side) and north side of the building. One-story addition with a basement at the rear.

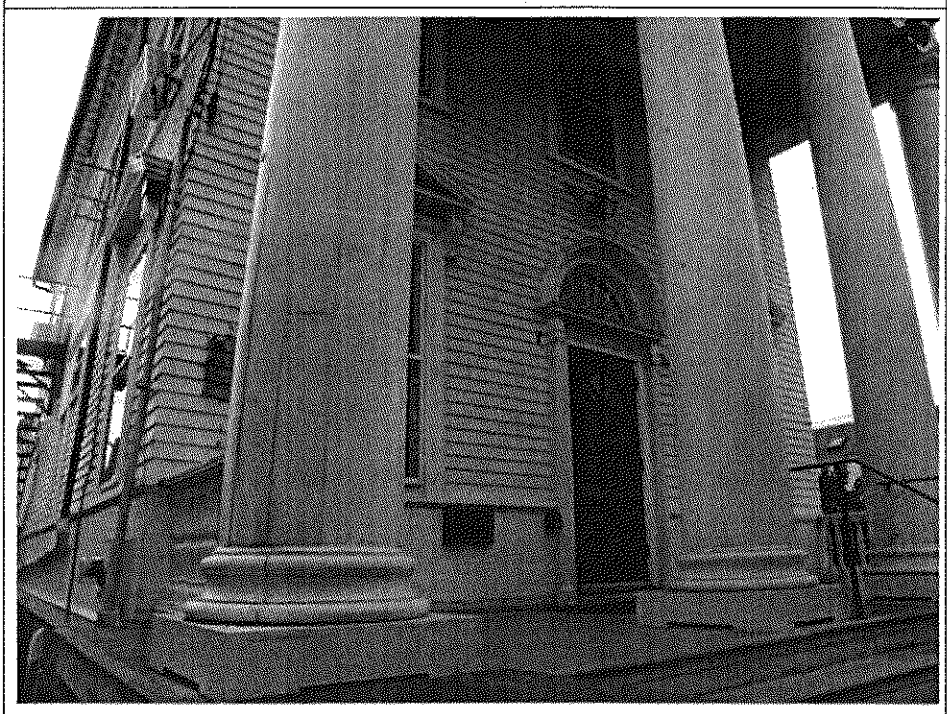


Photo 43

Exterior wood-framed walls and front porch.

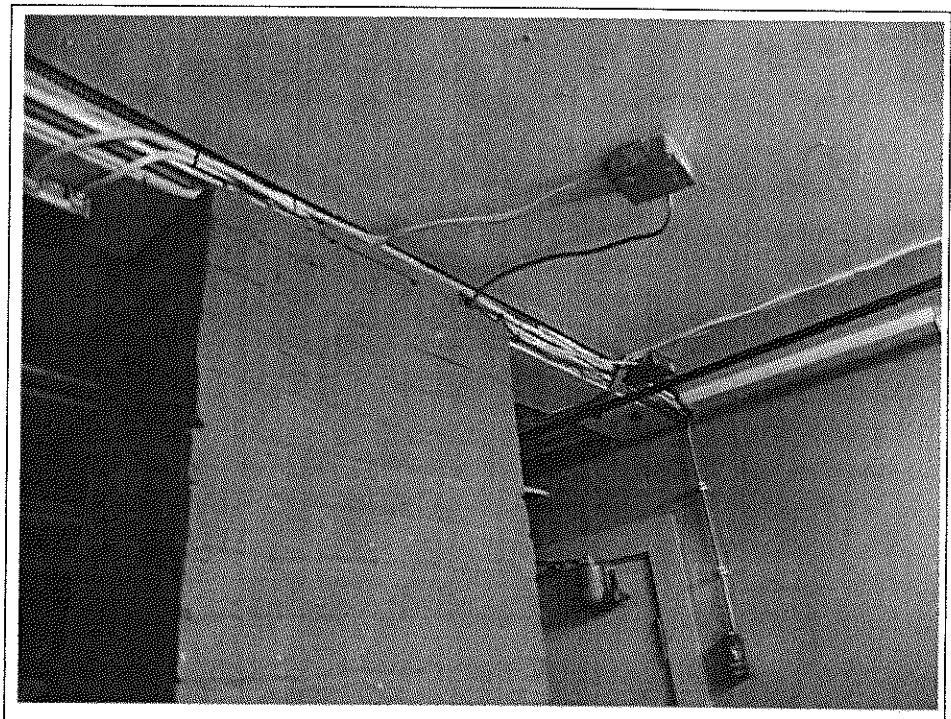


Photo 44

Brick pier supporting a beam below the center bearing wall in the base-ment of the original section of the building.

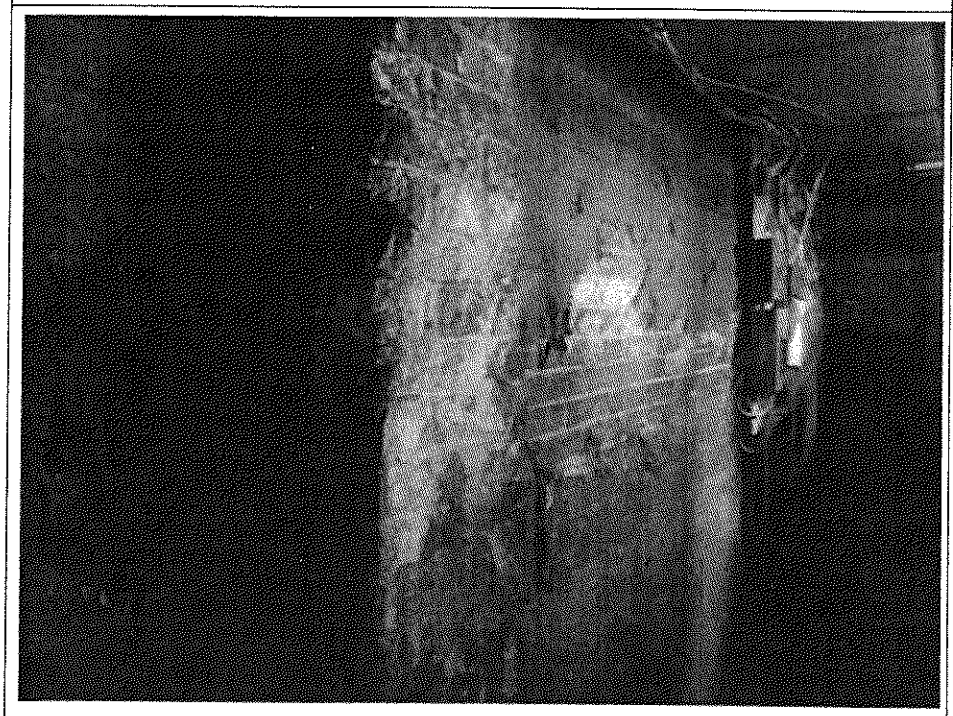


Photo 45

Foundation wall constructed with solid brick above mortared stone.

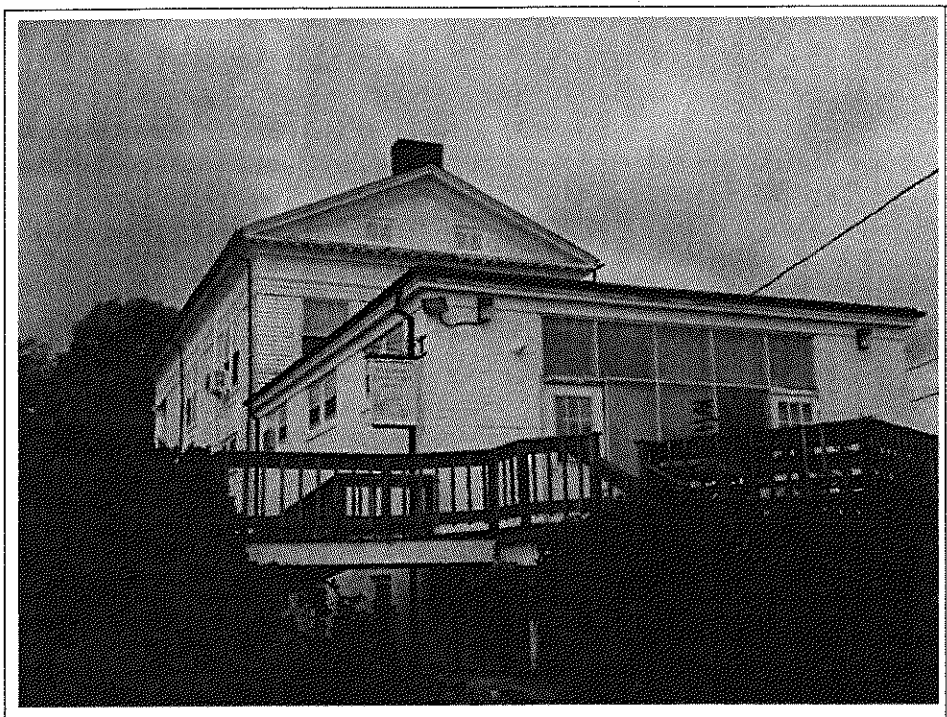
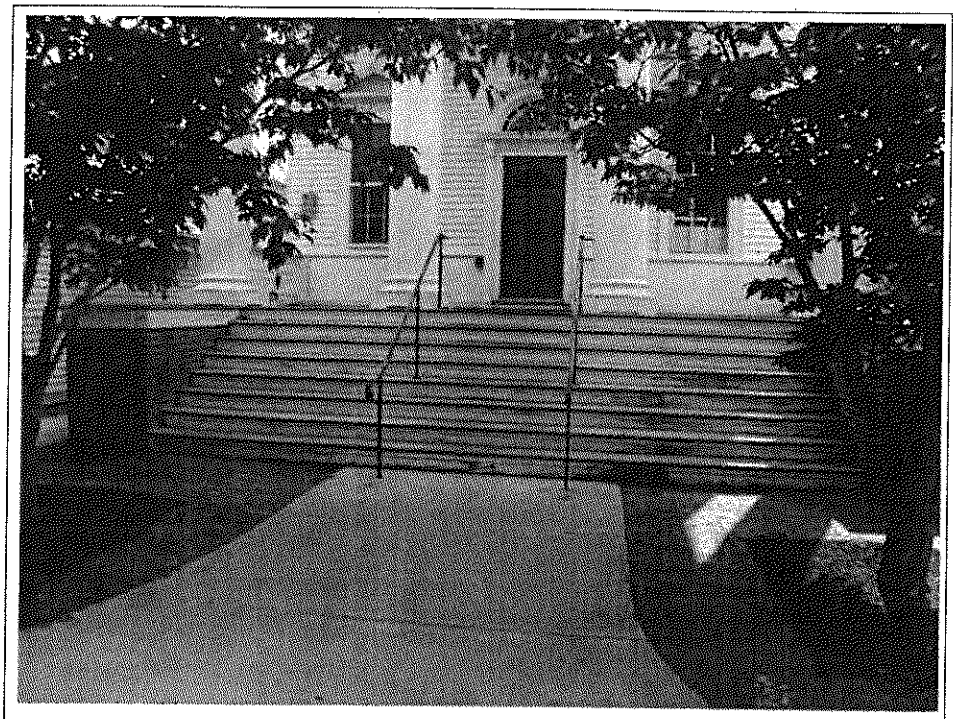
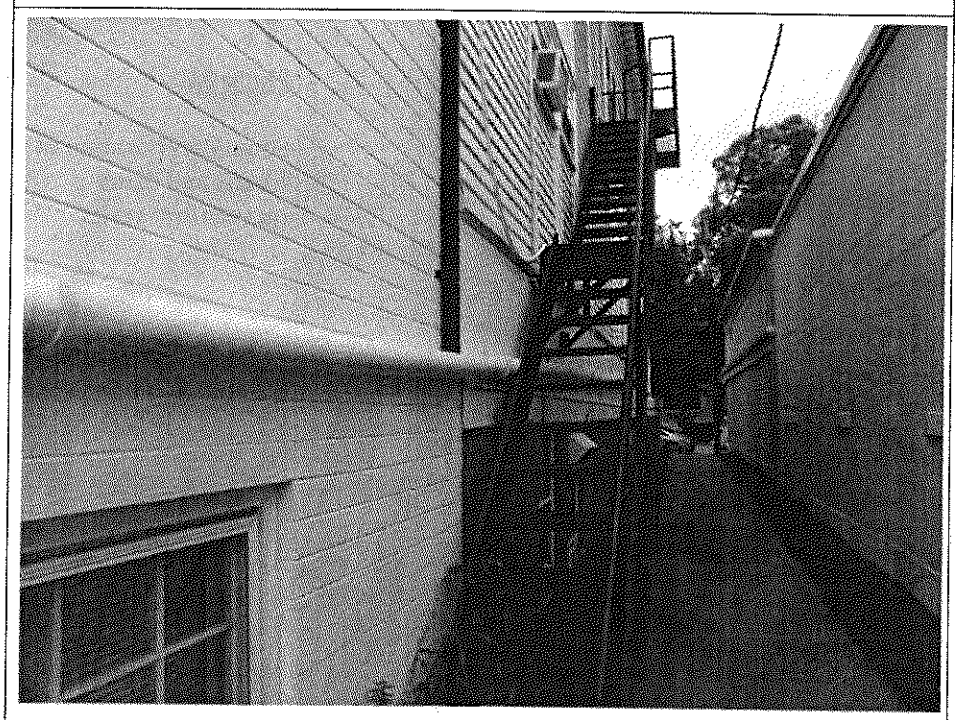


Photo 46

Rear addition with concrete block exterior walls.

Photo 47

Rear wood deck on steel columns and beams.

	Photo 48 Front wood porch and stairs.
	Photo 49 Steel fire escape on north side of the building.

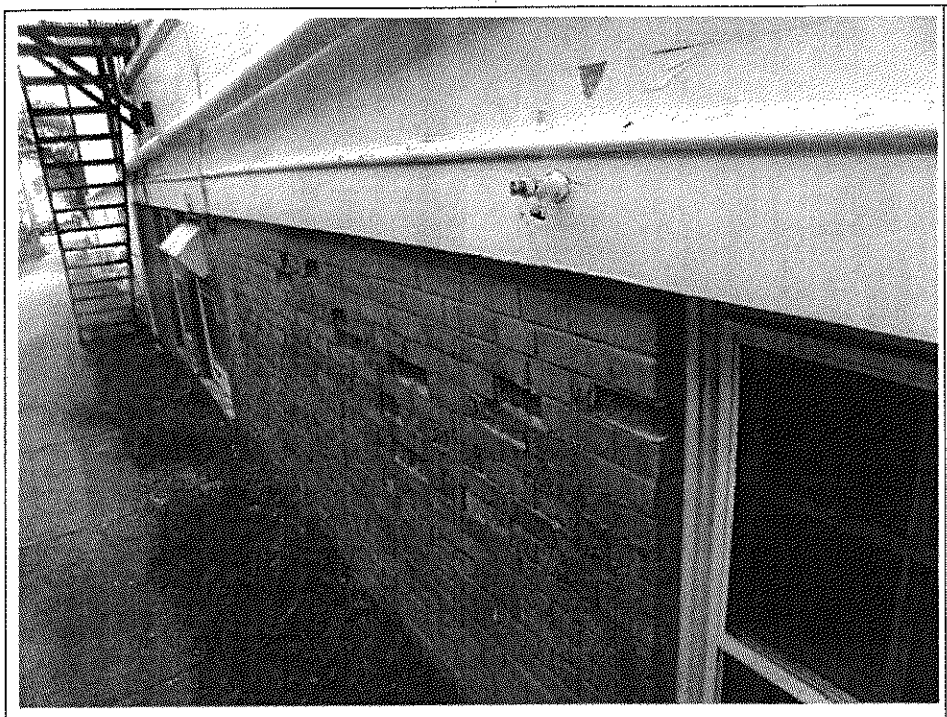


Photo S0

Spalled concrete bricks on north side of building.

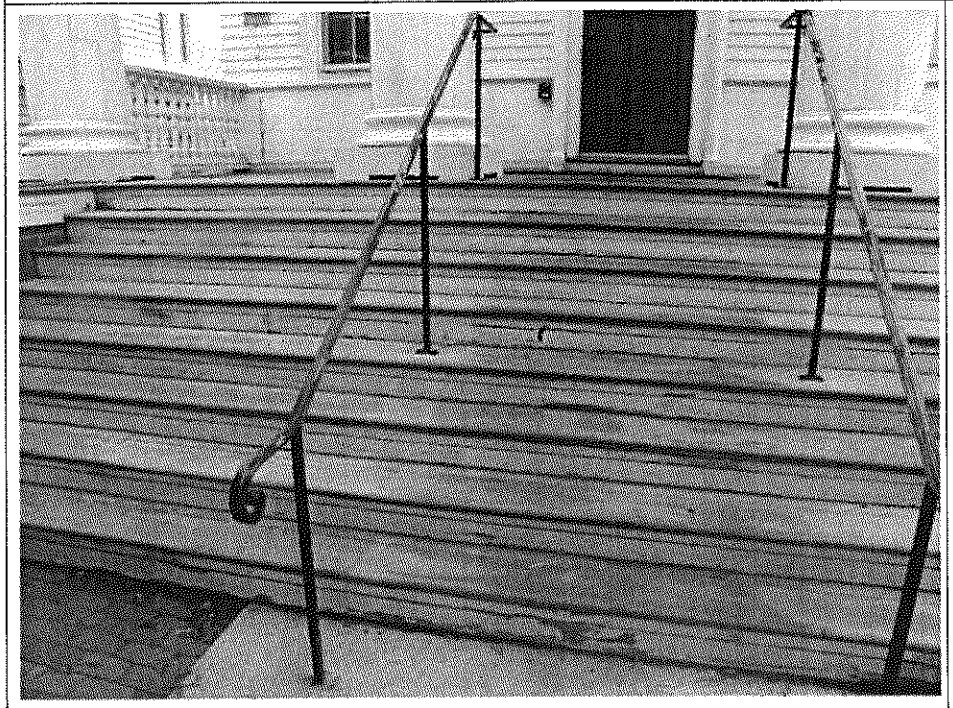


Photo 51

Some deterioration of wood treads and risers on the front stairs.

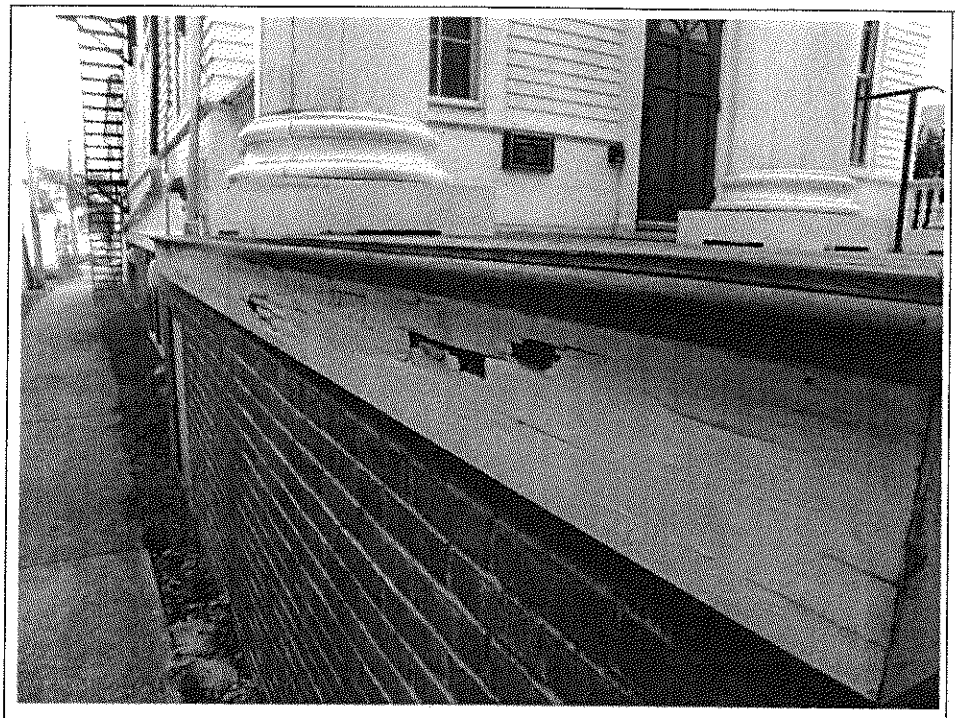


Photo 52

Rotted wood trim at front porch.

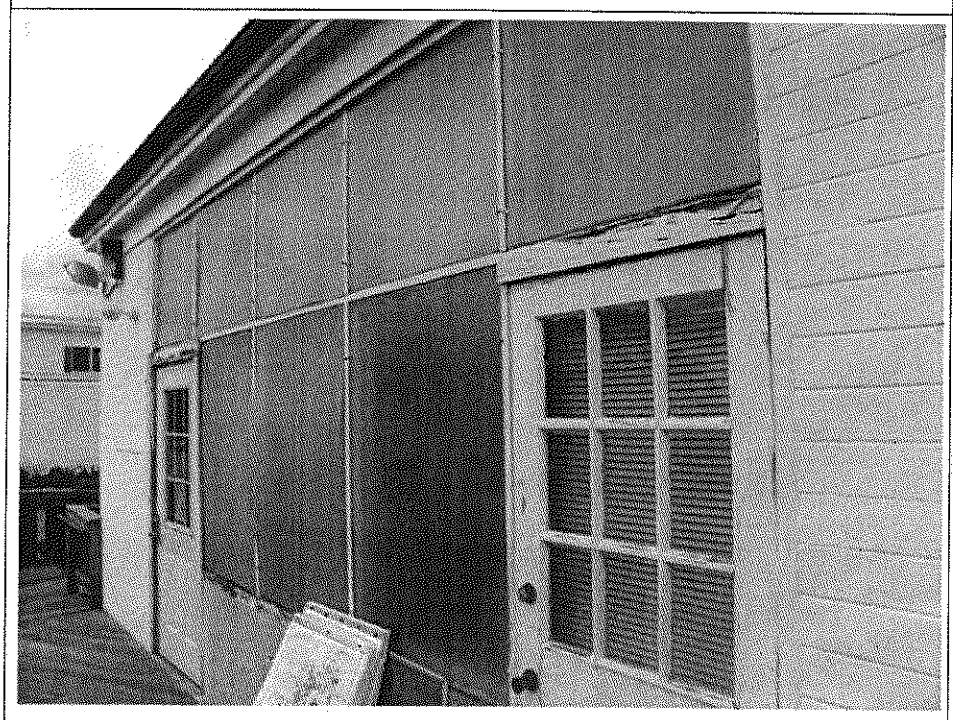
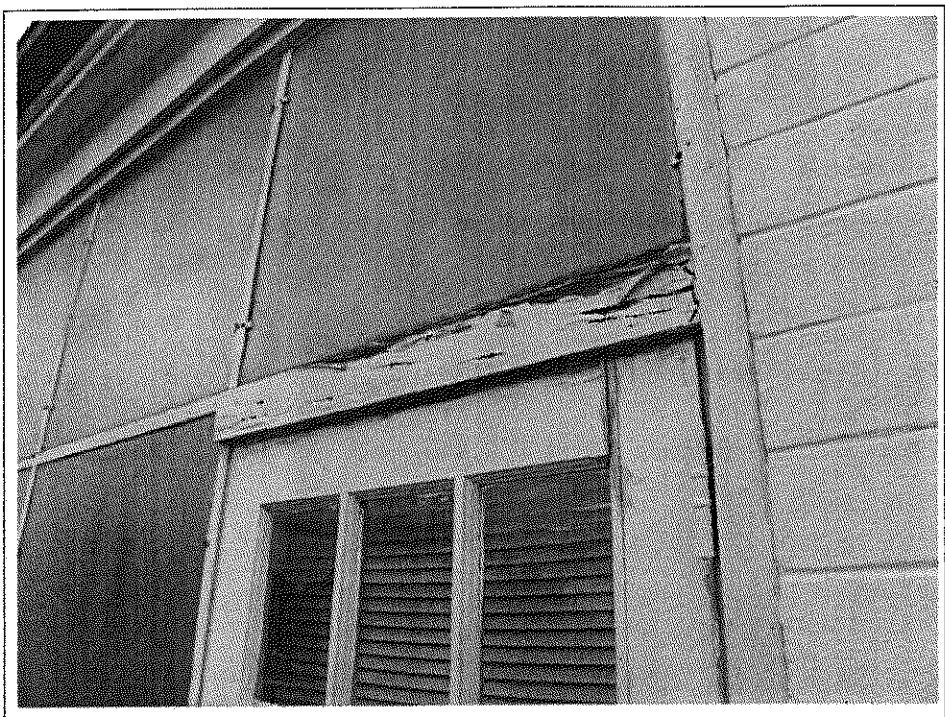


Photo 53

Rear wood-framed window wall. Some of the wood framing is deteriorated.

	Photo 54 Rotted wood above door in rear window wall.
	Photo 55 Rusted steel framing below rear deck.

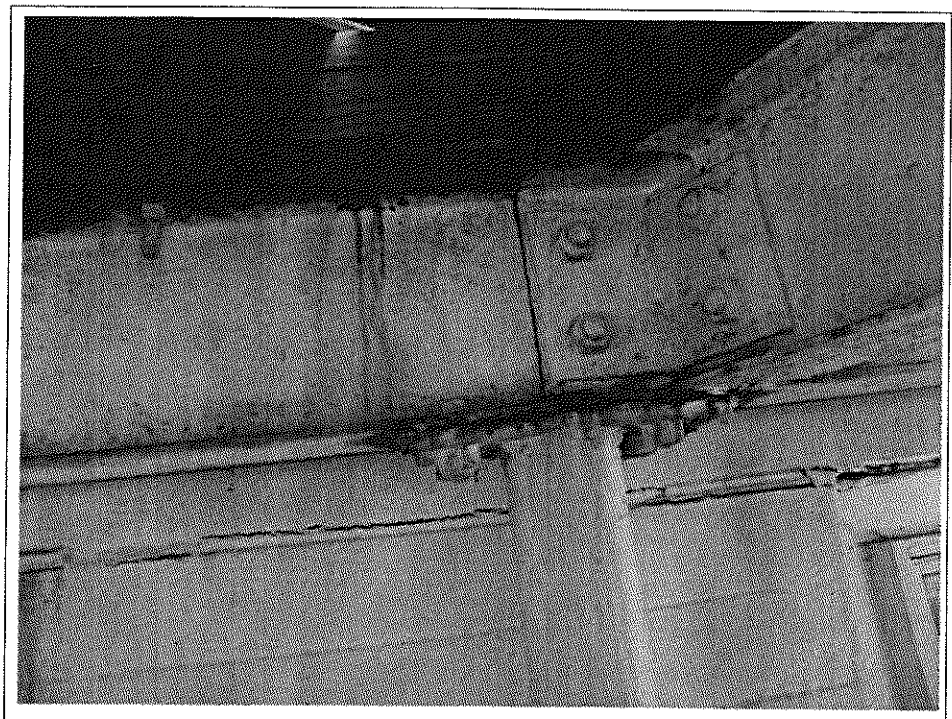
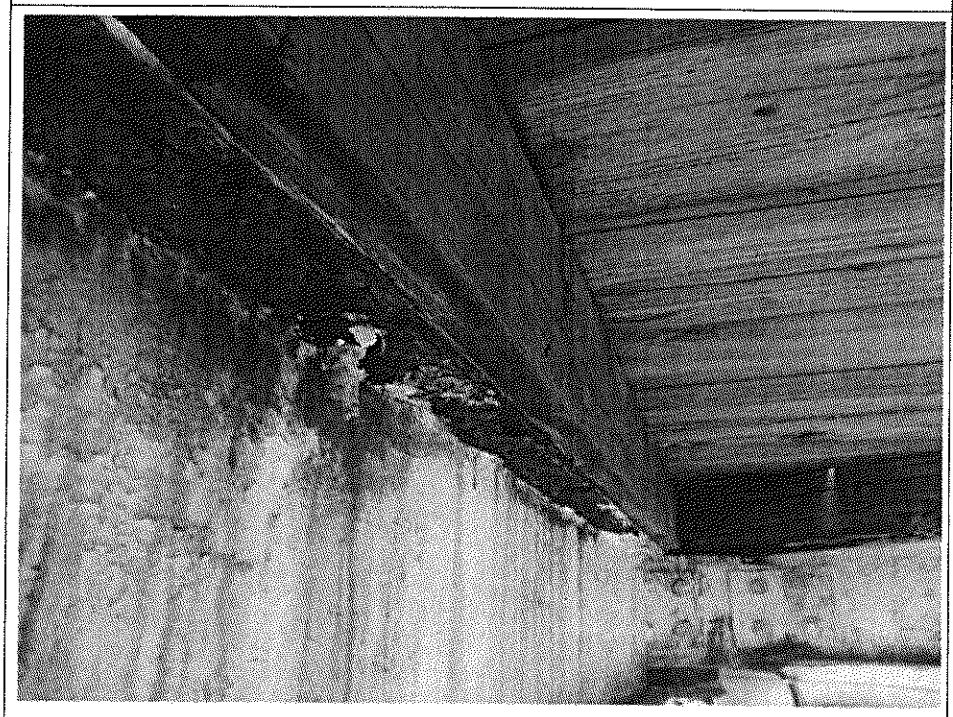
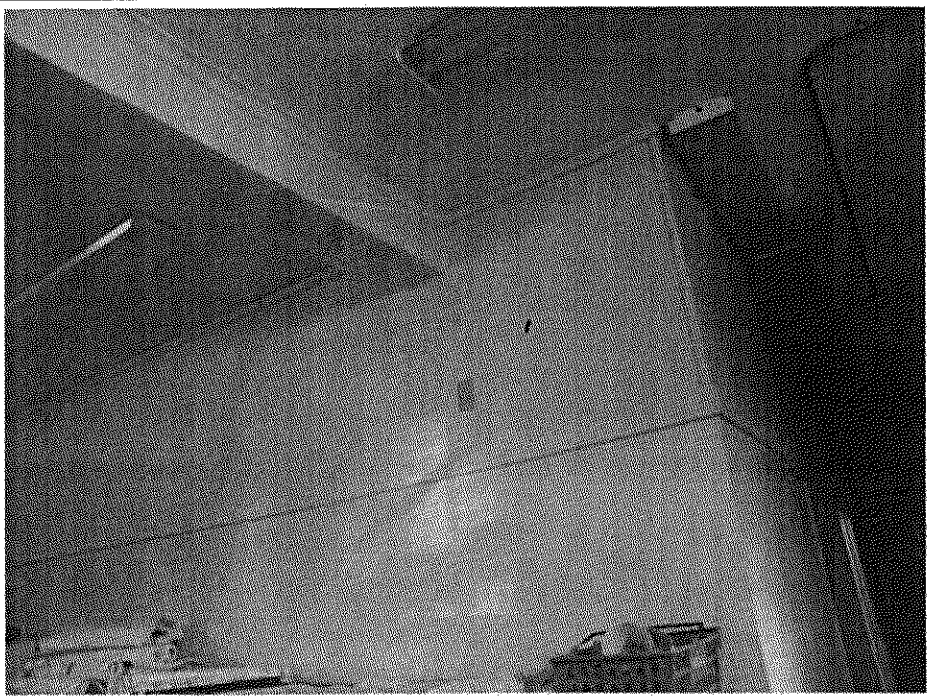
	Photo 56 Rusted steel column cap plate at rear deck.
	Photo 57 Badly rusted steel beam at rear deck.

	Photo 58 Top flange of steel beam nearly rusted away.
	Photo 59 Inside finishes of original building, in good condition.

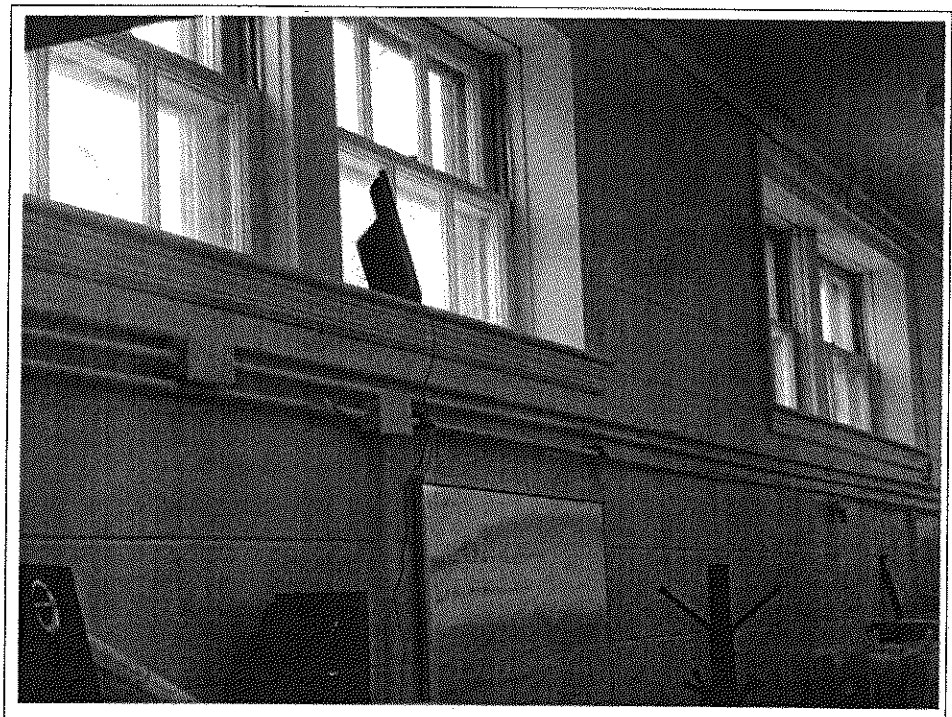
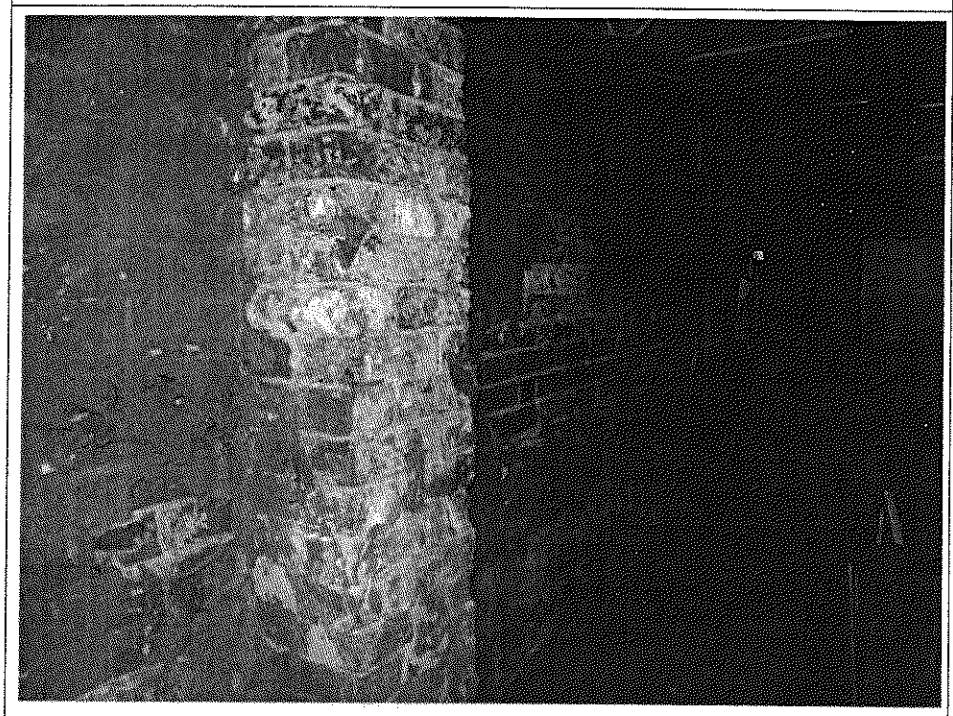
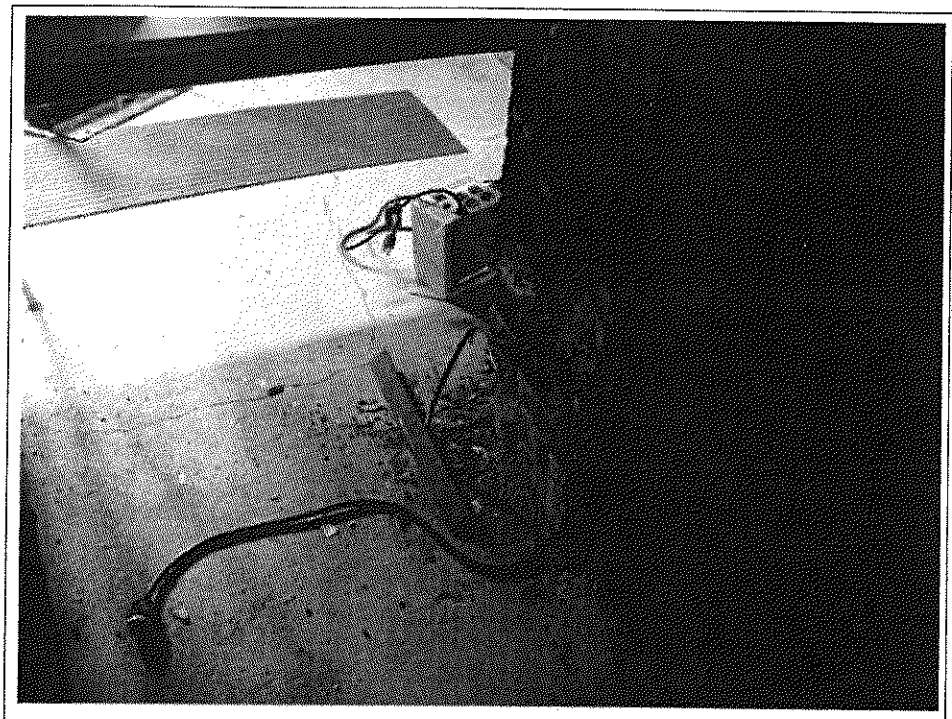
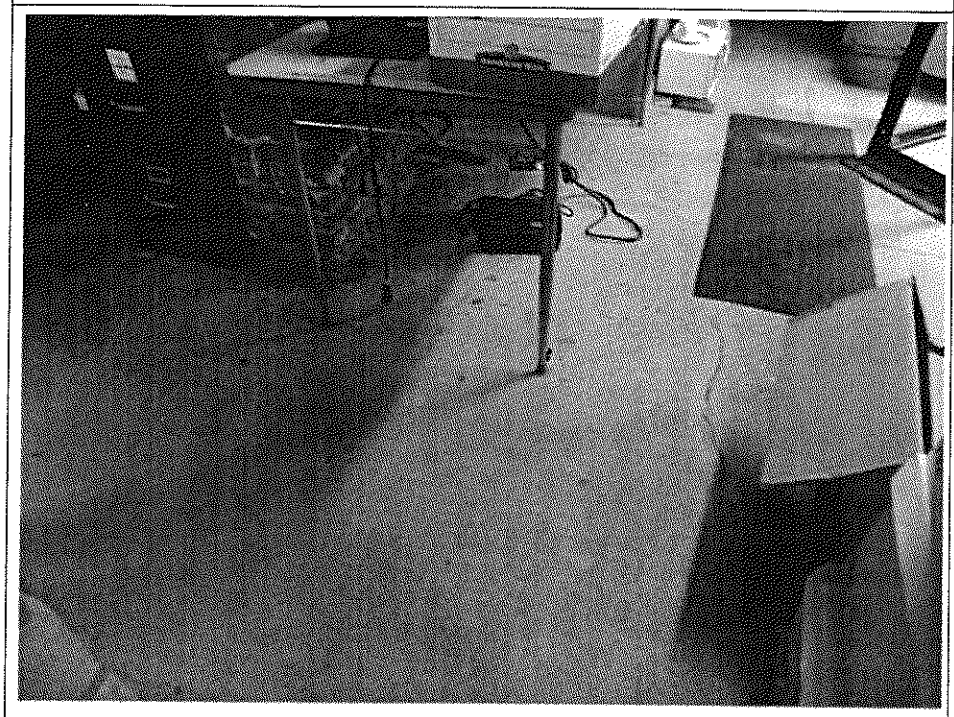
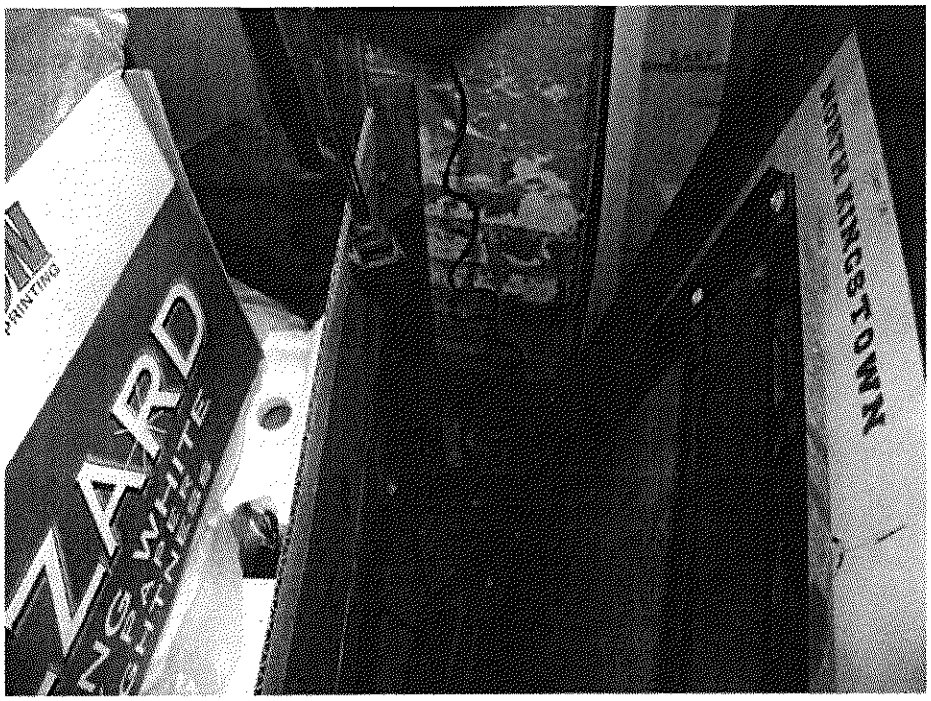
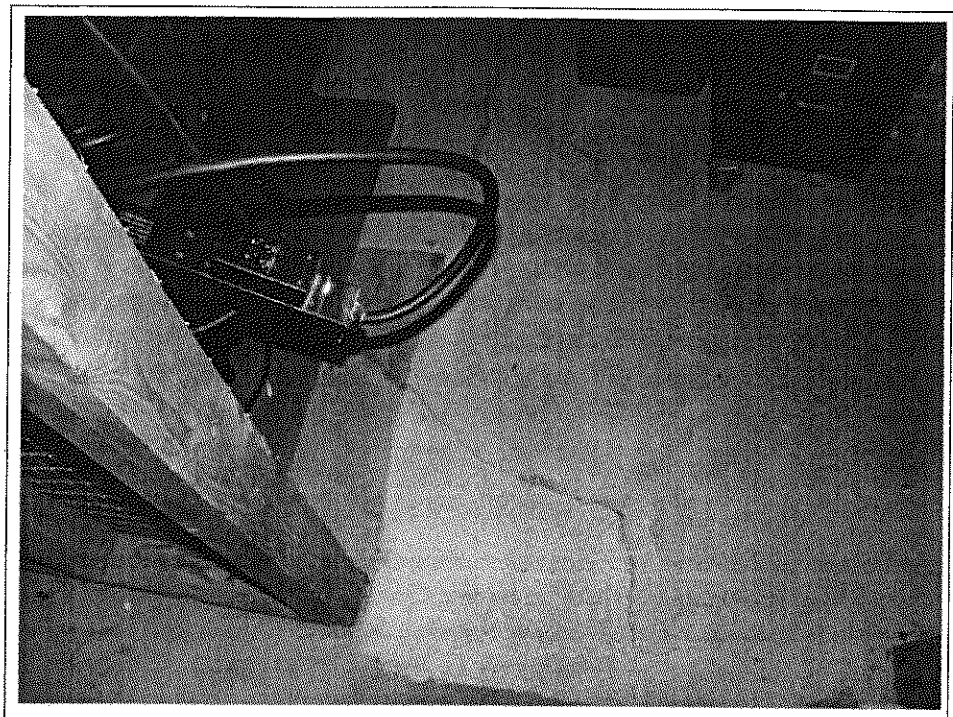
	Photo 60 Finishes in rear addition, in good condition.
	Photo 61 Interior surface of brick foundation. Bricks have spalled, but mortar is still solid.

	Photo 62 Closer view of spalled foundation brick shown in photo 61.
	Photo 63 Deteriorated brick at base of basement pier.

	Photo 64 Deteriorated brick at base of basement pier.
	Photo 65 Deteriorated brick at base of basement pier.

	Photo 66 Deteriorated brick at the base of a second basement pier.
	Photo 67 Random shrinkage cracks in the basement floor slab.

	Photo 68 Random shrinkage cracks in the basement floor slab.

4C Mechanical/Plumbing Feasibility - Annex

Plumbing Systems

Both buildings have domestic water services which appear to connect to the existing local water authority's distribution system, complete with water meters and distribution piping. Each building has limited plumbing fixtures, consisting of main Men's and Women's Rooms with water closets and lavatories, and handicapped accessibility for these spaces does not appear to be adequate. Each building is equipped with a small water heater, which provides domestic hot water for general use. The existing waste piping is mainly cast iron, although portions have been replaced with PVC waste and vent piping. It is unknown where the sanitary waste piping connections for each building terminate and/or connect to the local sanitary sewer mains.

Mechanical Systems

There is a Weil McLain cast-iron sectional oil-fired heating boiler with an Allanson oil burner, located in the basement. The boiler breeching connects to an existing chimney. Combustion air is ducted from an exterior louver and into the mechanical space. Heating hot water is distributed to the terminal heating equipment through a piping network, with one main in-line system pump. There are two (2) 275-gallon fuel oil storage tanks, also located in the basement. Terminal heating equipment consists of a mixture of baseboard radiation and convectors. Heating system controls consist of wall-mounted thermostats, wired to zone control valves, set to maintain individual space temperatures. In general, most occupied spaces are provided with window-mounted air conditioning units with integral controls. The basement does not have any form of space temperature and/or humidity control.

Recommendations:

1. Plumbing Systems

   The existing domestic cold and hot water distribution piping and existing water heater appear to be in satisfactory condition, and do not need to be replaced. Recommendations are as follows:

   a) Remove existing plumbing fixtures and trim, and replace with new, including handicapped-accessible fixtures and accessories.
   b) Remove and replace all existing cast-iron waste and vent piping with new PVC piping.
   c) Remove and replace all existing domestic cold and hot water piping insulation with new.

2. Mechanical Systems

   The existing heating hot water distribution piping, baseboard radiation and convectors appear to be in satisfactory condition, and do not need to be replaced. Recommendations are as follows:

   a) Remove existing oil-fired boiler and pump, and replace with new, including breeching and accessories.

b) Remove existing window air conditioning units and install new ducted and zoned air conditioning systems to serve all occupied spaces (propose four separate ducted blower-coil units with remote condensing units mounted on ground adjacent to building, including refrigerant and condensate waste piping).

c) Remove all existing control devices (i.e. valves, sensors and thermostats) and replace with new direct-digital control/energy management system, including all required devices and components.

d) Install new ducted dehumidification system, complete with remote condensing unit, including refrigerant and condensate waste piping, and controls.

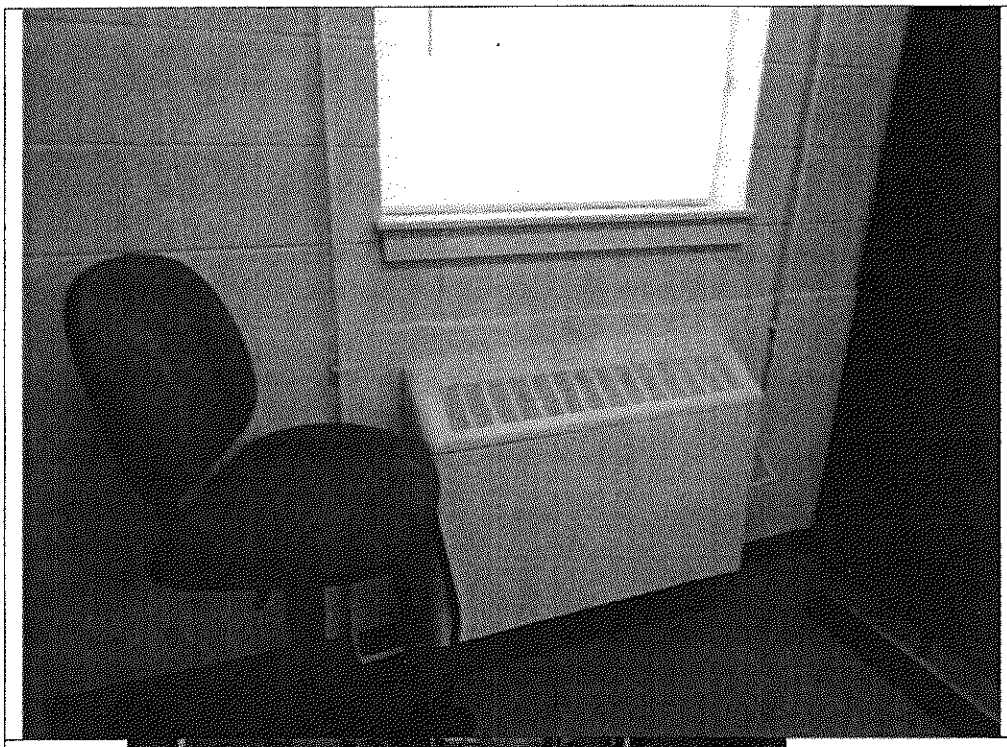


Photo 1

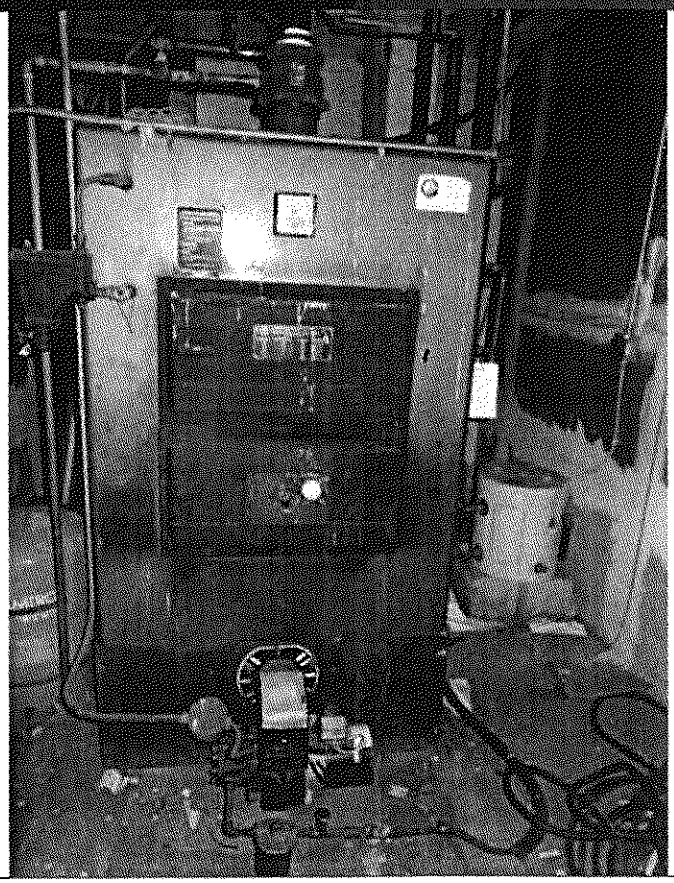


Photo 2

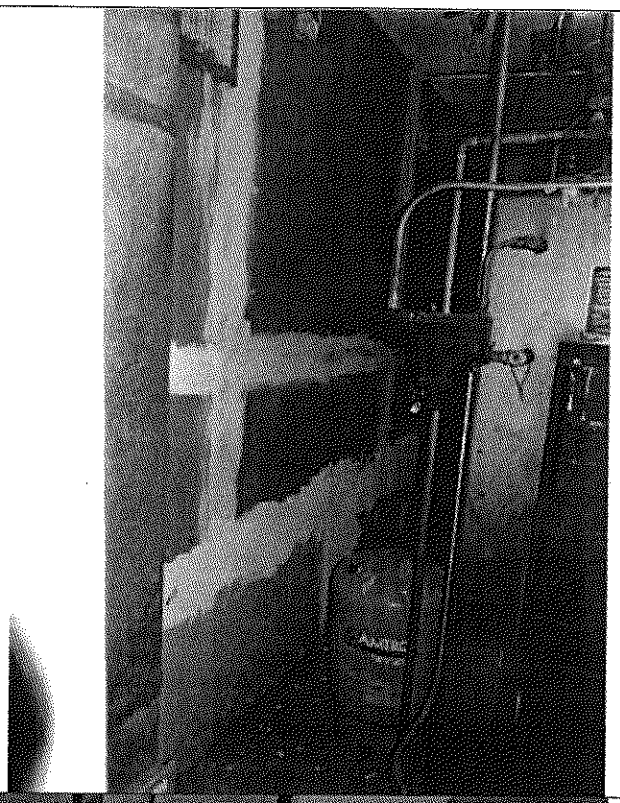


Photo 3

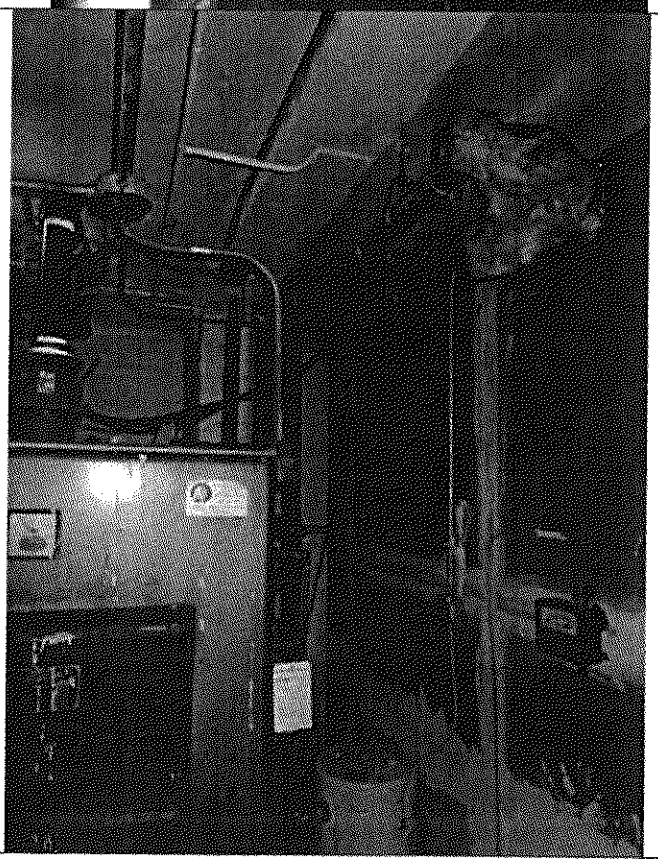


Photo 4

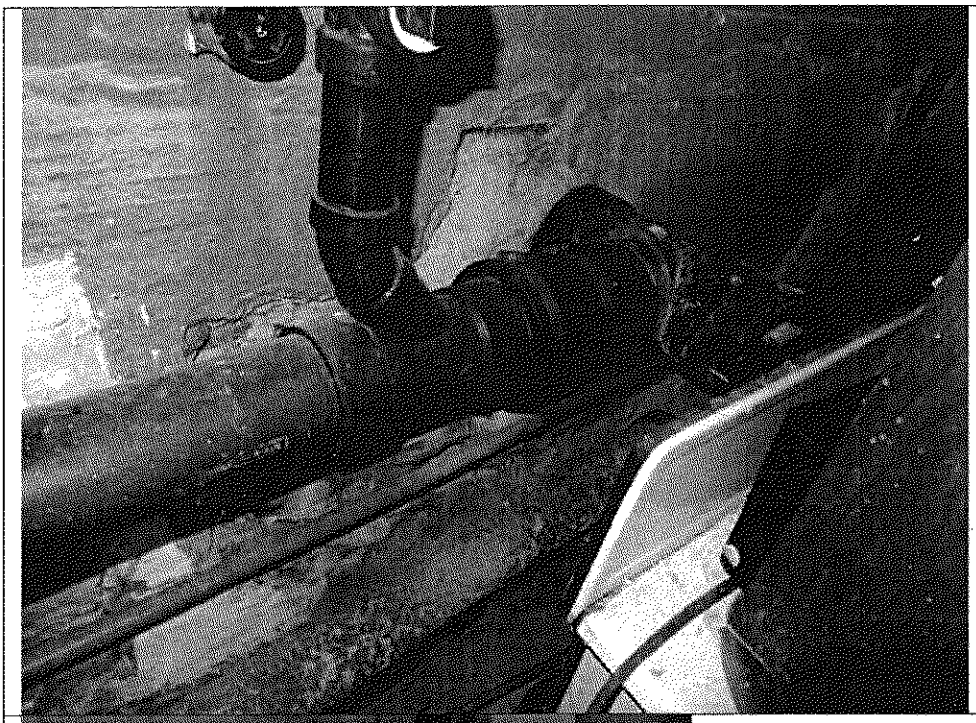
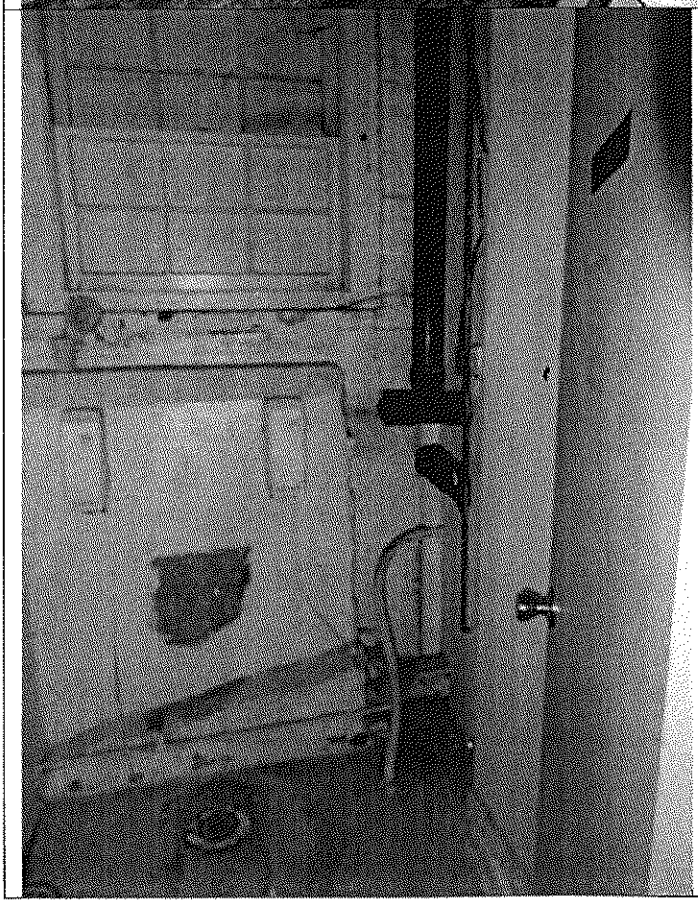


Photo 5



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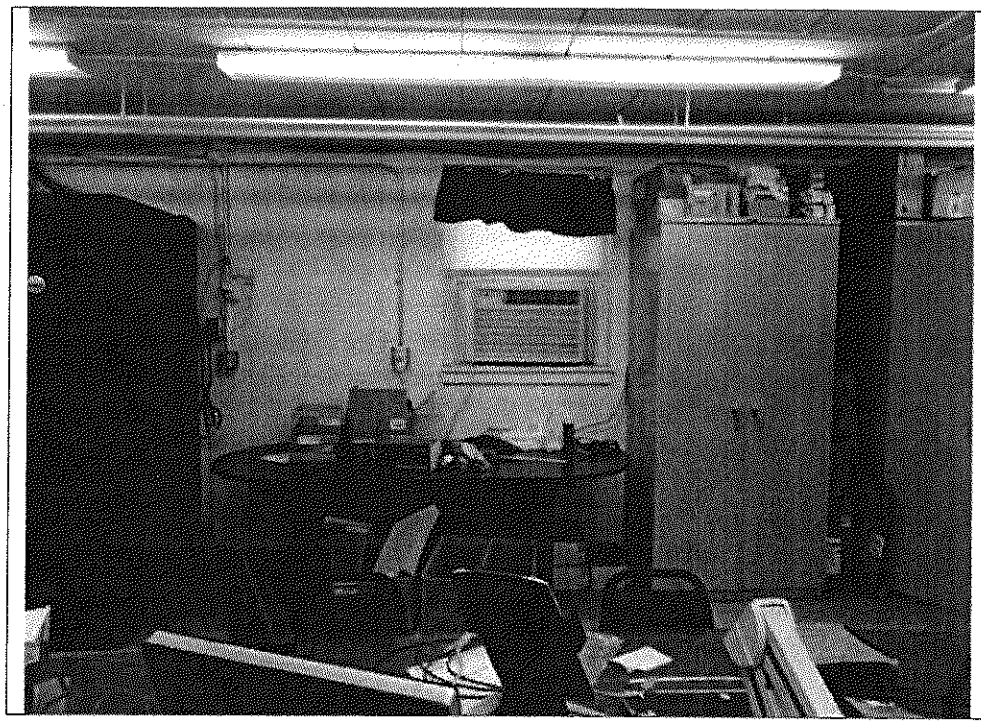


Photo 7

4D Electrical Feasibility - Annex

Existing Observations

During the review of the existing electrical service it was noted that the service was single phase overhead from a pole on Brown Street. The entry location was at the Northwest corner of the building, penetrating the north wall where the main breaker is located in the basement. The main breaker is a single phase 200 Amp that feeds the building. Additional circuit breakers are fed off this main breaker. It was noted that the clearances in front of the panels were not to code. The circuit breakers that were noted in the basement service the basement and first floor as well as feeding branch circuit breaker panels on the first and second floors. The additional panel on the first floor is located in the storage room behind the room with the large copy printer. The second panel is located on the second floor behind the staff assistant in the office located in front of the town planners office. The majority of the existing wiring observed was Romex and no wire was shielded or in conduit. Refer to photos 1 and 2.

The lighting was observed to be 4'-0" fluorescent fixtures, typically surface mounted to the ceilings. The wiring was all concealed. It was noted that all new wiring for lights, outlets or switches were surface mounted and in conduit per code. Refer to photos 16, 20 and 21.

It was noted that the fire alarm system seemed to be fairly new and code compliant.

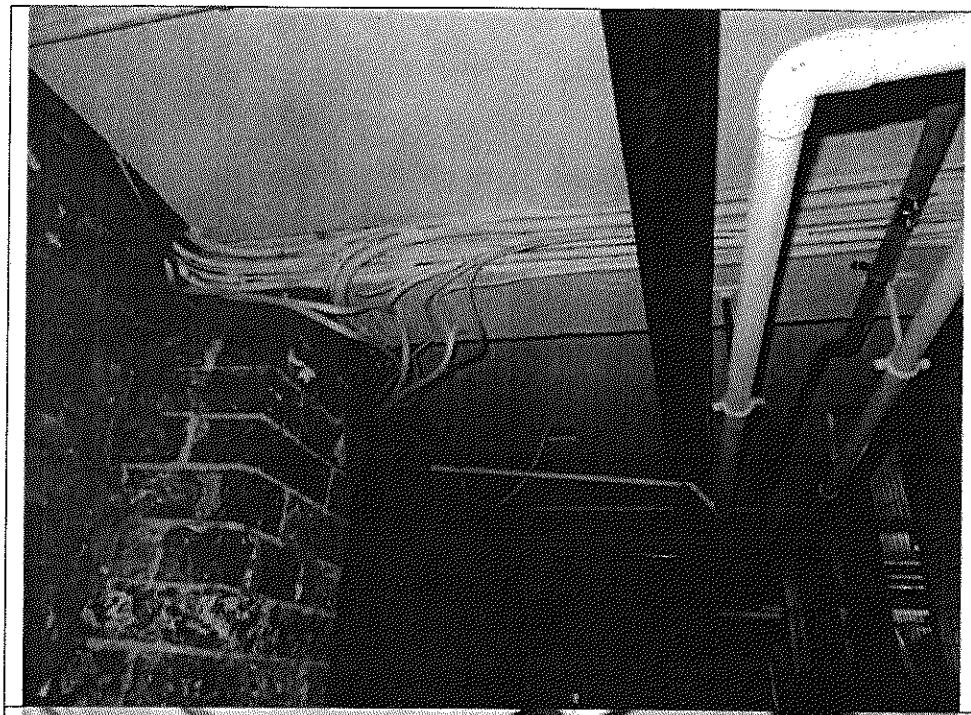
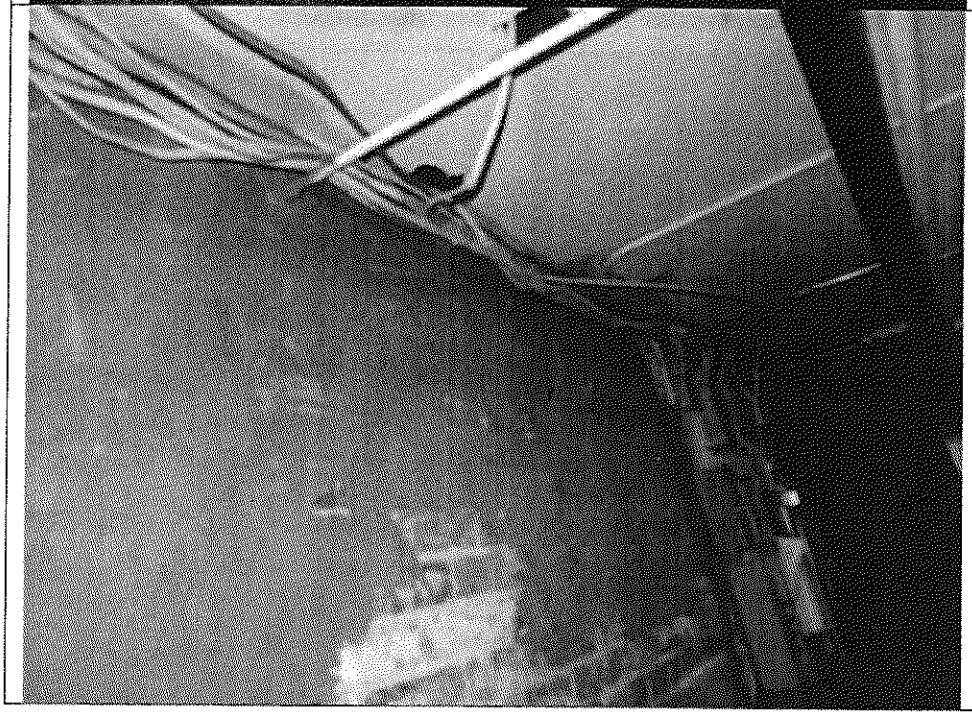
Recommendations:

1. At a minimum, remove all material and obstructions at a minimum of 3'-0" in front of main service panel. Refer to photos 3 and 14.

2. Install new main breaker, 200 amp. The main breaker will feed a new main distribution panel. This panel will feed the two existing distribution panels on the first and second floors. Refer to photo 4.

3. The new main breaker is recommended to be installed on the first floor in the room adjacent to the large scale printer room.

4. It is recommended that the two existing circuit panels and breakers on the first and second floors should be replaced. It should be noted that if the breaker panels are upgraded, the wiring may need to be upgraded to be code compliant as well. Refer to photos 5, 6 and 7.

	Photo 1
	Photo 2

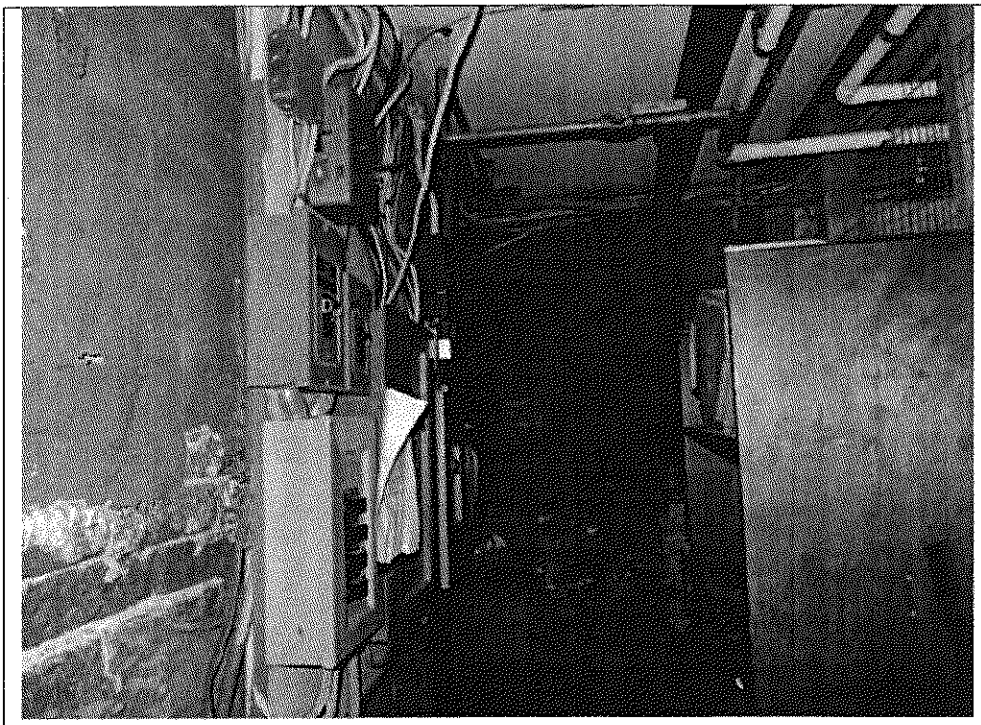
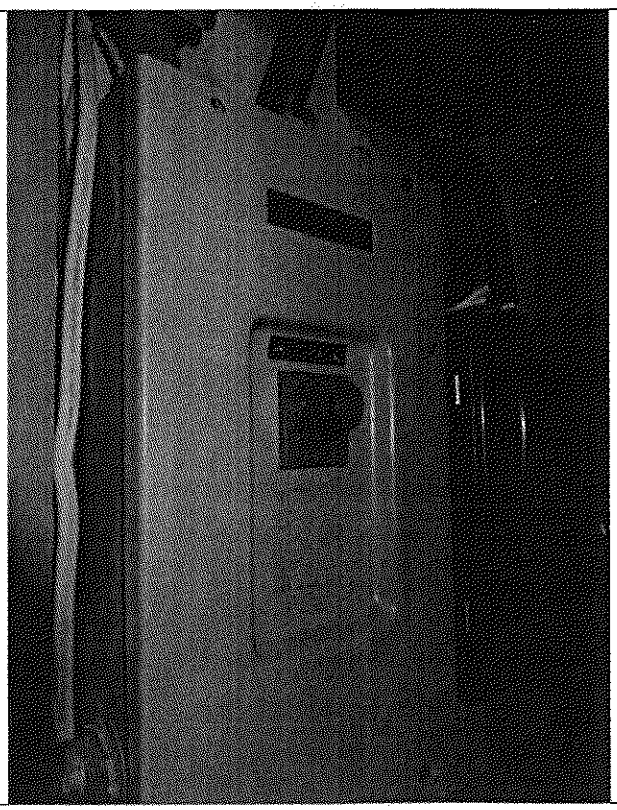


Photo 3



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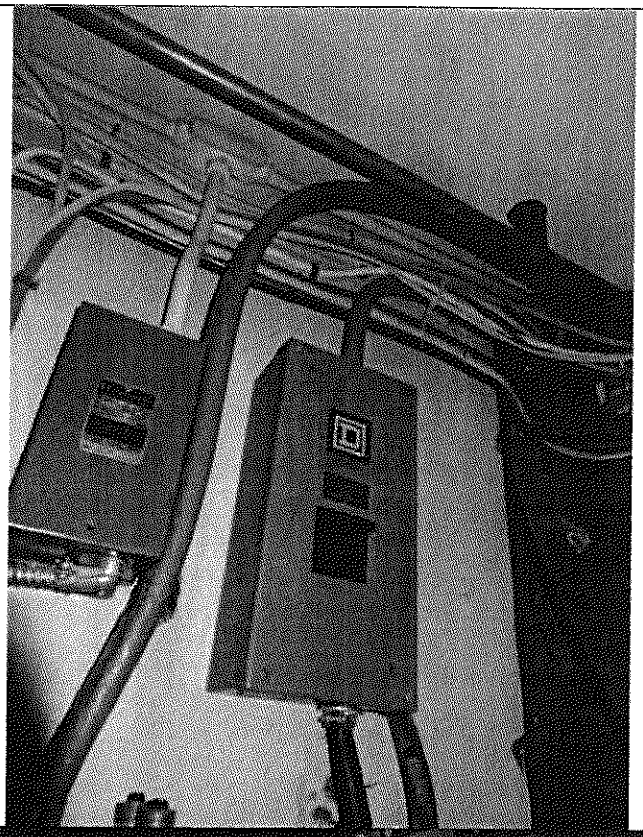
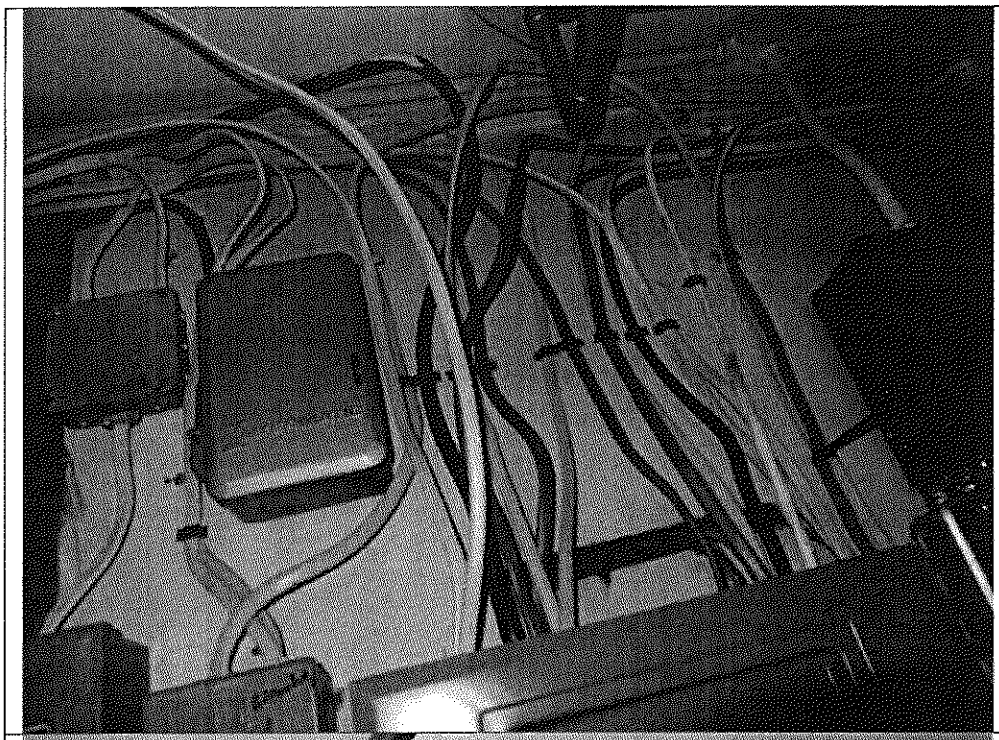
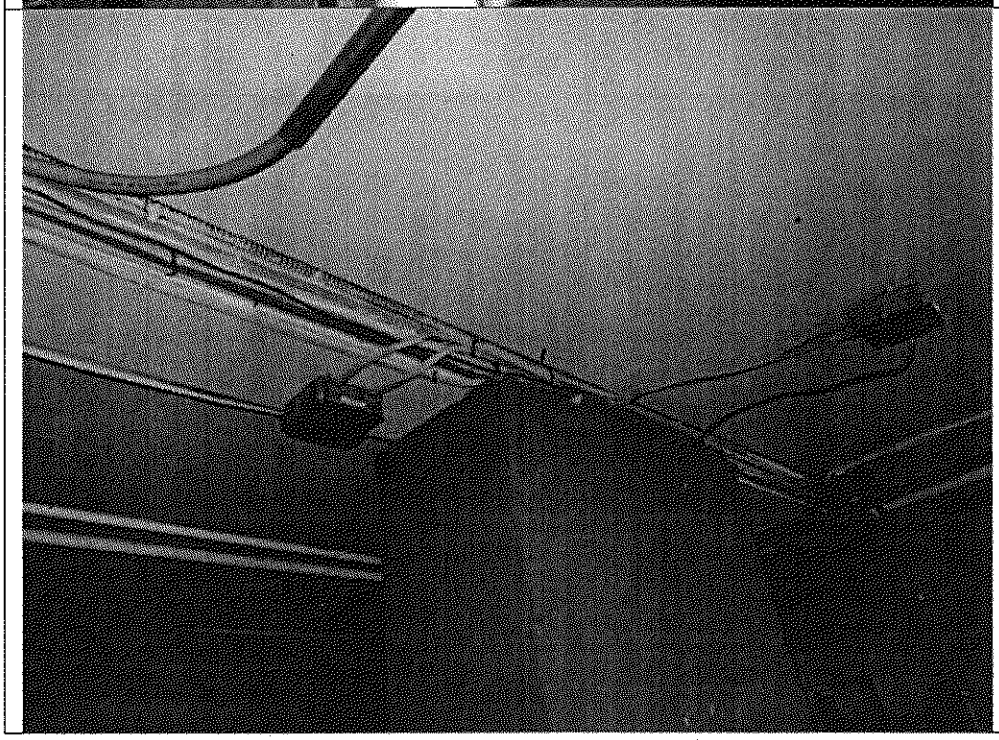
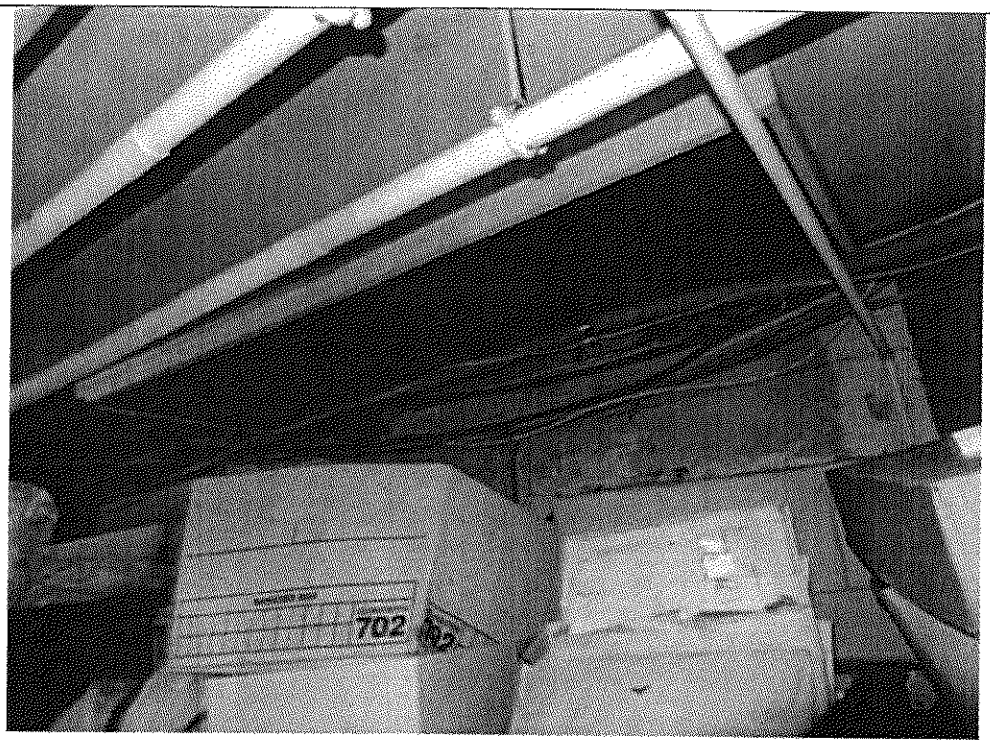
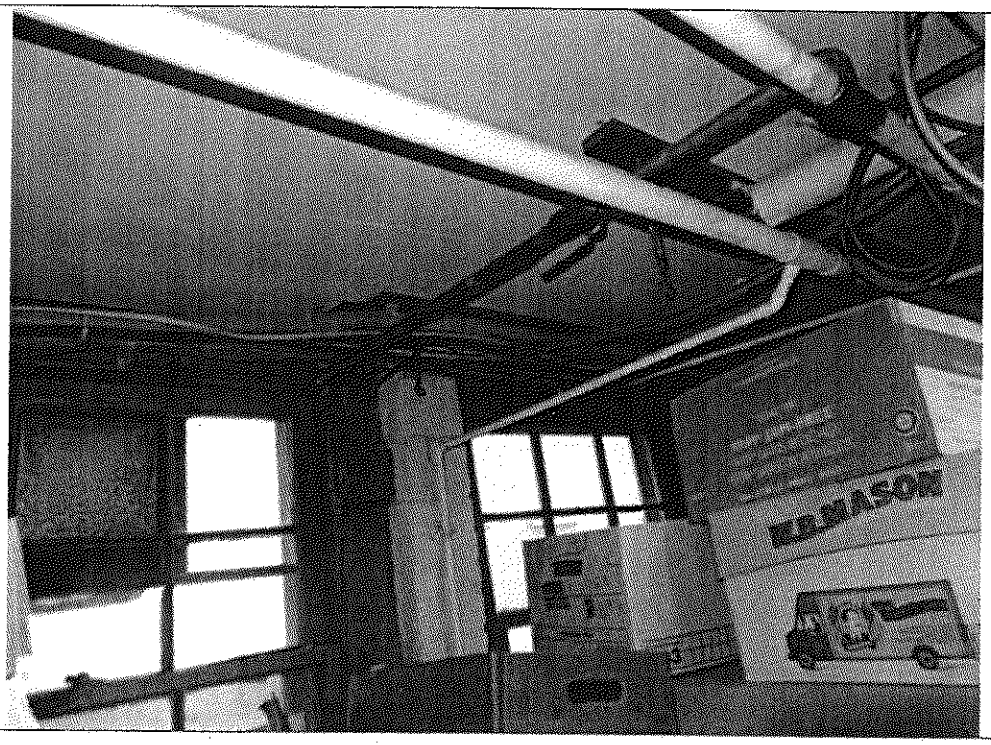


Photo 5

Photo 6

	Photo 7
	Photo 8

	Photo 9
	Photo 10

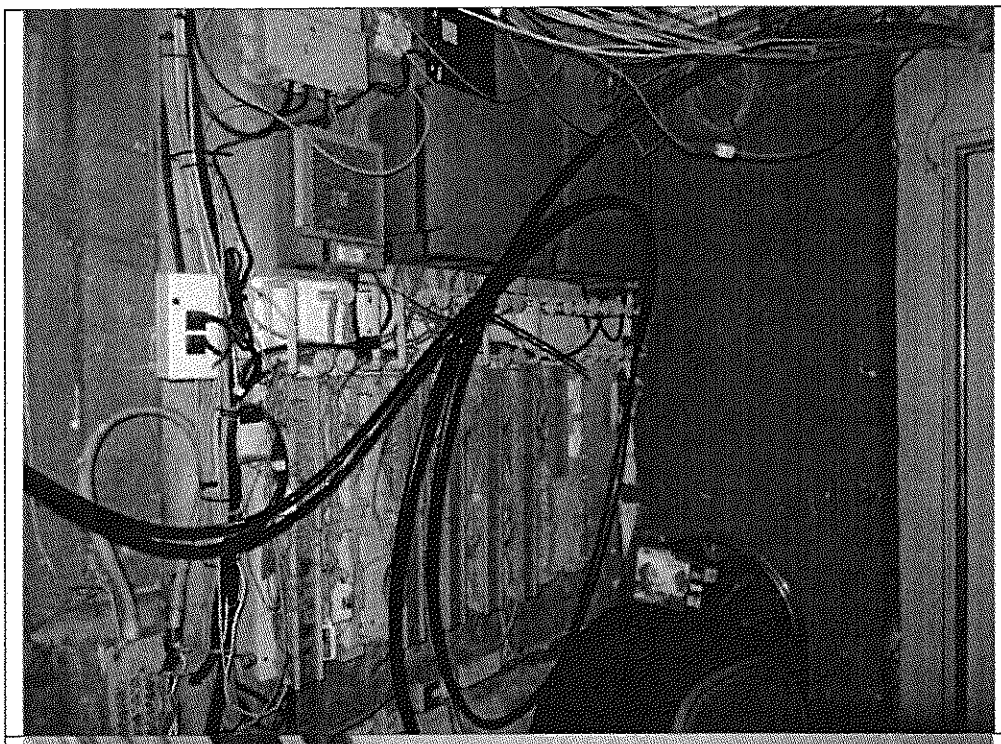
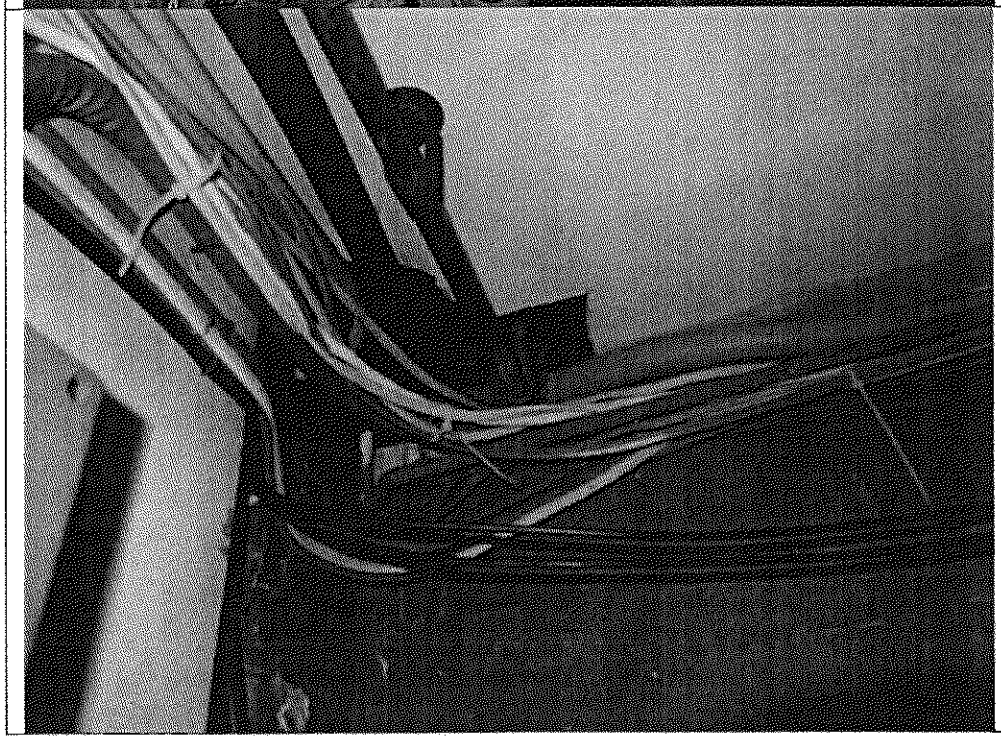
	Photo 11
	Photo 12

	Photo 13
	Photo 14

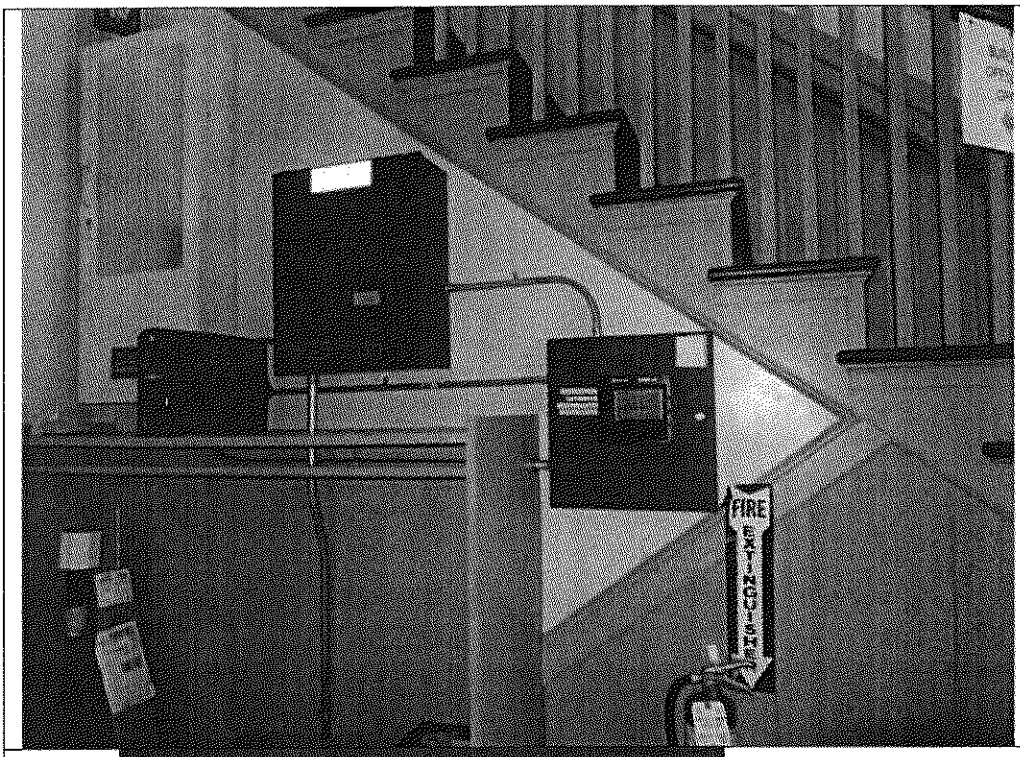


Photo 15

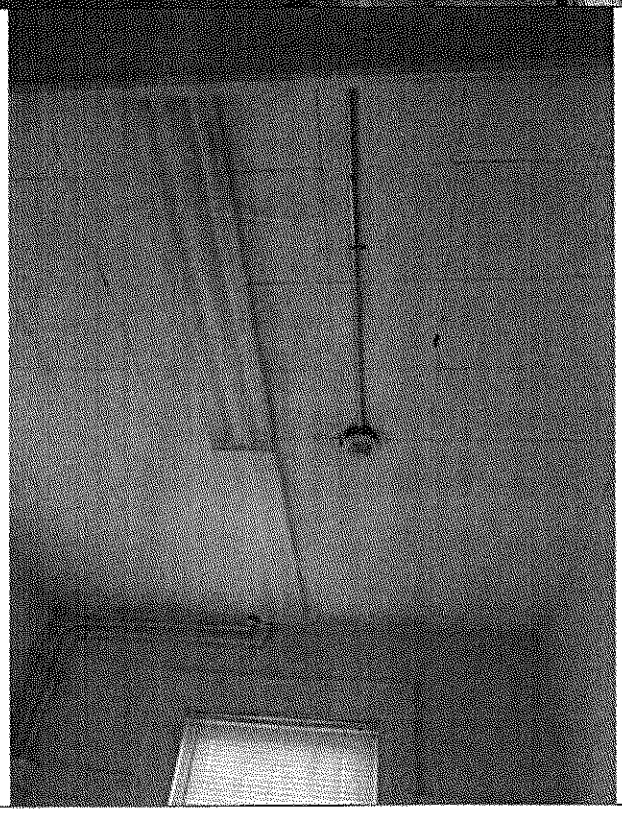


Photo 16

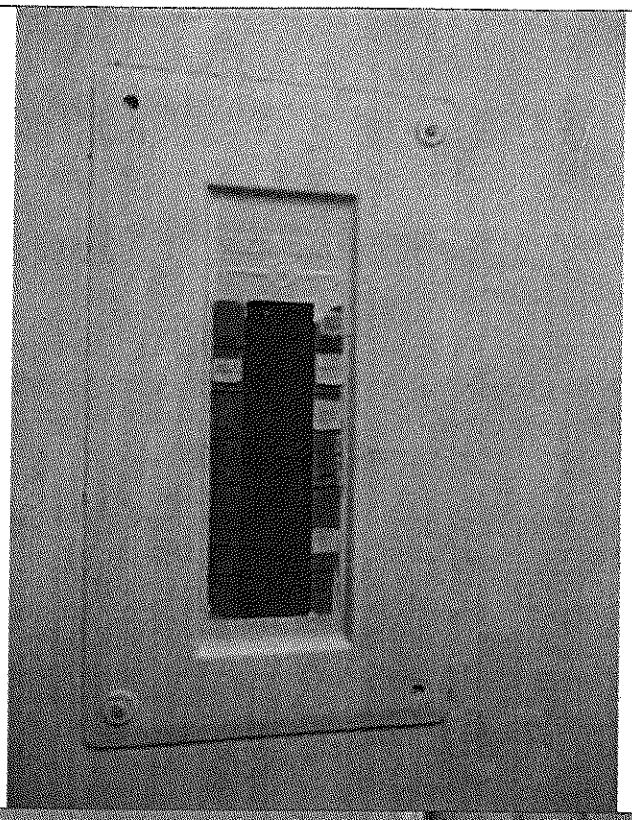
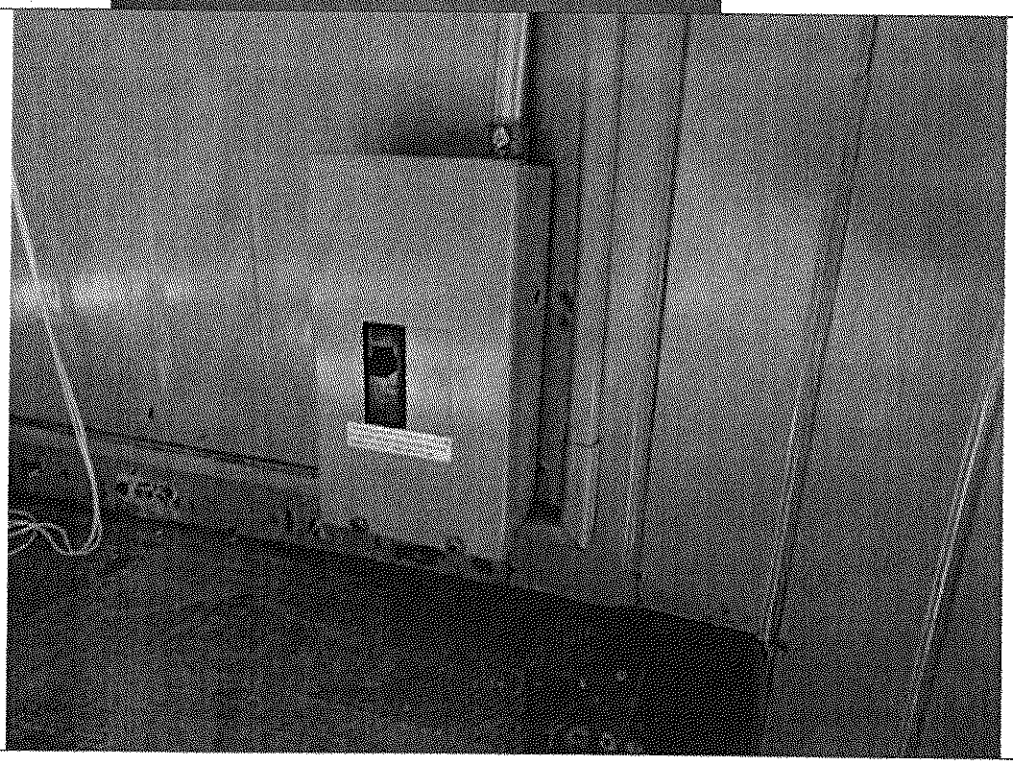


Photo 17



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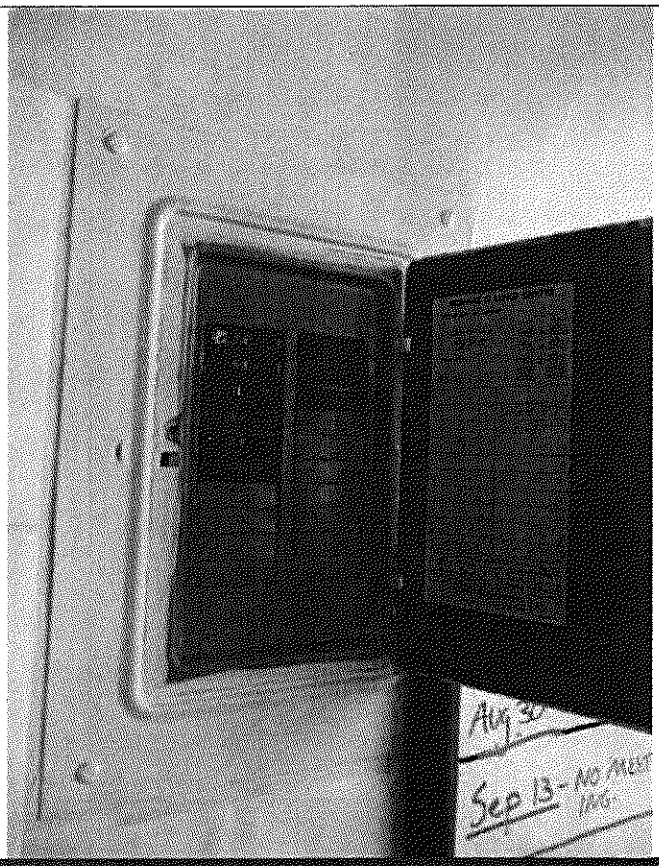


Photo 19

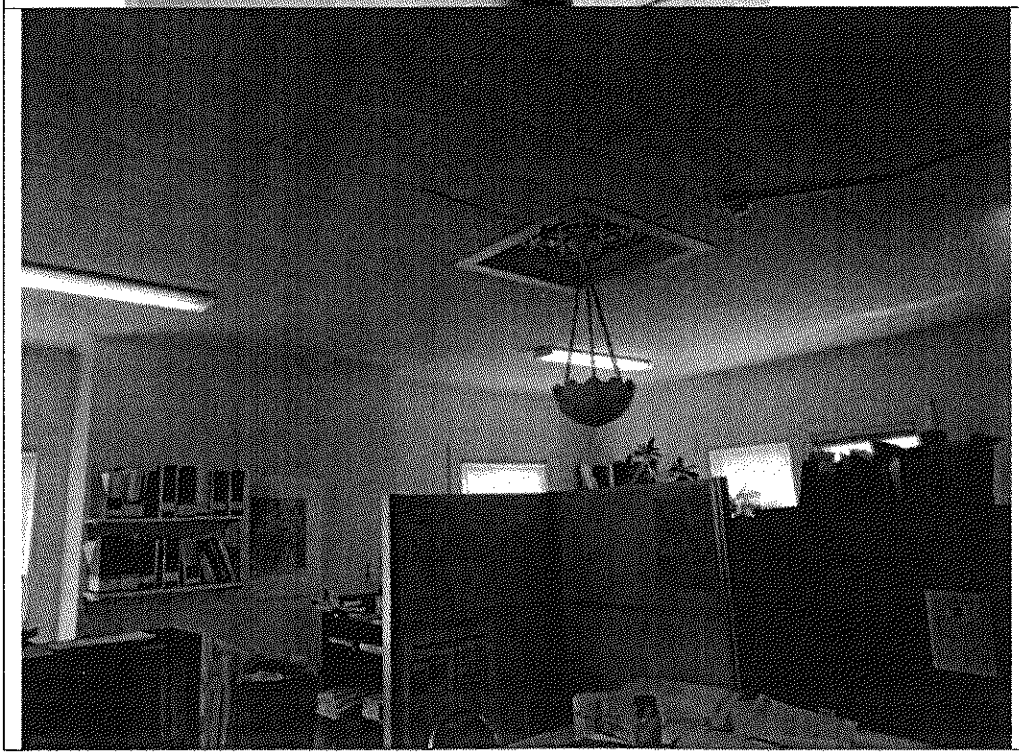
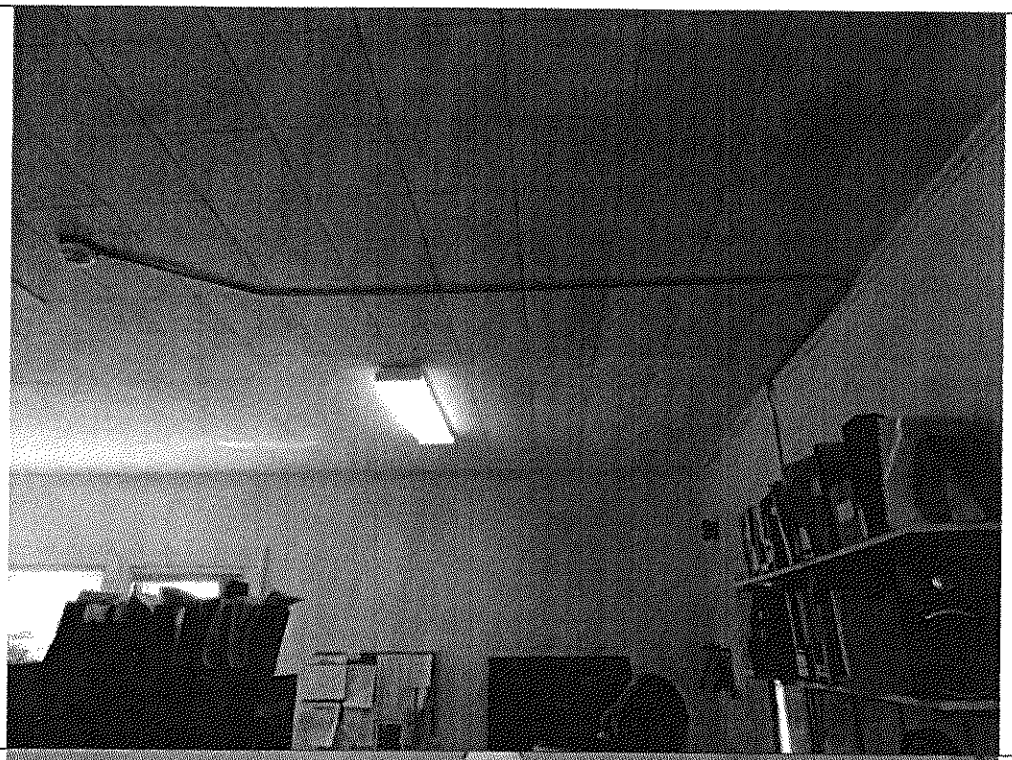
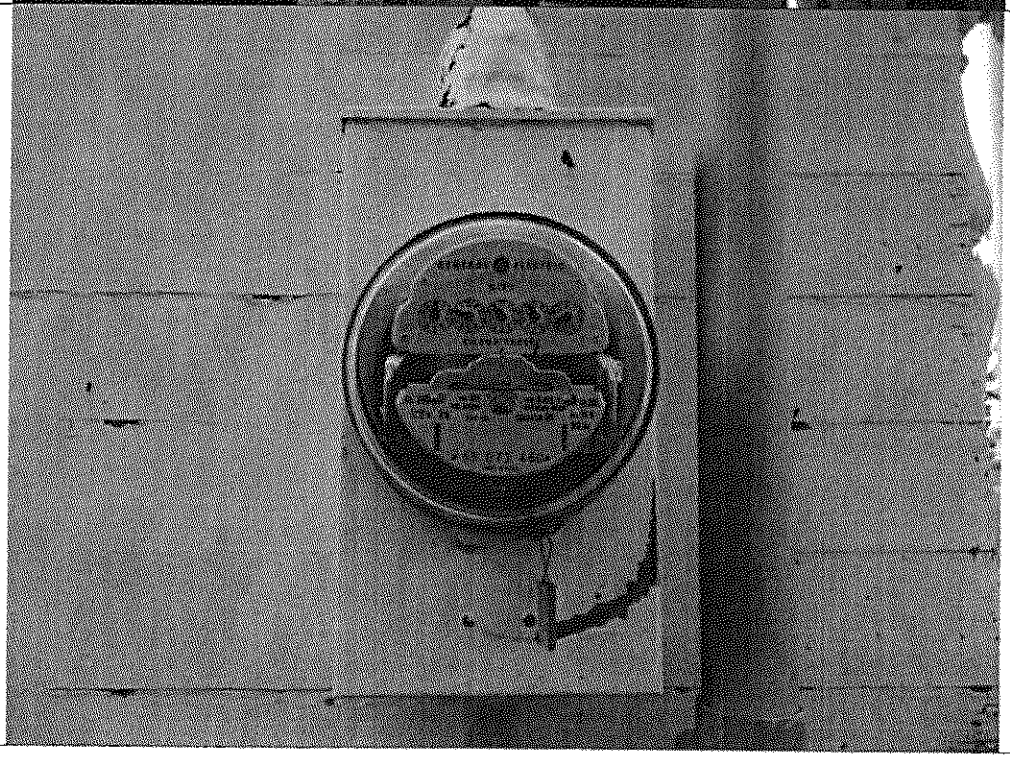


Photo 20

	Photo 21
	Photo 22

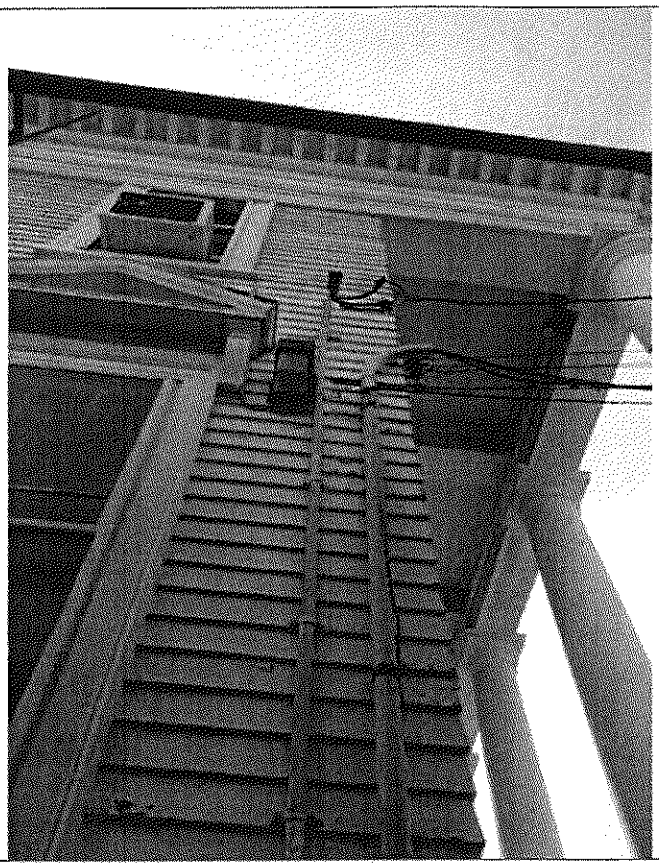
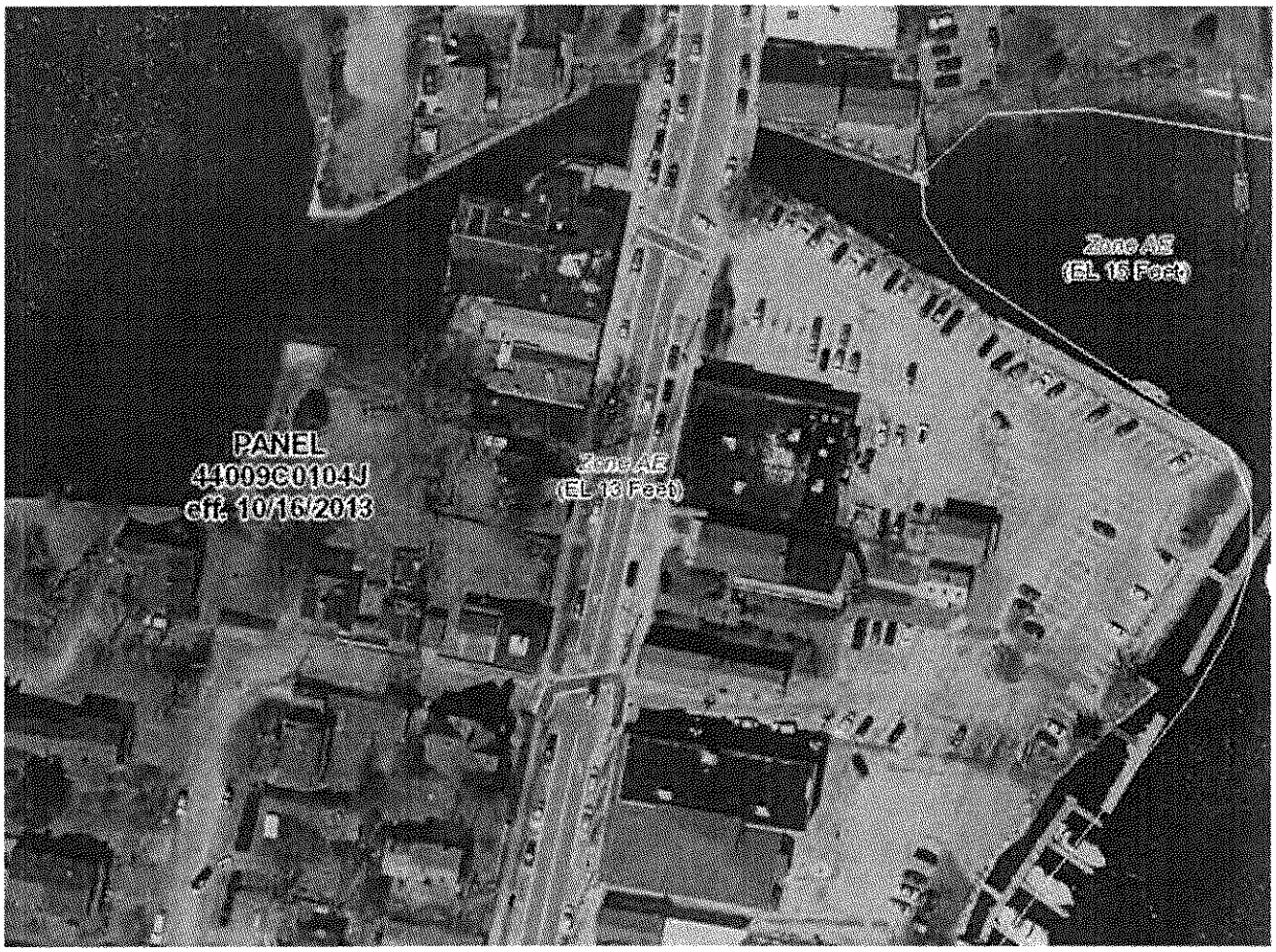


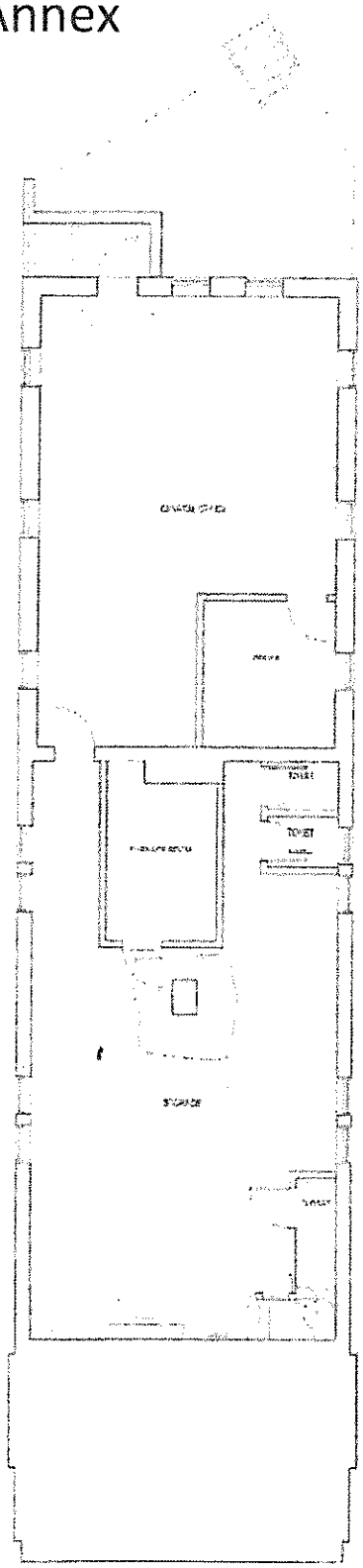
Photo 23

4E Site Plan - Annex

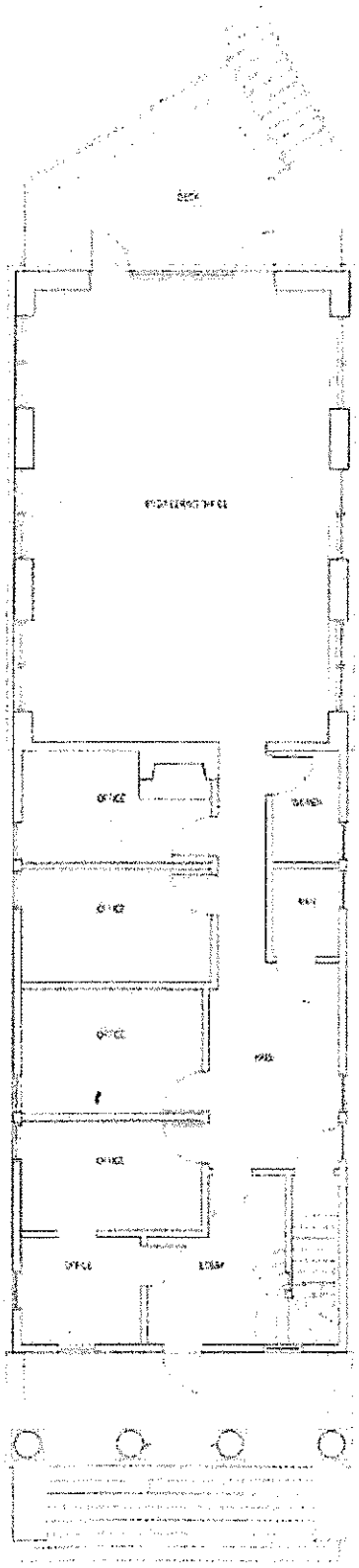
4F Flood Zone - Annex



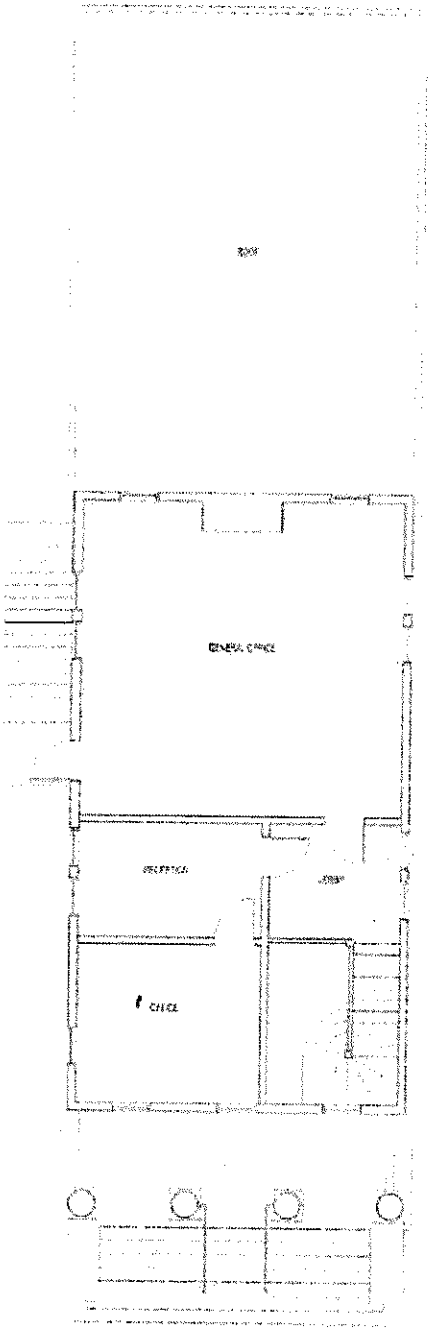
4G Floor Plans - Annex



Existing Basement Floor Plan - Town Hall Annex



Existing First Floor Plan - Town Hall Annex



Existing Second Floor Plan - Town Hall Annex

North Kingstown Town Hall Annex

Preliminary Construction Cost Estimate

Division	BUILDING COMPONENT	CODE	UPGRADES / MAINTENANCE	SUB TOTAL	COST TO OCCUPY	MUNICIPAL TOTAL COST
	Total Area Square Feet					
	6,500 square feet					
2	**Existing Conditions**					
	Mold remediation	X			$ 5,000.00	$ 15,000.00
	Lead paint abatement	X			$ 8,000.00	$ 8,000.00
					$ 13,000.00	*$ 23,000.00*
4	**Masonry**					
	Parging of foundation walls 1" waterproof 2 coats	X			$ 28,000.00	$ 28,000.00
	Prep foundation walls for parging and bonding agent application	X			$ 10,000.00	$ 10,000.00
	Concrete block areaway east wall basement entry - retaining wall & excavation (optional)		X			$ 15,000.00
					$ 38,000.00	*$ 53,000.00*
5	**Structure**					
	Remove two brick columns and install new footings & steel columns, shoring existing floor @ basement	X			$ 20,000.00	$ 20,000.00
	Remove steel frame and wood deck - East side of building	X			$ 2,500.00	$ 2,500.00
	Patch fire caulk all wall penetrations	X			$ 2,000.00	$ 2,000.00
					$ 24,500.00	*$ 24,500.00*
6	**Carpentry**					
	Install footings, wood structure and composite deck - East side of building	X			$ 30,000.00	$ 30,000.00
	Repair Brown St. entrance stairs, trim, columns and deck	X			$ 15,000.00	$ 15,000.00
	Replace basement ceiling with Horz. Rated assembly	X			$ 4,000.00	$ 4,000.00
					$ 49,000.00	*$ 49,000.00*
8	**Windows and Doors**					
	Remove and replace window wall - East		X			$ 11,000.00 *
	Replace doors & hardware window wall - East		X			$ 2,400.00
	Replace boiler room door with new rated door	X			$ 1,200.00	$ 1,200.00
					$ 1,200.00	*$ 14,600.00*
9	**Painting**					
	Siding and trim painting with minor repairs		X			$ 35,000.00
	Exterior window painting		X			$ 6,000.00
	Fire Escape	X			$ 4,800.00	$ 4,800.00
	Hand Rails		X			$ 1,400.00
	Interior Painting		X			$ 16,000.00
					$ 4,800.00	*$ 63,200.00*

14	**Conveying Systems**						
	Install 3 stop elevator		X			$ 170,000.00	**
	Second floor means of egress		X			$ 85,000.00	**
					$ -	$ 255,000.00	
15	**Mechanical**						
	Remove Existing boiler & pump, replace with new		X		$ 30,000.00	$ 30,000.00	
	Remove existing window A/C & install new ducted, zoned A/C system		X			$ 45,000.00	
	Remove all existing control devices & replace with new digital		X			$ 40,000.00	
	Install new ducted dehumidification system		X			$ 27,500.00	***
	Building modifications for HVAC system upgrades		X			$ 25,000.00	
					$ 30,000.00	$ 167,500.00	
16	**Electrical**						
	Upgrade to 200 amp 3 phase & relocate to 1st floor	X			$ 27,000.00	$ 27,000.00	
					$ 27,000.00	$ 27,000.00	
17	**Plumbing**						
	Remove existing fixtures and trim, replace with new ADA compliant fixtures		X			$ 15,000.00	
	Remove & replace all existing cast-iron waste & vent piping w/new PVC piping		X			$ 10,000.00	
	Remove & replace all existing domestic cold & hot water piping insulation w/new		X			$ 3,500.00	
	Install perimeter drain & interior sump		X			$ 32,000.00	
					$ -	$ 60,500.00	
	Contractor's Fees						
	Overhead and Profit	12%			$ 22,500.00	$ 88,476.00	
	Contingency	15%			$ 28,125.00	$ 110,595.00	
					$ 50,625.00	$ 199,071.00	
	Subtotal Items 1 - 17				$ 187,500.00	$ 737,300.00	

Total Building Cost (Items 1 - 17)			$ 238,125.00	$ 936,371.00
	Cost / Square Foot			

Building compromised with only doing minimum code upgrades

* East Wall severely deteriorated with minor leaks

** Second floor cannot be occupied, and must be made inaccessible

*** Basement cannot be used, including storage

5 Summary

This feasibility study entails the evaluation of the building structures and their systems for each of the Town's municipal structures located at 80 Boston Neck Road (Town Hall) and 55 Brown Street (Town Hall Annex). The intent for the study was to identify the estimated costs necessary to update each building's maintenance and building systems, as well as to bring each facility up to code so that the true appraised value of each may be assessed.

Appendices A and B contain previously written reports for the code related issues and their suggested improvements. Our current task was to investigate, beyond the code issues that had been identified in the previous report, the integrity of the structures, systems and the maintenance of each of the structures. This Life Cycle Analysis will give the town an economic evaluation of the two structures. This feasibility study will hopefully allow the town to evaluate its options with regard to upgrades and future maintenance of each of the structures.

Our office, with the assistance of structural and mechanical engineers, surveyed and documented the existing conditions and incorporated the recommendations in this booklet. The costs of the suggested upgrades were estimated in the report's spreadsheet. As a reference, we have included Appendices A and B which contain Bliss's air quality report and Architectura's code analysis report, respectively.

Each of the buildings are in an AE flood zone with the FEMA flood Elevations identified for the Town Hall at El. 12'-0" and the Annex at El. 13'-0". The elevation at the Annex would suggest that the basement entrance should be reconfigured when replacing the deck to help mitigate any water that may enter the basement during a storm.

This report does not address the function of an end user outside of the municipality, any variances that could be obtained for ADA relief depending on the future end user, the cost to maintain the historic structure and future typical maintenance. The areas of concern are the start of decay of the brick foundation walls in both buildings and the brick columns in the basement of the Annex. The recommended repair to correct these issues was noted in this report. The decay seems primarily due to moisture and the lack of air circulation in each of the basements. Suggestions for a new boiler, HVAC and a dehumidification system, in addition to the repair of the walls, has been suggested at each of the locations. In addition, each of the electrical services need to be upgraded to meet existing codes and to make the buildings safe. In the future, dependent on the end user, the building's wiring may need to be brought up to current codes but, at this time, we do not know the value of each of the building's changes in comparison to the building's assessment.

At the Annex, it was determined that the rear entry deck and its structure in order to meet building codes, should be replaced as it is deteriorating. The entrance and window wall on the east wall of the Annex are both in need of replacements or major repairs.

The balance of the Annex building maintenance consists of limited decayed siding, trim, cornice, dentils and columns which need repair, along with paint for the exterior. The Main Town Hall will need to have spot brick repointing and washing of all the brickwork. Windows will need to be sanded, repaired, caulked and painted as typical preventative maintenance.

The preliminary construction cost estimate creates two objectives, one which is the cost of upgrades to immediately occupy the buildings and the second is to fully upgrade and maintain each facility to the current codes, i.e. Building and Fire, including FEMA regulations for municipal occupancy requirements.

The immediate need to occupy and future maintenance suggest upgrades for the two buildings and coordinates prioritizing a schedule with the preliminary construction cost estimate. In our opinion, the following list are the suggested priorities.

Immediate Cost to Occupy

1. Town Hall and Annex Foundation work repair.
2. Annex Boiler Upgrades.
3. Town Hall Boiler Flue Repair.
4. Town Hall and Annex Electrical upgrades.
5. Annex exterior deck replacement.

Future Maintenance

6. Town Hall and Annex Dehumidification
7. Town Hall HVAC w/ Boiler upgrades.
8. Annex HVAC upgrades.
9. Town Hall exterior repairs and cleaning.
10. Annex East window wall replacement,
11. Annex exterior painting, cleaning and repairs.
12. Maintenance of Town Hall Parking lot.

Appendices

A. Air Quality Reports

B. Architectura Reports

GERARD F. BLISS, INC.

- Occupational Health and Safety Consultants --

October 29, 2015

Phillip Bergeron, P.E.
Director of Public Works
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall

Dear Mr. Bergeron,

My report to you regarding the indoor air quality in the Town Hall building (dated 1/7/2013) found relatively low levels of mold spores in the basement. At the time, I indicated I was surprised by these low levels and actually found conditions in the basement to be quite favorable for supporting mold growth. My only explanation for this discrepancy was the fact that air samples were collected in the winter when molds are typically less active, but I admit this not a conclusive explanation.

In spite of the low spore levels I felt it was prudent to limit employee access to the basement and employees who still needed to enter the basement should wear (at least) a dust mask to avoid exposure mold spores. Also, they should wash their hands after touching items stored in the basement. I did not think employees were in imminent danger but suggested this approach in order to avoid unnecessary exposure and the potential for future health problems.

Based on the concerns raised in the 2013 report and a recent discussion with you and Mr. Nelson, I still think it prudent to limit employee access to the basement as well as leaving archived materials and other paper/cardboard/wood items untouched until they can be decontaminated or isolated. It is my understanding that this will only be a temporary inconvenience because plans are being made to move the Town Hall employees to another building in the near future.

Please give me a call if you have any questions or need additional information.

Thank you,

Gerard F. Bliss,
Industrial Hygienist

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PO Box 233
Mansfield, MA 02048

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GERARD F. BLISS, INC.

- Occupational Health and Safety Consultants --

January 7, 2013

Mr. Phillip Bergeron
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall

Dear Mr. Bergeron:

On Thursday, December 26th, I conducted a number of indoor air quality tests in Kingstown Town Hall, 80 Boston Neck Road, North Kingstown, RI. The purpose was to determine if the mold spore levels in the building might be elevated and, if so, could they be a threat to the Town Hall staff or visitors.

The following Executive Summary provides highlights of this testing. The remainder of the report provides details regarding the; ***Tests and Testing Conditions, Findings, Conclusions*** and ***Recommendations***.

EXECUTIVE SUMMARY

- **Mold spore levels in the basement, Town Clerk's office and Town Manager's office were well BELOW the current (safe) guideline of 2,500 counts per cubic meter. The predominant genera (family) were Smuts/Myxomycetes and *Cladosporium* (also known as "Bathroom Tile" mold). They are considered harmless at the levels we found.**
- **Airborne particulates (skin cell fragments, insect fragments, plant fragments, and misc. debris) in all three areas were either non-detectable or at *trace* levels**
- **Nothing was found in any of the samples (or readings) which would suggest the air quality in the building is unsatisfactory but, clearly, the relative humidity levels are lower than recommend.**

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TESTING and TEST CONDITIONS

Three air samples were collected in the Town Hall using a model 900-13-59E high volume vacuum pump and three Air-O-Cell filter cassettes. In each case, the vacuum pump was calibrated to run at a rate of 15 Liters per Minute (LPM) for five minutes, as prescribed by testing protocols.

One sample came from the basement, one from the Town Manager's office and one from the Town Clerk's office, areas where staff members have experienced symptoms sometimes associated with poor indoor air quality.

While these samples were collected, all exterior doors and windows were closed and the Univent (Town Clerk's office) was left running in order to replicate 'normal' operating conditions.

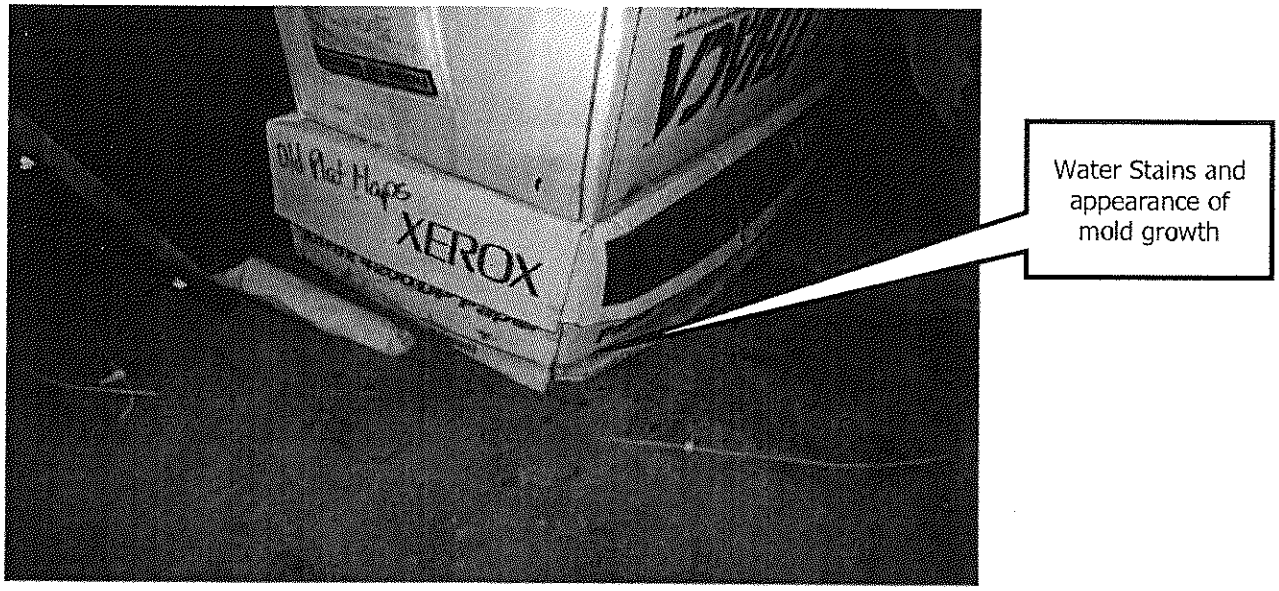
All three samples were sent to Environmental Health Laboratories in Cromwell, CT for analysis by a licensed mycologist using a 600X microscope.

In addition to the mold samples, I also checked a number of A.S.H.R.A.E.[1] readings. These readings focus on "creature-comfort" conditions like relative humidity, carbon dioxide levels, etc. They also indicate if ambient conditions are favorable for mold growth. Results are listed below.

No sampling or analytical anomalies were noted by me or the laboratory technician.

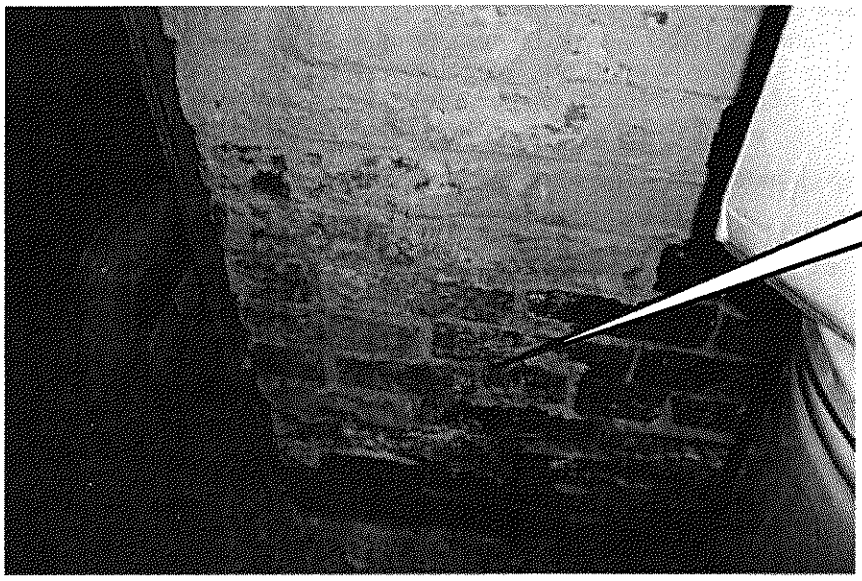
FINDINGS

1. I expected to find relatively high levels of mold spores in the basement. There was a slight *moldy-musty* odor, paper products were stored directly on the concrete floor, there were obvious signs of water intrusion, a bathtub was partially filled with stagnant water and a wooden (false) floor had clearly been saturated with water (see photos below).

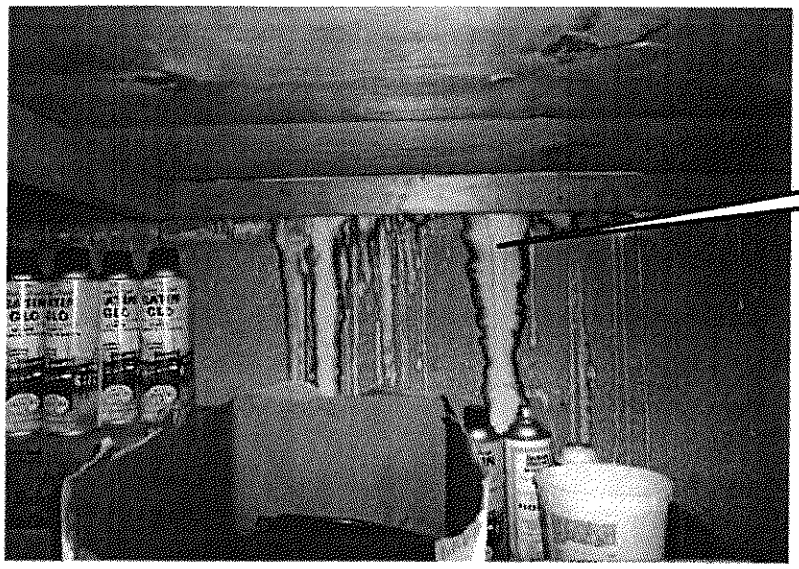


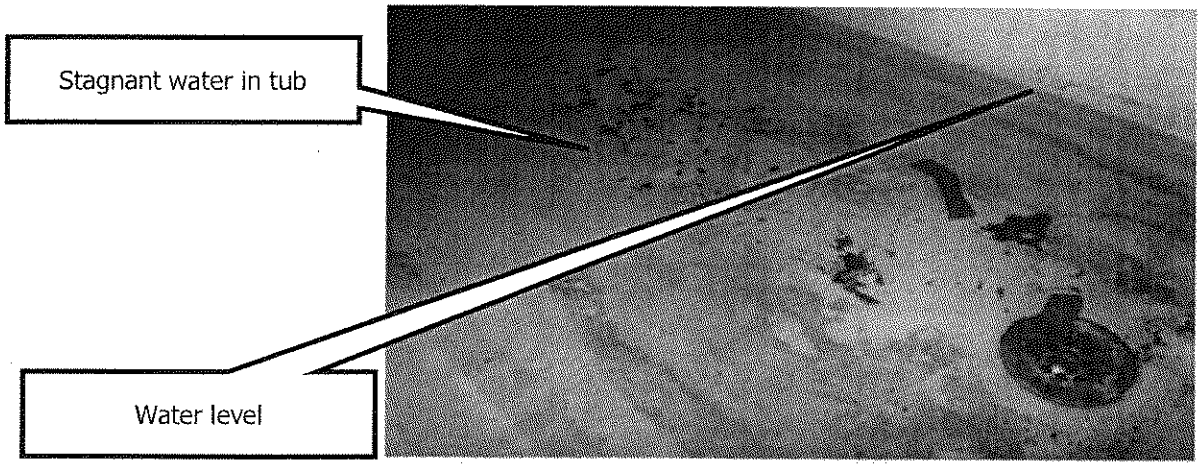
[1] American Society of Heating, Refrigeration and Air Conditioning Engineers

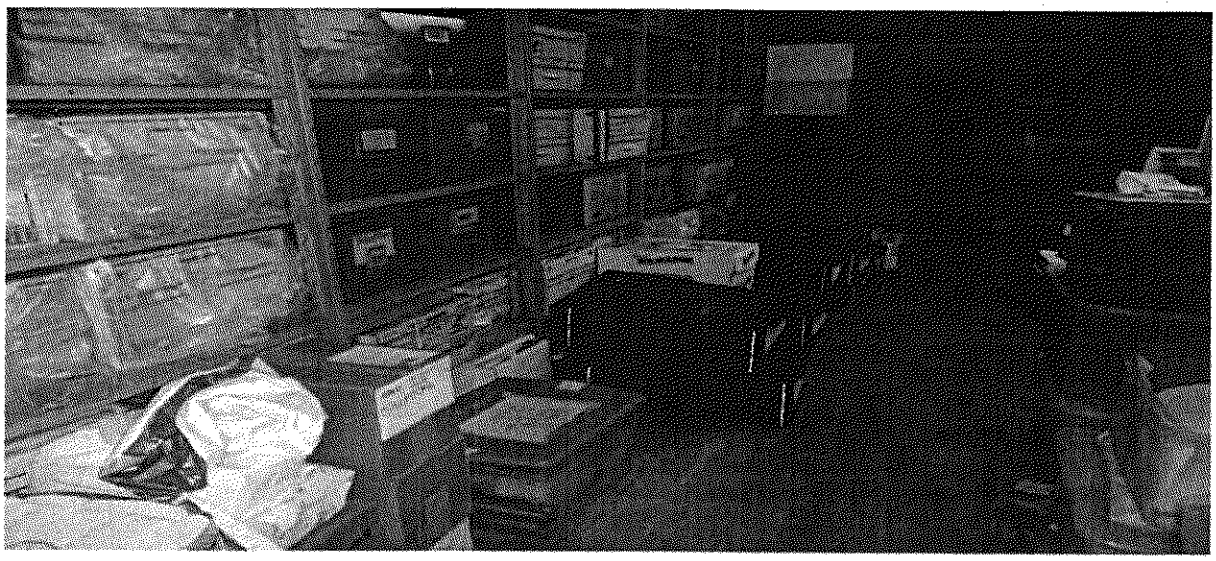
Plaster falling from foundation wall where water had entered


More water intrusion in the basement

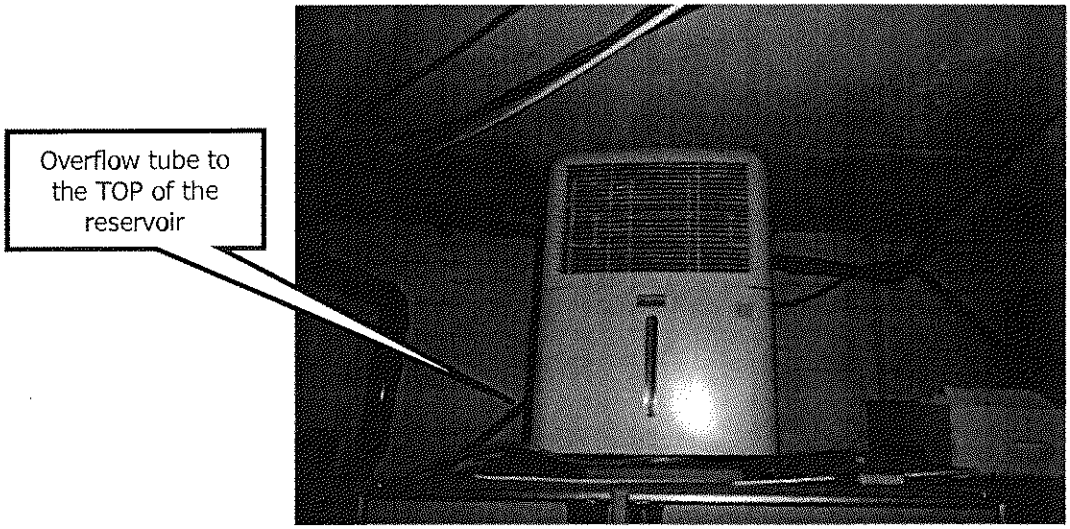
Water stain


More water stains


Stagnant water in tub
Water level



2. A dehumidifier had been placed in the basement to reduce the airborne moisture. It contained an over flow tube (into the bathtub) but the humidifier's reservoir was full of stagnant water.



3. The Town Clerk's office is equipped with a Univent which circulates and conditions the office air. This Univent is also used to supply fresh air to this office although I could not confirm that the outside vent was actually open (see CO_2 readings in the A.S.H.R.A.E. table below). The office floor is carpeted and, overall, the office was very clean and not a typical host to mold growth.

4. The Town Manager's office also had a carpeted floor and was very clean and not a typical host to mold. I found no obvious source of fresh air into the office but there were air vents in the ceiling and the CO_2 level was very good.

5. The following table lists the environmental conditions (A.S.H.R.A.E.) when the mold sampling was done. All values are within expected ranges except the dew points (in red). The indoor dew point is typically 7 – 10 degrees higher than outside.

	Basement	Town Clerk	Town Manager	Outside	"normal" inside readings
Temp.	**63.8 °F**	**76.9**	**72.0**	**31**	**68 - 72 °F**
% RH	**24.2 %**	**12.5**	**15.2**	**65**	**< 40%**
Dew Point	**27.3 °F**	**21.5**	**23.4**	**22**	**N/A**
Carbon Dioxide[2] (CO_2)	**573 ppm**	**572**	**578**	**410**	**< 800**

6. The following table lists the mold results. Please remember to compare the spore concentrations to the "safe" guideline of 2,500 counts per cubic meter.

Location	Type of Mold	Concentration (counts/m^3)	Particulates
Basement	None Detected		Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Trace

[2] CO_2 levels under 800 ppm are good and readings under 600 are excellent.

Town Clerk	Smuts/ Myxomycetes *(typically from outside)*	160	Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Trace
Town Manager	***Cladosporium***	53[3]	Skin cell fragments – Trace Insect fragments – None Plants fragments – None Debris – Trace

CONCLUSIONS and RECOMMENDATIONS

CONCLUSION: In the basement, where we found nearly perfect conditions for mold growth, no mold spores were found. This does not mean there is no mold present in the basement but merely that the risk of human exposure was very low. Mold spore levels in both offices were inconsequential.

Based on the samples collected on December 26th, mold spores are not the source of any health problems experienced by the Town Hall staff or visitors.

A.S.H.R.A.E. readings clearly show that the humidity levels were quite low (but common for this time of year) and could be the source of some discomfort. An acceptable humidity level in the winter is around 20% and the only way to maintain this level is with humidification. Central humidification is not recommended due to the probability it will foster mold growth. If Town Hall staff members are uncomfortable with the dry conditions, a room-size ultrasonic humidifier may be used increase the relative humidity.

RECOMMENDATIONS:

- Drain all standing water from the "reservoirs" in the basement. This water can encourage the growth of bacteria and bacteria can generate the musty-moldy odor we detected.

- If possible, stop the intrusion of water into the basement.

- It is not prudent to store paper products in an area that occasionally floods and isn't well ventilated. Frankly, I am very surprised we didn't find a significant mold problem in the basement. This may change during the summer months.

Thank you for the opportunity to assist in this matter. Please give me a call if you have any questions or if you need any additional information.

Sincerely,

Gerard F. Bliss, Industrial Hygienist
Principal Consultant

[3] "53" is the lowest detectable level

GERARD F. BLISS, INC.

- Occupational Health and Safety Consultants --

May 30, 2016

Mr. Phillip Bergeron
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall - Annex

Dear Mr. Bergeron:

On Friday, May 13th, I conducted a number of indoor air quality tests in the Kingstown Town Hall Annex, 55 Brown Street, North Kingstown, RI. The purpose was to determine if the mold spore levels in the building might be elevated and, if so, could they pose a threat to the Town Hall staff or visitors.

The following Executive Summary provides highlights of this testing. The remainder of the report provides details regarding the; ***Tests and Testing Conditions, Findings, Conclusions*** and ***Recommendations***.

EXECUTIVE SUMMARY

- **Mold spore levels in the first and second floor office were WITHIN the current (safe) guideline of 2,500 counts per cubic meter.**
- **The predominant airborne spores were *Aspergillus* and *Penicillium*. *Aspergillus* and *Penicillium* are considered to be human allergens and *Aspergillus* has also been associated with a chronic respiratory disease called Aspergillosis but not at these levels of exposure.**
- **A first floor (window) A/C unit contained HIGH levels of *Cladosporium*. This is likely the source of the musty odor in the surrounding area.**
- **Airborne particulates (skin cell fragments, insect fragments, plant fragments, and misc. debris) in both areas were either non-detectable or only at *trace* levels.**
- **It is unlikely that employees working on the first and second floors of this building would be adversely affected by exposure to mold spores.**

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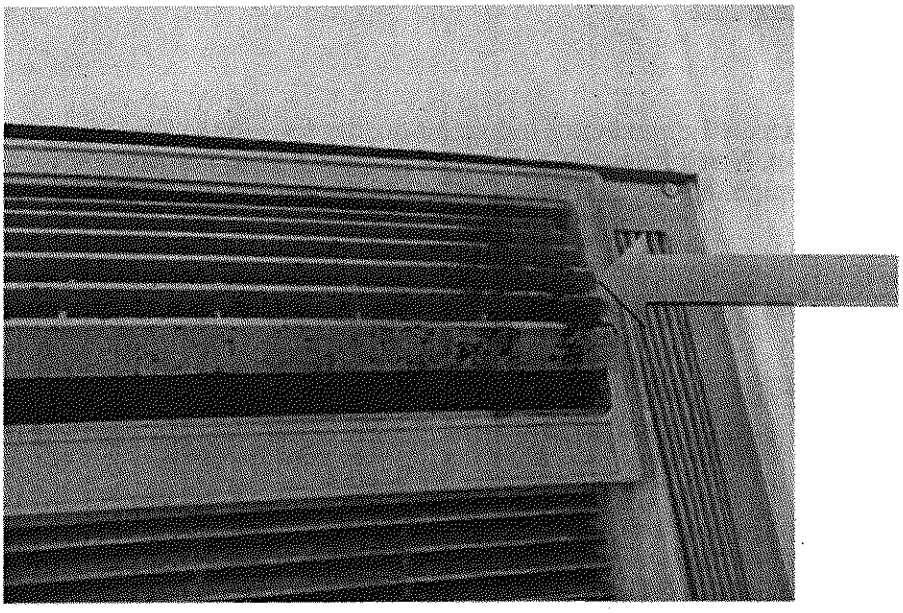
TESTING and TEST CONDITIONS

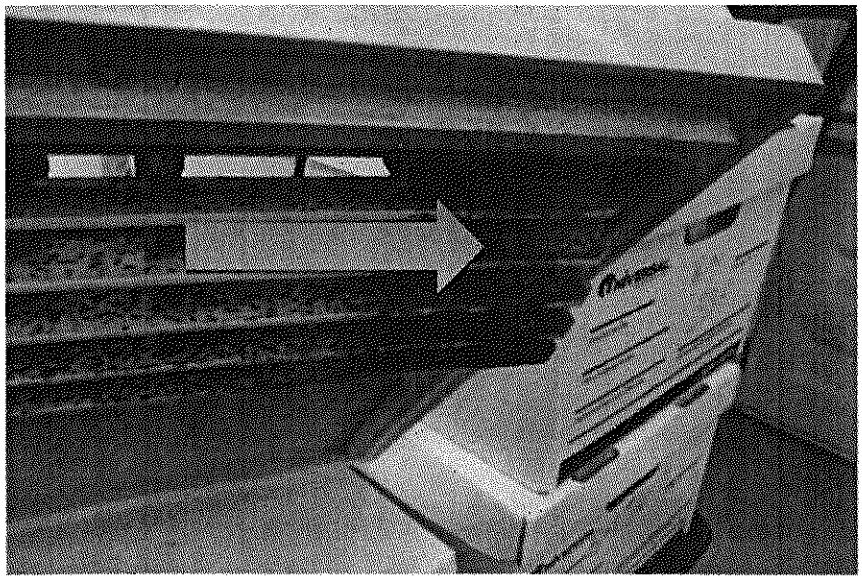
Three air samples were collected in the Town Hall Annex using a model 900-13-59E high volume vacuum pump and three Air-O-Cell filter cassettes. In each case, the vacuum pump was calibrated to run at a rate of 15 Liters per Minute (LPM) for five minutes, as prescribed by testing protocols.

One sample came from the 1st floor entryway (by an A/C unit), one from the Building Inspector's Office and a third came from the 2nd floor Planning Office.

All exterior doors and windows were closed and the window mounted A/C units were turned off while these samples were collected.

A "tape lift" sample was collected from one of the window A/C units on the first floor.





All four samples were sent to Environmental Health Laboratories in Cromwell, CT for analysis by a licensed mycologist using a 600X microscope.

In addition to the mold samples, I checked a number of A.S.H.R.A.E.[1] readings. These readings focus on "creature-comfort" conditions like relative humidity, carbon dioxide levels, etc. They also indicate if ambient conditions are favorable for mold growth. Results are listed below.

No sampling or analytical anomalies were noted by me or the laboratory technician.

FINDINGS

1. To my knowledge, no employees have experienced symptoms commonly associated with mold (over)exposure.

2. There was a strong "musty" odor at the 1st floor entryway to the building. It grew stronger in the adjacent room, by one of the window A/C units. The odor was less noticeable in the Building Inspector's Offices and there was virtually no musty odor on the second floor (no window A/C units).

3. The Building Inspector's Offices were carpeted. No one could recollect when they were last (steam) cleaned.

4. The following table lists the environmental conditions (A.S.H.R.A.E.) when the mold sampling was done. All values are within expected ranges.

	1st Floor (entryway)	1st Floor (Building Insp)	2nd Floor	"normal" inside readings
Temp.	**71.8 °F**	**76.5**	**73.9**	**68 - 72 °F**
% RH	**34.4 %**	**32.2**	**30.2**	**< 40%**
Dew Point	**42.0 °F**	**44.5**	**40.7**	**N/A**
Carbon Dioxide (CO_2)	**905[2] ppm**	**453**	**459**	**< 800**

5. The following table lists the mold results. Please remember to compare the spore concentrations to the "safe" guideline of 2,500 counts per cubic meter.

Location	Type of Mold	Concentration (counts/m^3)	Particulates
1st Floor Entryway	Ascospores ***Aspergillus/Penicillium*** Basidiospores	**213** **480** **160**	Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Trace

1 American Society of Heating, Refrigeration and Air Conditioning Engineers

2 905 ppm with windows closed; 459 ppm with windows open.

	Cladosporium Hyphal fragments TOTAL	**107** **53**[3] **1,013**	Pollen - 53
Building Inspector	Ascospores ***Aspergillus/Penicillium*** Basidiospores ***Cladosporium*** Hyphal fragments Other fungi TOTAL	**213** **587** **107** **267** **213** **53** **1,493**	Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Low Pollen - < 53
2nd Floor	Ascospores ***Aspergillus/Penicillium*** Basidiospores ***Cladosporium*** Hyphal fragments ***Smuts/Myxomycetes*** TOTAL	**160** **267** **53** **693** **320** **107** **1,600**	Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Trace Pollen - < 53
TAPE LIFT from A/C Unit	***Cladosporium*** ***Pithomyces***	**HIGH** **Trace**	Viable (alive)

CONCLUSIONS and RECOMMENDATIONS

CONCLUSION: The spore levels on the 1st and 2nd floors were within the "safe" guideline. The mold activity on the A/C unit(s) was high and reflects the potential for employee exposure when these units are turned on.

A.S.H.R.A.E. readings are within expected levels.

RECOMMENDATIONS:

- THOROUGLY clean and disinfect all window A/C units before turning them on.
- Steam clean the carpeted areas.
- Whenever possible, open windows to allow cross-ventilation and "flushing" of stale indoor air.

[3] "53" is the lowest detectable level of spores

Thank you for the opportunity to assist in this matter. Please give me a call if you have any questions or if you need any additional information.

Sincerely,

Gerard F. Bliss, Industrial Hygienist
Principal Consultant

GERARD F. BLISS, INC.

- Occupational Health and Safety Consultants --

September 10, 2015

Mr. John Nelson
Town of North Kingstown
2050 Davisville Road
North Kingstown, RI 02852

Re: North Kingstown Town Hall Annex

Dear Mr. Nelson:

On Wednesday, August 26th, I conducted a number of indoor air quality tests in the basement of the Kingstown Town Hall Annex, 55 Brown Street, North Kingstown, RI. The purpose was to determine if the mold spore levels in the building might be elevated and, if so, could they pose a threat to the Town Hall staff or visitors.

The following Executive Summary provides highlights of this testing. The remainder of the report provides details regarding the; ***Tests and Testing Conditions, Findings, Conclusions*** and ***Recommendations***.

EXECUTIVE SUMMARY

- **Mold spore levels in the basement, IT office and adjacent archive area were ABOVE the current (safe) guideline of 2,500 counts per cubic meter.**
- **The predominant genera (families) were *Aspergillus, Penicillium* and *Cladosporium* (also known as "Bathroom Tile" mold). *Aspergillus* and *Penicillium* are known to be human allergens and *Aspergillus* has also been associated with a chronic respiratory disease called Aspergillosis.**
- **Airborne particulates (skin cell fragments, insect fragments, plant fragments, and misc. debris) in both areas were either non-detectable or only at *trace* levels.**
- **It is unlikely that employees in the IT office would be adversely affected by mold spores (from relatively harmless *Cladosporium*) but employees working in the archive area clearly exposed above the recommended, safe, levels.**

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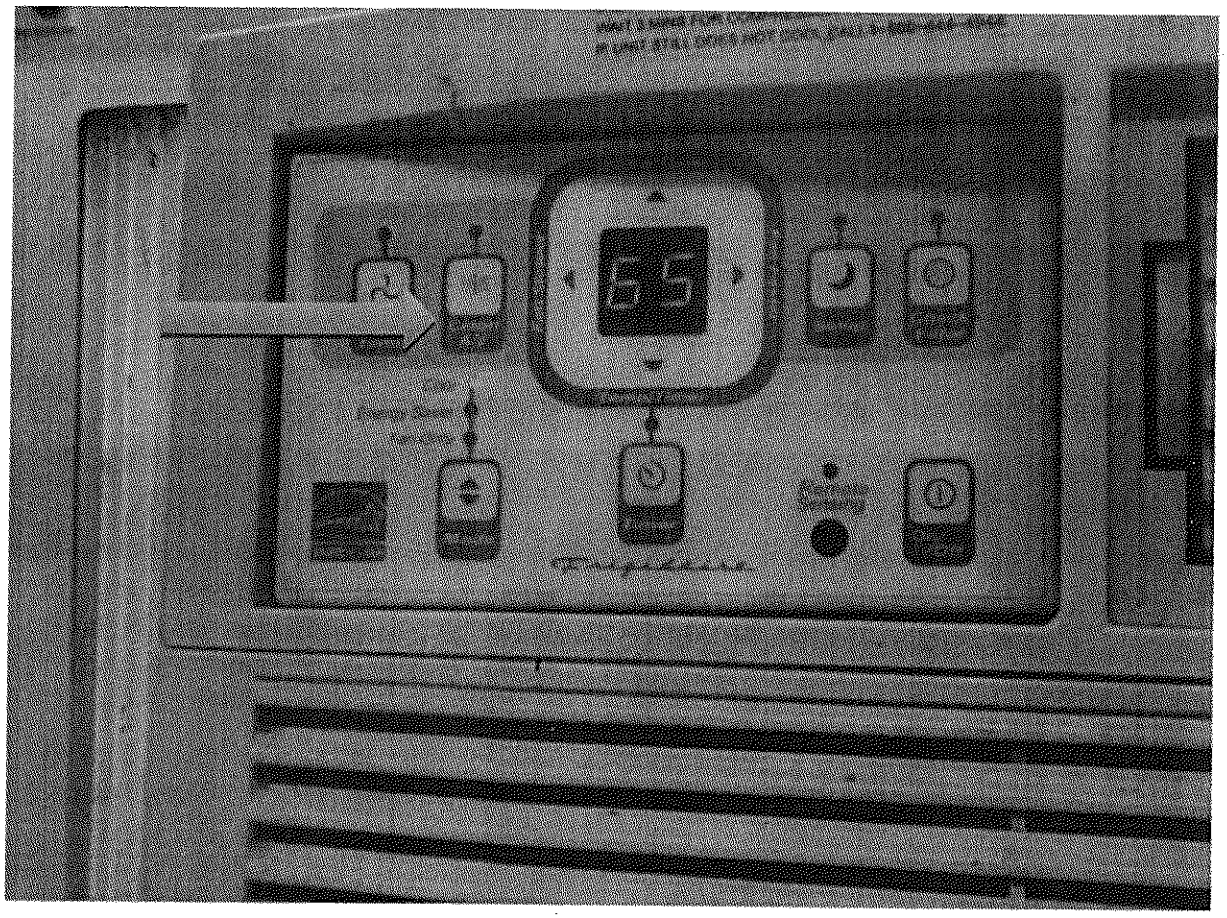
TESTING and TEST CONDITIONS

Three air samples were collected in the Town Hall Annex using a model 900-13-59E high volume vacuum pump and three Air-O-Cell filter cassettes. In each case, the vacuum pump was calibrated to run at a rate of 15 Liters per Minute (LPM) for five minutes, as prescribed by testing protocols.

One sample came from the basement, IT office, one from the basement, archive room, and a third sample was collected outside the building. The outside sample is used for comparison to the indoor results.

While these samples were collected, all exterior doors and windows were closed and the window mounted A/C unit was running, in order to replicate 'normal' operating conditions. The "clean air" switch was turned off so there was no fresh air entering the room. There was no air circulation at all in the archive room.



All three samples were sent to Environmental Health Laboratories in Cromwell, CT for analysis by a licensed mycologist using a 600X microscope.

In addition to the mold samples, I also checked a number of A.S.H.R.A.E.[1] readings. These readings focus on "creature-comfort" conditions like relative humidity, carbon dioxide levels, etc. They also indicate if ambient conditions are favorable for mold growth. Results are listed below.

---

1 American Society of Heating, Refrigeration and Air Conditioning Engineers

No sampling or analytical anomalies were noted by me or the laboratory technician.

FINDINGS

1. To my knowledge, no employees have experienced symptoms commonly associated with mold (over)exposure.

2. The following table lists the environmental conditions (A.S.H.R.A.E.) when the mold sampling was done. All values are within expected ranges except the humidity and dew point in the archive room.

	IT Office	Archive Room	Outside	"normal" inside readings
Temp.	**70.0 °F**	**74.1**	**83.3**	**68 - 72 °F**
% RH	**38.9 %**	**64.8**	**34.4**	**< 40%**
Dew Point	**44.0 °F**	**61.4**	**52.1**	**N/A**
Carbon Dioxide (CO_2)	**905 ppm**	**N/A**	**410**	**< 800**

3. The following table lists the mold results. Please remember to compare the spore concentrations to the "safe" guideline of 2,500 counts per cubic meter.

Location	Type of Mold	Concentration (counts/m^3)	Particulates
IT Office	Ascospores ***Aspergillus/Penicillium*** Basidiospores ***Cladosporium*** Hyphal fragments ***Pithomyces*** TOTAL	**160** **213** **107** **1,280** **1,600** **107** **3,467**	Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Trace
Archive Room	***Aspergillus/Penicillium*** Basidiospores ***Cladosporium*** ***Pithomyces*** TOTAL	**24,800** **235** **578** **117** **25,739**	Skin cell fragments – Trace Insect fragments – None Plants fragments – Trace Debris – Trace

Outside	***Alternaria***	**440**	Skin cell fragments – None
	Ascospores	**1,760**	Insect fragments – None
	Aspergillus/Penicillium	**4,990**	Plants fragments – Trace
	Basidiospores	**2,490**	Debris – Trace
	Cercospora	**2,200**	
	Cladosporium	**303,000**	
	Fusarium	**293**	
	Hyphal fragments	**1,050**	
	Pithomyces	**3,520**	
	Other fungi	**147**	
	TOTAL	**319,870**	

CONCLUSIONS and RECOMMENDATIONS

CONCLUSION: In the **ARCHIVE** section of the basement, we found nearly perfect conditions for mold growth and, not surprisingly, the total spore count was more than ten times the recommended level. ***Aspergillus*** and ***Penicillium*** (this analytical method cannot distinguish between them) accounted for nearly all the mold spores we found. Both genera (families) are known to be human allergens and ***Aspergillus*** has also been associated with a chronic respiratory disease called Aspergillosis. This does not mean that employees will be adversely affected but it clearly means they are at much higher risk of allergic responses and respiratory problems.

The total spore level in the IT Office was above the guideline but none of the individual genera exceeded the safe threshold. The most predominant spore was Cladosporium and this is relatively harmless at these levels. Based on these data, I believe there is no unusual risk due to mold exposure.

NOTE: The outside levels of Cladosporium are the highest we have ever seen. Even the analytical laboratory was surprised. I can't explain what caused this to happen nor what can be done to mitigate human exposure.

A.S.H.R.A.E. readings show that the humidity and dew point levels in the archive room were quite high and are contributing to the elevated mold levels. Clearly, the documents and occasional flooding of this room also support the mold growth.

RECOMMENDATIONS:

❖ Investigate the source of the extraordinarily high outside levels (dead animal, dead bird, bird droppings, etc.) I am not too concerned about outside exposures but very concerned that these spores will be drawn into the building via the A/C units. The fresh air intake for one A/C unit is within ten feet of where I collected the outside sample.

❖ Ventilate the Archive Room. It is virtually impossible to disinfect the documents but fresh air and less moisture in the room will help mitigate the high concentration of spores.

❖ Bring some fresh air into the IT Office in order to reduce the CO_2 level. The currently level is not dangerous but it is certainly higher than the guideline. The recommended amount of (fresh) air is 20 cfm per person.

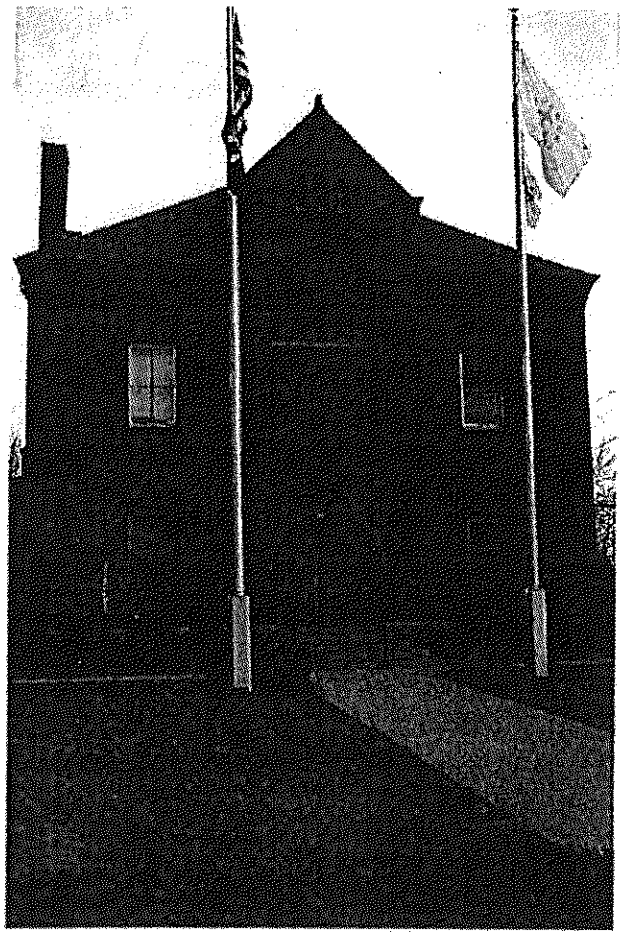
Thank you for the opportunity to assist in this matter. Please give me a call if you have any questions or if you need any additional information.

Sincerely,

Gerard F. Bliss, Industrial Hygienist
Principal Consultant

North Kingstown Town Hall

Remedial Work Recommendations



Prepared For:
Town of North Kingstown, RI
80 Boston Neck Road
North Kingstown, RI

Prepared By:
Architectura
1005 Main Street
Pawtucket, RI 02860

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Appendices
North Kingstown Town Hall Building Code & Fire Code Violations
North Kingstown Town Hall Building Code & Fire Code Violations, Porbable Construction cost estimate

INTRODUCTION

North Kingstown Town Hall, an historic icon located at 80 Boston Neck Road in the Historic Town of Wickford in North Kingstown, RI, was constructed in 1888 for the purposes of housing the Town's governmental administration offices. The original building consists of a two and one half story masonry structure in the Richardson Romanesque style which was popular in that era. A single story non-contributing masonry addition was added to the first floor of the original building in 1970 in order to add office and administrative space to the building.

See Historical Aspects in the following section for more detail regarding the Historical Significance of this building.

PURPOSE & INTENT OF THIS ASSESSEMENT REPORT

In June, 2015 the Town received Notice of Building and Fire Code violations for both the Town Hall as well as the Town Hall Annex. Violations included over 50 items ranging from minor maintenance issues to substantial deficiencies requiring a major investment by the Town in order to rectify all outstanding building and fire code issues.

It is the intent of this Report to analyze the existing conditions of the building as related to building code deficiencies and how they relate to its historical significance as well as to quantify the necessary remedial work into a working construction budget for the Town's planning purposes.

HISTORICAL ASPECTS

Among the villages that make up the Town of North Kingstown, RI, Wickford is the most extensive and the most easily recognizable since it is most closely built and the densest of all the Town's villages. The village is listed on the National Register of Historic Places including many buildings that comprise it, which includes; Town Hall and the Town Hall Annex mentioned prominently in the narrative of the national nomination form.

Town Hall built in 1888 is a brick hipped roof structure, in the Richardson Romanesque architectural style designed by William R. Walker & Son. The firm's prominent design commissions included other Town Halls such as Lincoln & Warwick, the Providence and Pawtucket armories and countless schools across the state.

The original building is architecturally intact except for the one story addition on the side and rear circa 1970 which is indifferent stylistically to the original building and is deemed non-contributing as defined by the RI Historical Preservation & Heritage Commission.

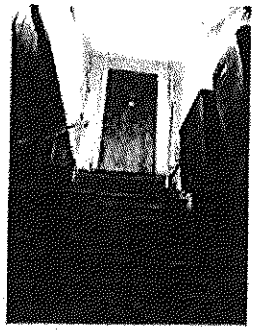
The RIHPHC holds a preservation easement on the Town Hall through the year 2032 as a result of a previous restoration grant which was awarded to the Town. This means that the Commission has the right to review and approve renovations or modifications to the building.

Building Code Violations:

As cited by the Town of North Kingston, Office of the Building official

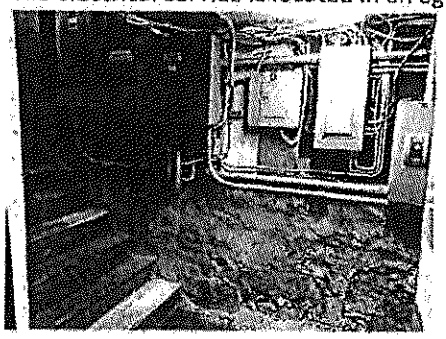
1 Basement Egress Stair

While open the existing basement door completely blocks the required means of egress on the first floor.



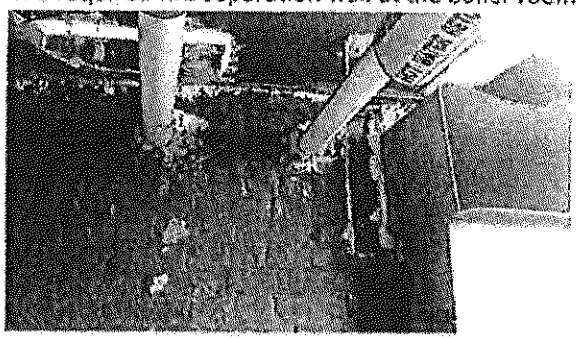
2 Electrical Service

The electrical service is located in an egress stair.



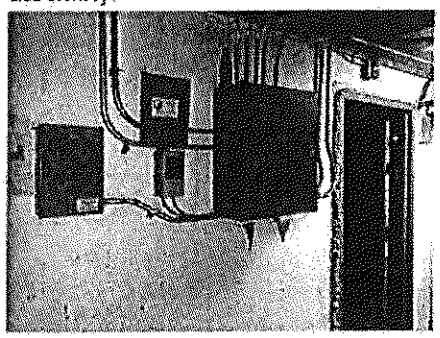
3 Fire Wall Penetrations

The required fire separation wall at the boiler room has multiple Penetrations.



4 Fire door at boiler room

The existing door at the required fire separation wall at the boiler room is not a fire rated assembly.



5 Structural Header between exit access hall and storage room

The structural header has been compromised by penetrating utility raceways

6 Egress access in basement, stairs and walking surfaces

The required 28 inch aisles have not been maintained.

7 Masonry and Brick foundation and load walls

Masonry foundation and load bearing walls are deteriorating.

8 Mold

Mold is present in the basement, resulting in poor indoor air quality.

9 Radon

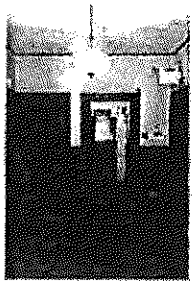
Radon is potentially present,

10 Main Entry Egress & Ingress

The main entry door swings are obstructed by the exterior masonry archway not allowing full operation for required egress.

11 Exit Door Hallway

While open the existing basement door completely blocks the required means of egress on the first floor.



12 Interior Egress Access Hallway

Exit access corridor measuring about 30 inches does not meet required exit access width.

13 First Floor Interior Finish not Flame Resistant

Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings

14 ADA Accessibility

The first floor contains multiple ADA violations; the second floor is entirely inaccessible.

15 Insect Infestation & Damage

16 Second Floor Means of Egress

Second floor currently has no required second means of egress.

17 Second Floor Interior Finish

Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings.

18 Asbestos & Lead Paint

The building may contain hazardous materials creating health safety concerns for the occupants.

Fire Code Violations:

As cited by the Town of North Kingston, Office of the Building official

19 Master Box Connection
Item Corrected

20 Emergency Lighting at Building Egress
Item Corrected

21 Emergency Lighting in Interior
Item Corrected

22 Front Entrance Door
Item Corrected

23 Fire Alarm Pull Stations Mounted Height
Fire alarm pull stations are not located at the proper mounting height.

24 Wainscoting in Building
Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings.

25 Wood Paneling in Building
Interior walls along egress path contain combustible materials not meeting required flame spread and smoke development ratings.

26 Smoke detector in hallway
Item Corrected

27 Exit Door in Conference Room
Conference rooms only means of egress required passage through an office space.

28 Fire Alarm Smoke Detector by Conference Room
Item Corrected

29 Fire Alarm Smoke Detector by Tax Assessor's Office
Item Corrected

30 Fire Alarm Smoke Detector by 2nd Floor Bathrooms
Item Corrected

31 All HVAC units rated at 2000 cfm+ are required
Item Corrected

32 Main Vault Exit Signs
Item Corrected

33 Tax Assessor & Finance Office Doors
The offices only exits pass through another office space.

34 Illuminated Exit Sign by rear exit door in the tax assessor's office
Item Corrected

35 Rear Steps behind Finance & Tax Assessor's Office
Item Corrected

36 Electrical Panel in Closet by Tax Assessor's Office
Item Corrected

37 Unprotected Vertical Opening
The building has unprotected penetrations through required fire separations.

38 Basement Door and Means of Egress
While open the existing basement door completely blocks the required means of egress on the first floor.

39 Basement Headroom at Bottom of Stairs
Minimum 80 inches required headroom not provided.

40 Electrical Junction Boxes in Basement
Item Corrected

41 Maintenance & Testing of the Emergency Generator
Item Corrected

42 Fire Wall Penetrations between Basement and 1st Floor
Item Corrected

43 Aisles Width in Basement
The required 28 inch aisles have not been maintained.

44 Basement Fire Alarm Devices

Item Corrected

45 2nd Floor Second means of Egress

Second floor currently has no required second means of egress.

46 Testing of Fire Escape

Item Corrected

47 Fire Escape Obstruction

Item Corrected

48 Existing fire escape door is difficult to open

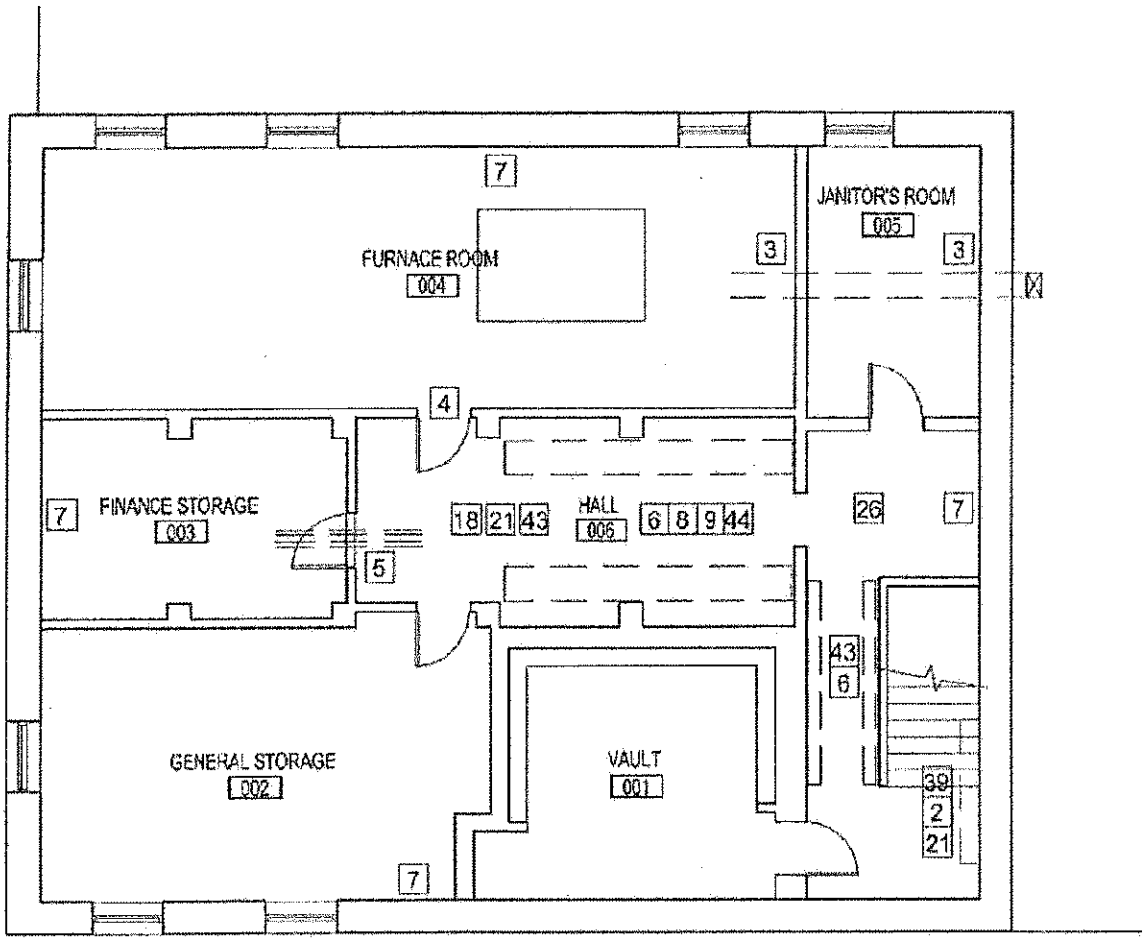
Item Corrected

49 Fire Extinguisher outside the Town Manager's Office expired

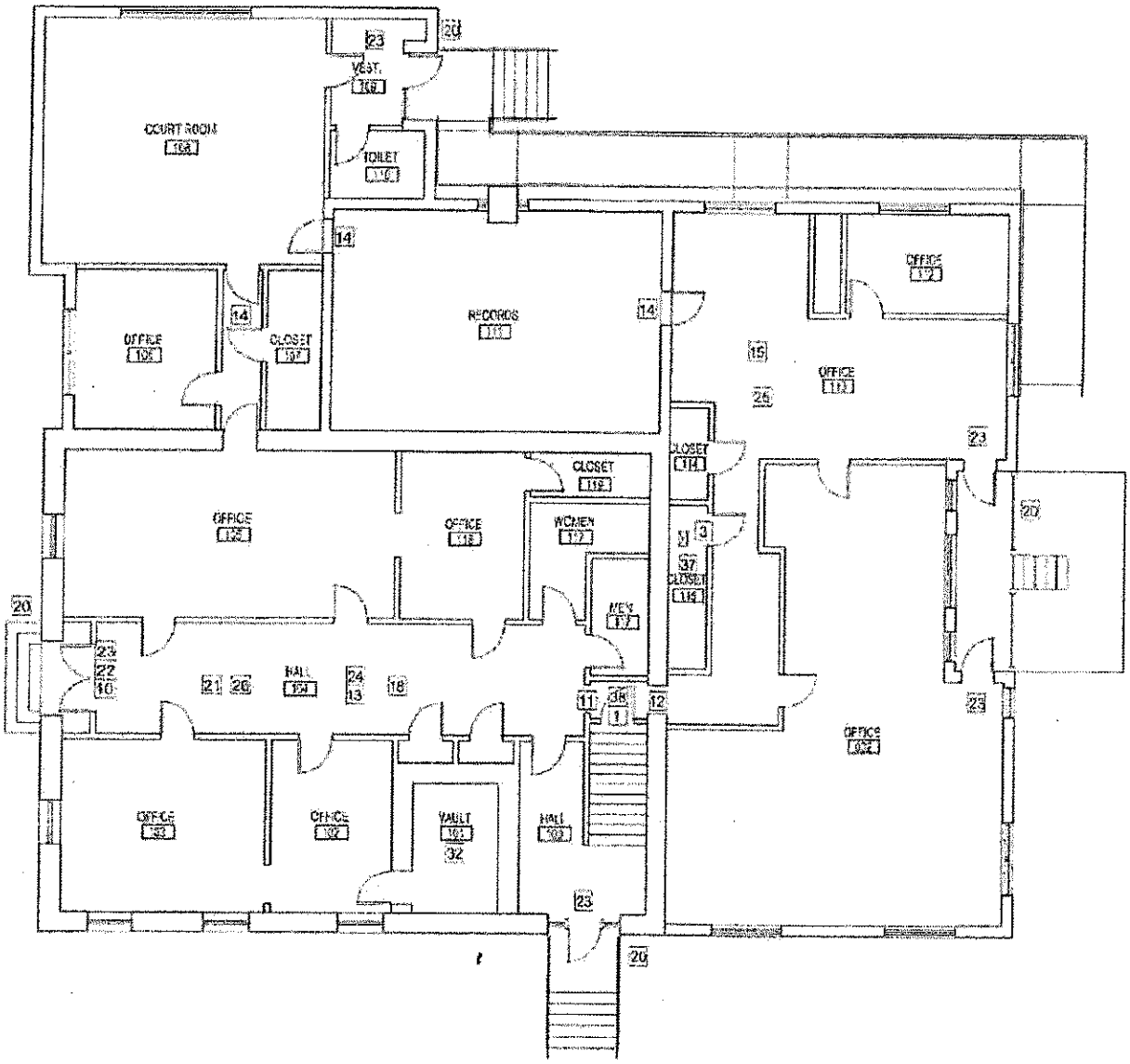
Item Corrected

50 Space above ceiling has hall light wiring not in electrical boxes

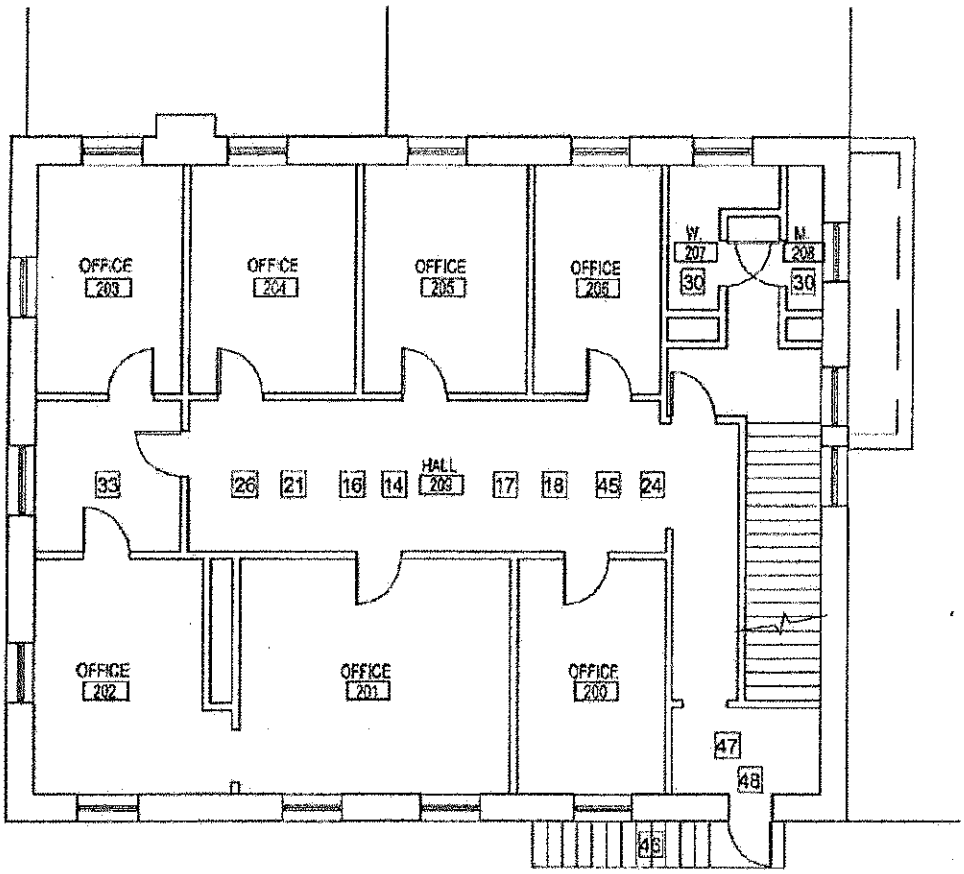
Item Corrected



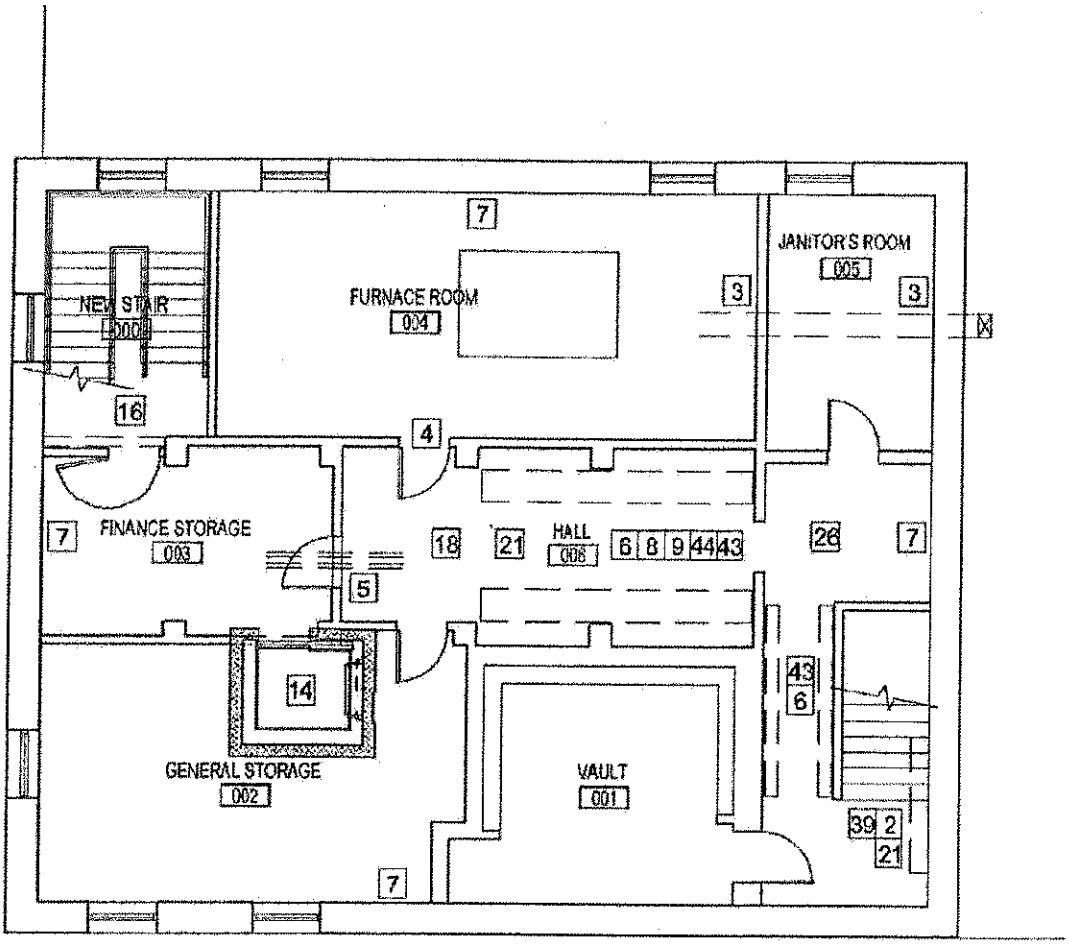
Existing Basement Floor Plan



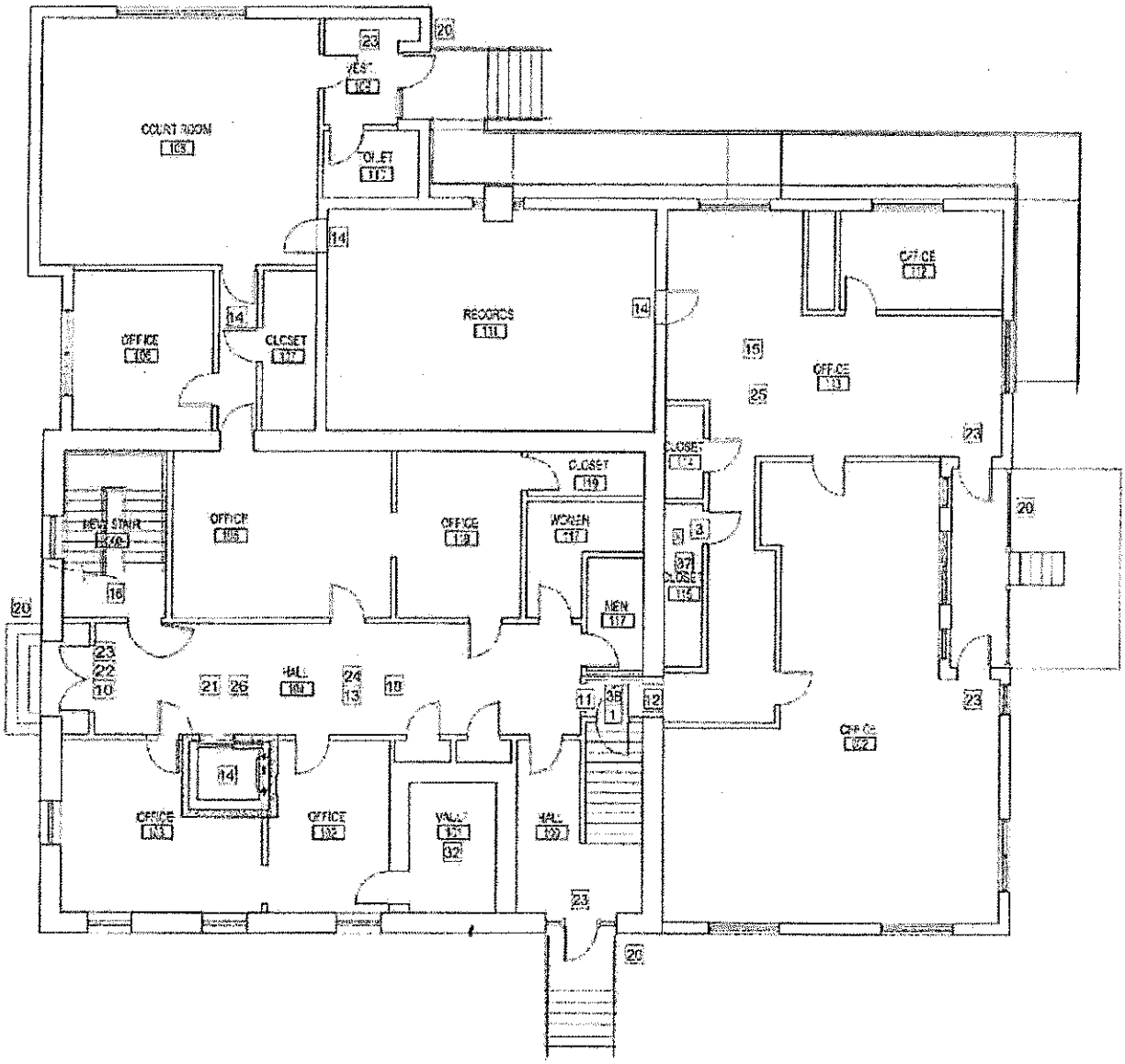
Existing First Floor Plan



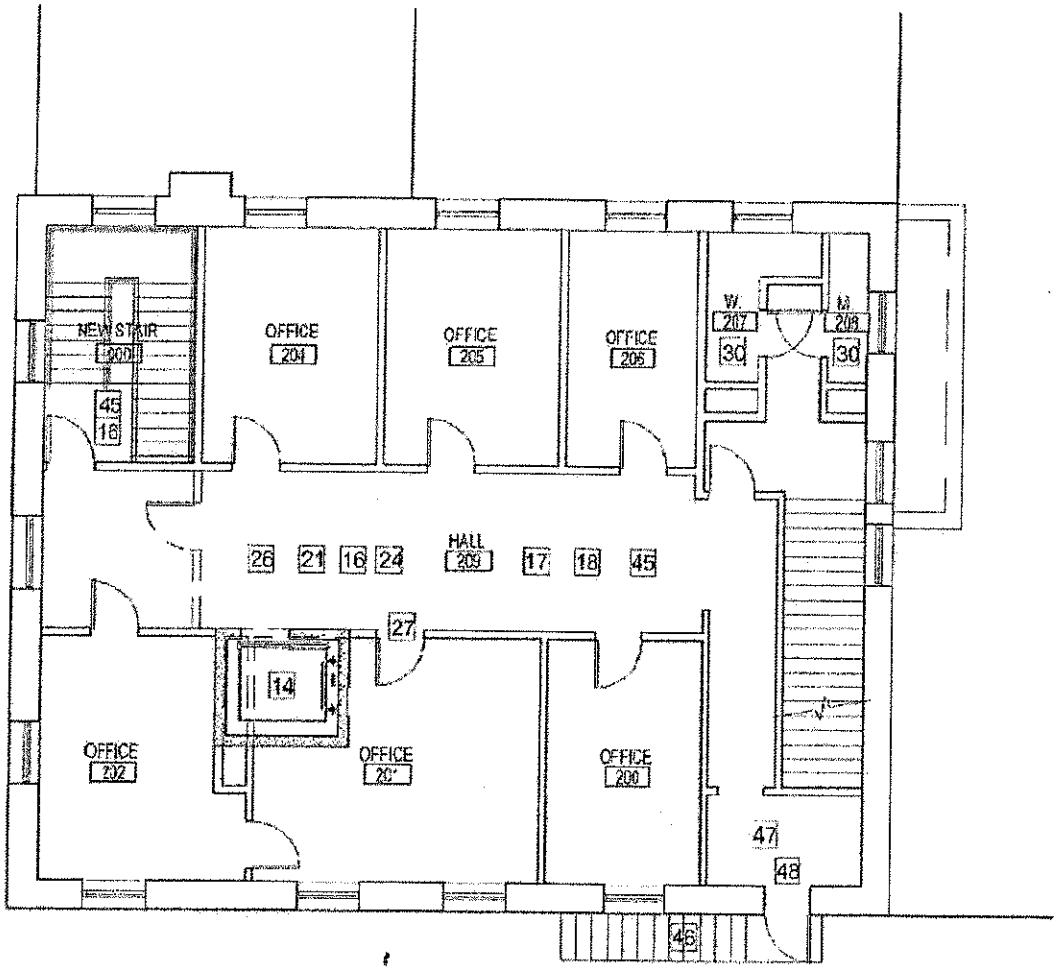
Existing Second Floor Plan



Proposed Basement Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Appendices

North Kingstown Town Hall Building Code & Fire Code Violations			
Violation	Corrected	Not Corrected	Partial
1. Basement Egress Stairway		X	
2. Electrical Service along basement stairway		X	
3. Fire Wall Penetrations			X
4. Fire Door Assembly Boiler Room	X		
5. Structural header between Exit Access Hall & Storage Room		X	
6. Egress Access in Basement- Stairs & Walking Services		X	
7. Masonry & Brick Foundation Load Walls		X	
8. Mold		X	
9. Radon (Town has scheduled a test)		X	
10. Main Entry Egress & Ingress	X		
11. Exit Door Hallway (see item #1)		X	
12. Interior Egress Access Hallway		X	
13. 1st Floor Interior Finish not Flame Resistant			X
14. ADA Accessibility		X	
15. Insect Infestation & Damage			X
16. Second Floor Means of Egress		X	
17. Second Floor Interior Finish not Flame Resistant			X
18. Asbestos & Lead Paint		X	
Town Hall Fire Code Violations			
1. Master Box Connection	X		
2. Emergency Lighting at Building Egress	X		
3. Emergency Lighting in Interior	X		
4. Front Entrance Door	X		
5. Fire Alarm Pull Stations Mounted Height		X	
6. Wainscoting in Building			X
7. Wood Paneling in Building		X	
8. Smoke detector in hallway	X		
9. Exit Door in Conference Room		X	
10. Fire Alarm Smoke Detector by Conference Room	X		
11. Fire Alarm Smoke Detector by Tax Assessor's Office	X		
12. Fire Alarm Smoke Detector by 2nd Floor Bathrooms	X		
13. All HVAC units rated at 2000 cfm+ are required ....NO ACTION NECESSARY			
14. Main Vault Exit Signs	X		

15. Tax Assessor & Finance Office Doors		X	
16. Illuminated Exit Sign by rear exit door in the tax assessor's office	X		
17. Rear Steps behind Finance & Tax Assessor's Office	X		
18. Electrical Panel in Closet by Tax Assessor's Office	X		
19. Unprotected Vertical Opening		X	
20. Basement Door and Means of Egress		X	
21. Basement Headroom at Bottom of Stairs		X	
22. Electrical Junction Boxes in Basement	X		
23. Maintenance & Testing of the Emergency Generator	X		
24. Fire Wall Penetrations between Basement and 1st Floor	X		
25. Aisles Width in Basement		X	
26. Basement Fire Alarm Devices	X		
27. 2nd Floor Second means of Egress			X
28. Testing of Fire Escape	X		
29. Fire Escape Obstruction	X		
30. Existing fire escape door is difficult to open	X		
31. Fire Extinguisher outside the Town Manager's Office expired	X		
32. Space above ceiling has hall light wiring not in electrical boxes	X		
Source: *12/11/15 Memo from Phil Bergeron to Thomas Mulligan*			

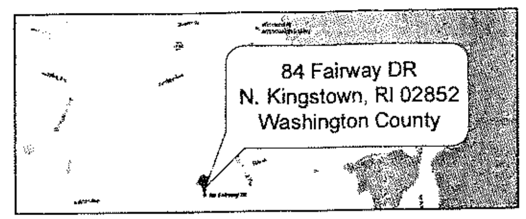
ARCHITECTURA	Probable Construction Cost Estimate	2.2.16
1005 Main St, Suite 2111	North Kingstown Town Hall	
Pawtucket, RI 02860	80 Boston Neck Road	
401.726.7711	North Kingstown, RI	
North Kingstown Town Hall Building Code & Fire Code Violations	**AMOUNT**	**REMARKS**
1. Basement Egress Stairway	0.00	Variance
2. Electrical Service along basement stairway	30,000.00	New Service
3. Fire Wall Penetrations	24,000.00	Fire Dampers
4. Fire Door Assembly Boiler Room	0.00	Completed
5. Structural header between Exit Access Hall & Storage Room	6,000.00	Masonry Repair
6. Egress Access in Basement- Stairs & Walking Services	0.00	Move Files
7. Masonry & Brick Foundation Load Walls — Patch, Repoint, Parge, Restore	110,000.00	Masonry & Stone
8. Mold	34,000.00	Remediation
9. Radon (Town has scheduled a test)	8,000.00	Radon Mitigation
10. Main Entry Egress & Ingress	0.00	Completed
11. Exit Door Hallway	2,500.00	See Item 1
12. Interior Egress Access Hallway	4,500.00	Modify Opening
13. 1st Floor Interior Finish not Flame Resistant	8,000.00	Intumescent
14. ADA Accessibility — Misc first floor modidifications & new elevator	210,000.00	3 Stop Elevator
15. Insect Infestation & Damage	2,400.00	Pest Service
16. Second Floor Means of Egress — Stair & Shaft	78,000.00	Bsmnt - 2
17. Second Floor Interior Finish not Flame Resistant	4,000.00	Intumescent
18. Asbestos & Lead Paint Abatement	34,000.00	Removal
19. Master Box Connection	0.00	Completed
20. Emergency Lighting at Building Egress	0.00	Completed
21. Emergency Lighting in Interior	0.00	Completed
22. Front Entrance Door	0.00	Completed
23. Fire Alarm Pull Stations Mounted Height	3,750.00	Relocate
24. Wainscoting in Building	0.00	See #13
25. Wood Paneling in Building	24,000.00	Intumescent
26. Smoke detector in hallway	0.00	Complete
27. Exit Door in Conference Room	4,400.00	New Door
28. Fire Alarm Smoke Detector by Conference Room	0.00	Completed
29. Fire Alarm Smoke Detector by Tax Assessor's Office	0.00	Completed
30. Fire Alarm Smoke Detector by 2nd Floor Bathrooms	0.00	See 11
31. All HVAC units rated at 2000 cfm+ are required ...NO ACTION NECESSARY	0.00	Completed
32. Main Vault Exit Signs	0.00	Completd
33. Tax Assessor & Finance Office Doors	4,800.00	Modify
34. Illuminated Exit Sign by rear exit door in the tax assessor's office	0.00	Completd
35. Rear Steps behind Finance & Tax Assessor's Office	0.00	Completd
36. Electrical Panel in Closet by Tax Assessor's Office	0.00	Completd
37. Unprotected Vertical Opening	0.00	See #3
38. Basement Door and Means of Egress	0.00	Completd
39. Basement Headroom at Bottom of Stairs	0.00	Abandon
40. Electrical Junction Boxes in Basement	0.00	Completd
41. Maintenance & Testing of the Emergency Generator	0.00	Completd
42. Fire Wall Penetrations between Basement and 1st Floor	0.00	Completd
43. Aisles Width in Basement	0.00	By Town
44. Basement Fire Alarm Devices	0.00	Completd
45. 2nd Floor Second means of Egress	0.00	See #16
46. Testing of Fire Escape	0.00	Completd
47. Fire Escape Obstruction	0.00	Completd
48. Existing fire escape door is difficult to open	0.00	Completd
49. Fire Extinguisher outside the Town Manager's Office expired	0.00	Completd
50. Space above ceiling has hall light wiring not in electrical boxes	0.00	Completd
51. New drywall ceiling in basement	28,000.00	Fire Rated
52. New draintile system at perimeter with sump	48,000.00	Waterproofing

53. Allowance to replace displaced work areas by stair / elevator						14,000.00	Workstations
54. Allowance for Replacement Boiler						15,000.00	Existing 45 Years
Subtotal						697,350.00	
Contingency @ 15%						104,602.50	
General Contractor's Profit & Overhead @ 12%						96,234.30	
GRAND TOTALS						**898,186.80**	

NORTH KINGSTOWN TOWN HALL

FIT-OUT & RENOVATIONS

84 FAIRWAY DRIVE
N. KINGSTOWN, RHODE ISLAND
02852
WASHINGTON COUNTY
FEBRUARY 2, 2016
FOR REVIEW



Project Design by:

AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7
T 4 0 [illegible]
F 4 0 [illegible]

INDEX OF DRAWINGS

DWG NO	DESCRIPTION
D1.1	DEMOLITION FLOOR PLAN
D1.2	DEMOLITION CEILING PLAN
A1.1	1st FLOOR PLAN
A1.2	BASEMENT PLAN & DETAILS
A1.3	REFLECTED CEILING PLAN
A1.4	FURNITURE PLAN
A2.1	DOOR SCHEDULE & DETAILS
A4.1	SECTIONS & DETAILS

CODE ANALYSIS

PROJECT	NORTH KINGSTOWN TOWN HALL - FIT-OUT AND RENOVATIONS 48 FAIRWAY DRIVE NORTH KINGSTOWN, RI 02852 WASHINGTON COUNTY
APPLICABLE BUILDING CODE	RHODE ISLAND STATE BUILDING CODE - SBC-1 (REF: INTERNATIONAL BUILDING CODE, 2012 EDITION)
APPLICABLE EXISTING BUILDING CODE	RHODE ISLAND STATE REHABILITATION BUILDING AND FIRE CODE FOR EXISTING BUILDINGS - SRC-1
APPLICABLE STRUCTURAL CODE	RHODE ISLAND STATE BUILDING CODE - SBC-1 (REF: INTERNATIONAL BUILDING CODE, 2012 EDITION)
APPLICABLE PLUMBING CODE	RHODE ISLAND STATE PLUMBING CODE - SBC-3 (REF: INTERNATIONAL PLUMBING CODE, 2012 EDITION)
APPLICABLE MECHANICAL CODE	RHODE ISLAND STATE MECHANICAL CODE - SBC-4 (REF: INTERNATIONAL MECHANICAL CODE, 2012 EDITION)
APPLICABLE ELECTRIC CODE	RHODE ISLAND STATE ELECTRICAL CODE - SBC-5 (REF: NATIONAL ELECTRIC CODE, 2011 EDITION)
APPLICABLE ENERGY CODE	RHODE ISLAND STATE ENERGY CONSERVATION CODE - SBC-8 (REF: IECC, 2012 EDITION)
APPLICABLE GAS CODE	RHODE ISLAND STATE FUEL GAS CODE - SBC-19 (REF: INTERNATIONAL FUEL GAS CODE, 2012 EDITION)
APPLICABLE ELEVATOR CODE	RHODE ISLAND STATE ELEVATOR SAFETY CODE, 2012 EDITION
FIRE/LIFE SAFETY CODE	RHODE ISLAND FIRE SAFETY CODE (REF: NFPA 1 UNIFORM FIRE CODE & NFPA 101 LIFE SAFETY CODE, 2012 EDITION)
APPLICABLE ACCESS CODES	AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADAAG)
PROJECT SUMMARY	THE SUBJECT BUILDING IS A 1 STORY w/ PARTIAL BASEMENT, TYPE 5B CONSTRUCTION - COMBUSTIBLE, UNPROTECTED, OCCUPANCY B w/ ACCESSORY A-3 & S-1 (BASEMENT). THE PROPOSED PROJECT IS RENOVATIONS TO THE EXISTING BUILDING (NO CHANGE IN OCCUPANCY CLASSIFICATION). 1 STORY w/ PARTIAL BASEMENT, TYPE 5B CONSTRUCTION - COMBUSTIBLE, NON-SPRINKLED, OCCUPANCY B w/ ACCESSORY A-3 & S-1 (BASEMENT)

BASIC BUILDING CHARACTERISTICS

PLAN AREAS	EXISTING FIRST FLOOR = 12,253 SF EXISTING BASEMENT = 5,851 SF TOTAL BUILDING AREA = 18,104 SF
NUMBER OF FLOORS	1 w/ PARTIAL BASEMENT

USE OR OCCUPANCY CLASSIFICATION (CHAPTER 3)

USE OR OCCUPANCY CLASSIFICATION	TOWN HALL (B - BUSINESS w/ ACCESSORY A-3 - COURTROOM & BASEMENT S-1 - STORAGE)

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

AREA LIMITATION AND MODIFICATION (TABLE 503 & 506)	THE AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED TO BE INCREASED DUE TO FRONTAGE (If) AND AUTOMATIC SPRINKLER SYSTEM (Is) IN ACCORDANCE WITH THE FOLLOWING:	
	Aa={ At + [At X If] + [At X Is] }	
	ALLOWABLE AREA PER FLOOR - TABLE 503 (CONSTRUCTION TYPE 5B OCCUPANCY B) PROPOSED AREA PER FLOOR	9,000 SQ. FT. 12,253 SQ. FT.
	At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503 (SQUARE FEET)	NOT TAKEN
	If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2	NOT TAKEN
	Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3	NOT TAKEN
	WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM WIDTH OF 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING (THE MAXIMUM VALUE OF W/30 IS 1): If = [F/P-0.25] W/30 0.44 = [457.5/617.5 - 0.25] 30/30 9000 x 0.44 = 4,410 + 9000 = 13,410 ALLOWABLE AREA PER FLOOR / PROPOSED AREA PER FLOOR	13,410 SQ. FT. 12,253 SQ. FT.

CONSTRUCTION TYPE (CHAPTER 6)

CONSTRUCTION TYPE	5B COMBUSTIBLE, NON-SPRINKLED

CONSTRUCTION REQUIREMENTS (CHAPTER 6, 7 AND 10)

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES	TABLE 601	0 HOUR
BEARING EXTERIOR WALLS	SEPARATION DISTANCE GREATER THAN 30 FEET (TABLE 602)	0 HOUR
EXTERIOR WALL OPENINGS	MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS (TABLE 705.8)	NO LIMIT
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	TABLE 601	0 HOUR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	TABLE 601	0 HOUR

INTERIOR FINISHES (CHAPTER 8)

INTERIOR FINISH REQUIREMENTS (TABLE 803.9)	INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS	CLASS A OR BETTER
	CORRIDORS	CLASS B OR BETTER
	ROOMS AND ENCLOSED SPACES	CLASS C OR BETTER

FIRE PROTECTION SYSTEMS (CHAPTER 9)

SPRINKLER SYSTEM	
903.2.1.3 - GROUP A-3	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR GROUP A-3 OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS. 1) THE FIRE AREA EXCEEDS 12,000 SF - THE FIRE AREA CONTAINING THE A-3 OCCUPANCY IN THE SUBJECT BUILDING IS 6,402 SF - COMPLIES 2) THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE - THE FIRE AREA FOR THE A-3 OCCUPANCY IN THE SUBJECT BUILDING HAS AN OCCUPANT LOAD OF 81 - COMPLIES 3) THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN THE LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES. - THE FIRE AREA IS LOCATED ON THE LEVEL OF EXIT DISCHARGE - COMPLIES AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED
903.2.9 - GROUP S-1	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP S-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS. 1) THE FIRE AREA EXCEEDS 12,000 SF - THE FIRE AREA CONTAINING THE S-1 OCCUPANCY IN THE SUBJECT BUILDING IS 11,702 SF - COMPLIES 2) THE FIRE AREA IS LOCATED MORE THAN 3 STORIES ABOVE GRADE PLAN - THE FIRE AREA FOR THE S-1 OCCUPANCY IN THE SUBJECT BUILDING IS LOCATED IN A BASEMENT - COMPLIES CONDITIONS 3 THROUGH 5 DO NOT PERTAIN TO THIS PROJECT. AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED

EGRESS (CHAPTER 10)

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.1.1)

FUNCTION OF SPACE	AREA OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
CIVIC ADMIN (B)	FIRST FLOOR = 11,528 SF	100 GROSS	FIRST FLOOR = 11,428 SF / 100 GROSS = 116 OCCUPANTS
COURTROOM / COUNCIL CHAMBERS (A-3)	FIRST FLOOR = 725 CHAIRS ONLY = 425 SF TABLES & CHAIRS = 300 SF	7 NET 15 NET	FIRST FLOOR CONCENTRATED 425 SF / 7 NET = 61 OCCUPANTS UNCONCENTRATED 300 SF / 15 NET = 20 OCCUPANTS
BASEMENT (S-1)	BASEMENT = 515 SF	300 GROSS	BASEMENT = 5,851 SF / 300 GROSS = 20 OCCUPANTS
			TOTAL FIRST FLOOR = 197 OCCUPANTS TOTAL BASEMENT = 20 OCCUPANTS TOTAL BUILDING = 217 OCCUPANTS

MEANS OF EGRESS SIZING (SECTION 1005)

	STAIRWAYS	OTHER EGRESS COMPONENTS
MINIMUM REQUIRED EGRESS WIDTH EGRESS WIDTH PER OCCUPANT (1005.3.1, 1005.3.2)	0.3"	0.2"
FIRST FLOOR	-	0.2" x 197 = 39.4"
BASEMENT	0.3" x 20 = 6.0"	0.2" x 20 = 4.0"

MINIMUM EGRESS COMPONENT WIDTH: - STAIRWAY (1007.3 & 1009.1) - EGRESS DOOR (1008.1.1)	36" (NON-SPRINKLED BUILDING) 32" CLEAR		
COMMON PATH OF EGRESS TRAVEL (TABLE 1014.3)	WITHOUT SPRINKLER SYSTEM	OCCUPANCY B & S ACCESSORY OCCUPANCY A-3	100 FEET 75 FEET
REMOTENESS OF TWO EXITS OR EXIT ACCESS DOORWAYS (SECTION 1015.2.1)	WITH SPRINKLER SYSTEM THE SEPARATION DISTANCE OF THE EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ½ OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED	TWO EXITS LOCATED IN ACCESSORY A-3 COURTROOM EXIT SEPARATION = 23'-0" DIAGONAL OF AREA = 39'-0" x 1/2 = 19'-6" CONFORMS 6 EXITS FROM THE FIRST FLOOR CONFORMS - SEE PLAN	
LENGTH OF EXIT ACCESS TRAVEL (TABLE 1016.2)	WITHOUT SPRINKLER SYSTEM	OCCUPANCY B OCCUPANCY S-1 ACCESSORY OCCUPANCY A-3	200 FEET 200 FEET 200 FEET
CORRIDOR FIRE RESISTANCE RATING (TABLE 1018.1)	WITHOUT SPRINKLER SYSTEM	OCCUPANCY B	1 HOUR WHERE CORRIDOR SERVES AN OCCUPANT LOAD GREATER THAN 30

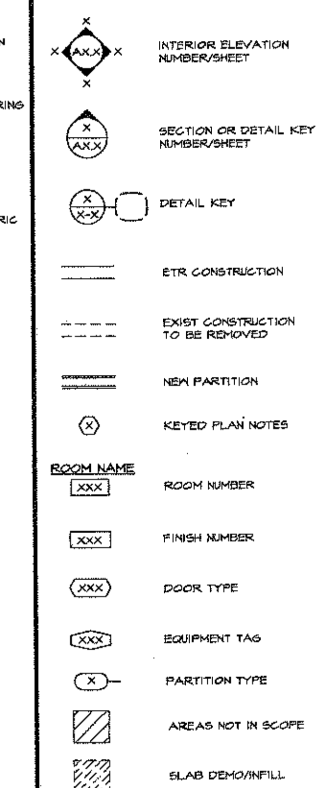
PLUMBING (2902) TABLE 2902.1

	CLASSIFICATION	FIXTURE TYPE	MIN. REQUIRED (TABLE 1)	OCCUPANTS	FIXTURES REQUIRED	FIXTURES PROVIDED
MINIMUM NUMBER OF FIXTURES REQUIRED	BUSINESS	WATER CLOSETS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	217	6	5
		URINALS	NOT MORE THAN 50% OF FIXTURES			1
		LAVATORIES	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	217	4	4

ABBREVIATION INDEX

&	AND
@	AT
A/C	AIR CONDITIONING
AF	ABOVE FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
BD	BOARD
BG	BELOW GRADE
BLDG	BUILDING BEAM
BM	BSMT BASEMENT
BTWN	BETWEEN
BOT	BOTTOM
C/L	CENTER LINE
CT	CERAMIC TILE
CLG	CEILING
CLO	CLOSET
CM	CONSTRUCTION MGR
CMU	CONC MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
DEPT	DEPARTMENT
DTL	DETAIL
DIA/ø	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXIST TO REMAIN
EXIST	EXISTING
EXT	EXTERIOR
FCB	FIBER CEMENT BD
FD	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
FO	FACE OF
FR	FIRE RETARDANT
FT	FOOT
FURN	FURNITURE
GA	GAUGE
GALV	GALVINIZED
GYP BD	GYPSUM BOARD
HDWD	HARDWOOD
HDR	HEADER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MANUF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCH	ON CENTER HORIZONTALLY
OCV	ON CENTER VERTICALLY
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPT	OPTIONAL
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PROP	PROPERTY
PSF	PER SQUARE FOOT
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLY VINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
RAD	RADIUS
REF	REFRIGERATOR
REINF	REINFORCING
REV	REVISION
REQD	REQUIRED
RES	RESILIENT
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
THRU	THROUGH
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TRT	TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
w/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS



GENERAL DEMOLITION NOTES

PROTECTION

1) ALL RULES AND REGULATIONS GOVERNING THE RESPECTIVE UTILITIES SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION. ALL WORK SHALL BE EXECUTED IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO THE EXISTING BUILDING, SERVICE UTILITY LINES AND STRUCTURES.

2) THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGES TO THE EXISTING BUILDING AS WELL AS ADJOINING PRIVATE SPACES AND PROPERTY CAUSED BY HIS SUBCONTRACTOR'S EQUIPMENT AND PERSONNEL.

3) PERFORM THE WORK IN SUCH A MANNER AS TO CAUSE NO INTERFERENCE WITH ACCESS BY THIS SUBCONTRACTOR OR OTHER CONTRACTORS TO ALL PORTIONS OF THE BUILDING AS NECESSARY FOR THE NORMAL CONDUCT OF THEIR WORK.

4) THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS SCHEDULED TO REMAIN HAVE BEEN ADEQUATELY PROTECTED. TAKE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED AND/OR STOCKPILED.

PREPARATION

1) NOTIFY ALL CORPORATIONS, COMPANIES, INDIVIDUALS OR LOCAL AUTHORITIES OWNING, OR HAVING JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION OPERATIONS.

2) HAVE ALL UTILITY SERVICES NOT OTHERWISE DESIGNATED TO BE DISCONNECTED BY THE CONTRACTOR, DISCONNECTED AT SERVICE MAINS BY THE GOVERNING UTILITY INVOLVED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR DIRECTED BY THE ARCHITECT.

DEMOLITION

1) DEMOLISH DESIGNATED EXISTING FEATURES ABOVE AND BELOW FLOOR LEVELS, WITHIN THE CONTRACT LIMIT LINES, AS NOTED TO PREPARE THE BUILDING FOR ALL OTHER WORK AS SPECIFIED OR AS SHOWN ON THE DRAWINGS AND AS ORDERED BY THE ARCHITECT.

2) COMPLY WITH ALL STATE OF RHODE ISLAND DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.

3) REMOVE AND SALVAGE MATERIAL REQUIRED FOR LATER REUSE AS SHOWN ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.

4) REMOVE AND DISPOSE OF ALL UNSUITABLE MATERIAL OFF SITE. THE OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR ALL MATERIALS. REMOVE ANY STOCKPILED MATERIAL DEEMED SURPLUS BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

5) REFER TO KEYED DEMOLITION NOTES AND THE DEMOLITION FLOOR PLAN FOR FURTHER CLARIFICATION OF ITEMS SCHEDULED FOR DEMOLITION.

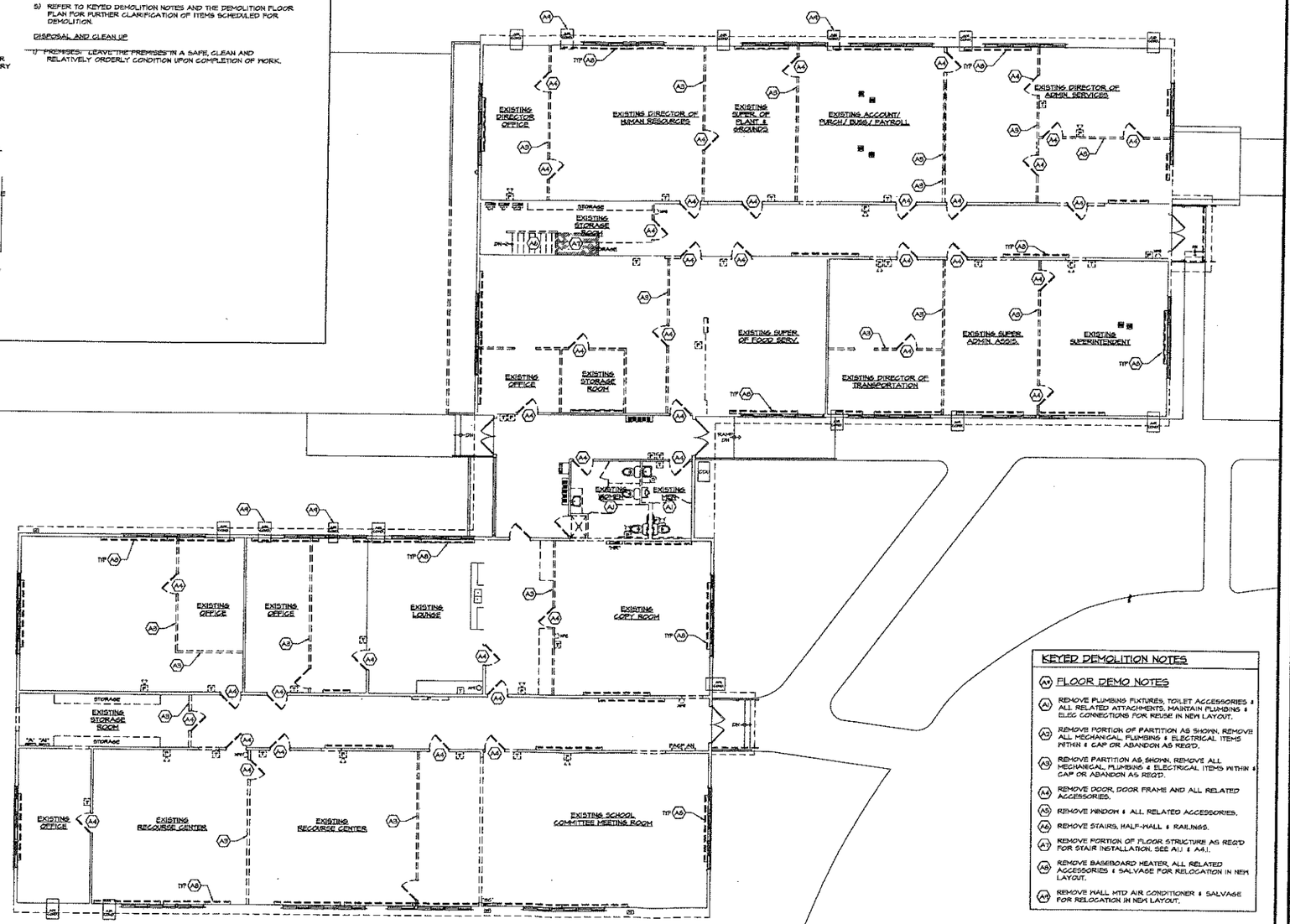
DISPOSAL AND CLEAN UP

1) PREMISES: LEAVE THE PREMISES IN A SAFE, CLEAN AND RELATIVELY ORDERLY CONDITION UPON COMPLETION OF WORK.

LEGEND

- - - - TO BE REMOVED

——— EXISTING TO REMAIN



1 DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

N PLAN

KEYED DEMOLITION NOTES

A0 FLOOR DEMO NOTES

A1 REMOVE PLUMBING FIXTURES, TOILET ACCESSORIES & ALL RELATED ATTACHMENTS. MAINTAIN PLUMBING & ELEC CONNECTIONS FOR REUSE IN NEW LAYOUT.

A2 REMOVE PORTION OF PARTITION AS SHOWN. REMOVE ALL MECHANICAL, PLUMBING & ELECTRICAL ITEMS WITHIN & CAP OR ABANDON AS REQ'D.

A3 REMOVE PARTITION AS SHOWN. REMOVE ALL MECHANICAL, PLUMBING & ELECTRICAL ITEMS WITHIN & CAP OR ABANDON AS REQ'D.

A4 REMOVE DOOR, DOOR FRAME AND ALL RELATED ACCESSORIES.

A5 REMOVE WINDOW & ALL RELATED ACCESSORIES.

A6 REMOVE STAIRS, HALF-WALL & RAILINGS.

A7 REMOVE PORTION OF FLOOR STRUCTURE AS REQ'D FOR STAIR INSTALLATION. SEE A1.1 & A4.1.

A8 REMOVE BASEBOARD HEATER, ALL RELATED ACCESSORIES & SALVAGE FOR RELOCATION IN NEW LAYOUT.

A9 REMOVE WALL MTD AIR CONDITIONER & SALVAGE FOR RELOCATION IN NEW LAYOUT.

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REVISIONS

NUMBER	REMARKS	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

PROJECT TITLE

NORTH KINGSTOWN TOWN HALL
FIT-OUT & RENOVATIONS
84 FAIRWAY DRIVE
NORTH KINGSTOWN, RI
Washington County

DRAWING TITLE

DEMOLITION FLOOR PLAN

DATE	PROJ NO
FEB 2, 2016	15116
DRAWN BY	CHECKED BY
JN	JA

DRAWING NUMBER

D1.1

KEYED DEMOLITION NOTES

(D4) CEILING DEMO NOTES

(D1) REMOVE ENTIRE SUSP CEILING SYS, CEILING TILES, SURFACE MOUNTED LIGHT FIXTURES & CEILING MOUNTED DEVICES. SALVAGE CEILING MOUNTED DEVICES FOR REUSE IN NEW LAYOUT.

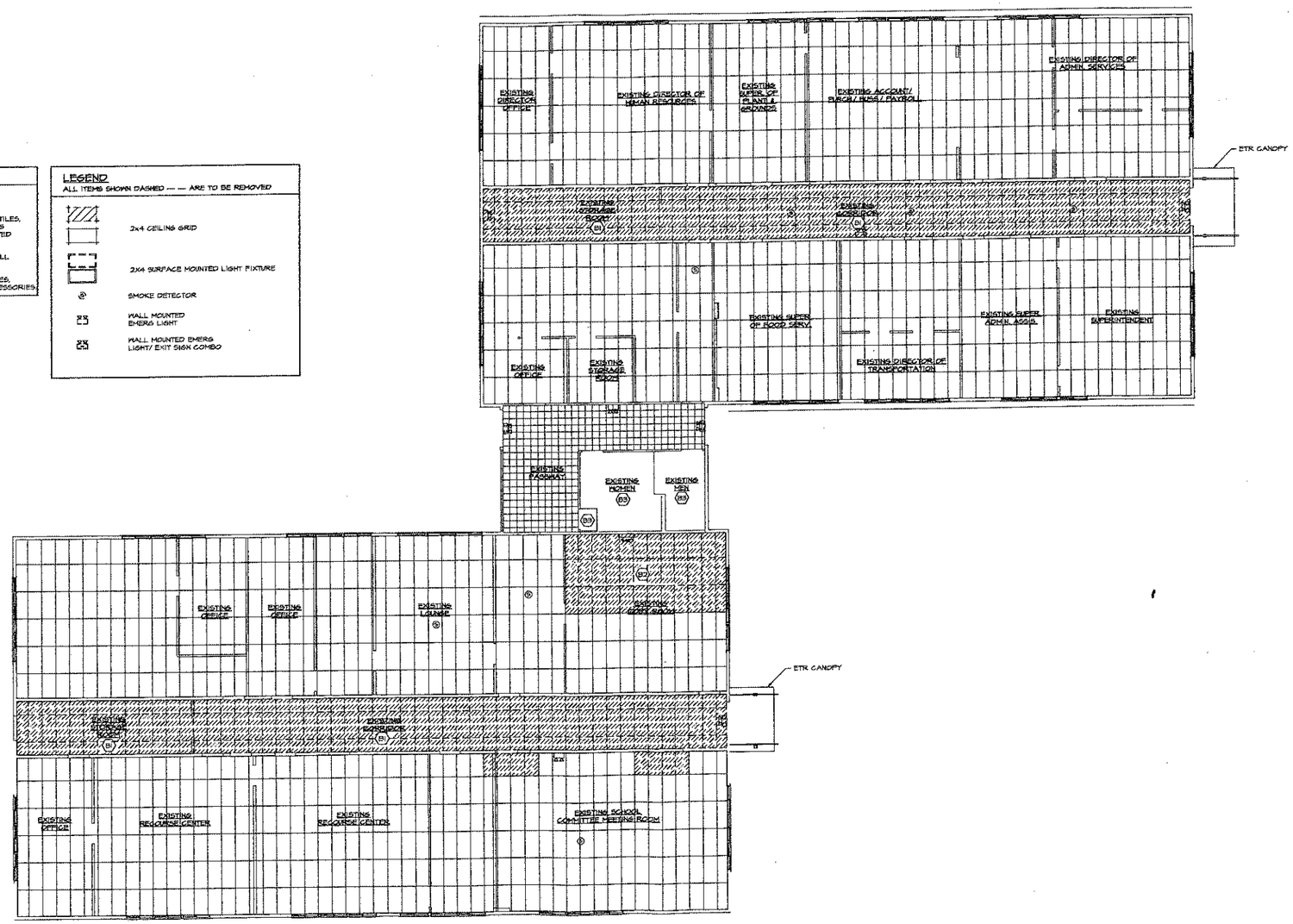
(D2) REMOVE PORTION OF SUSP CEILING SYS & ALL RELATED ACCESSORIES AS SHOWN.

(D3) REMOVE SYP SD CEILING SYS, LIGHT FIXTURES, CEILING MTD DEVICES & ALL RELATED ACCESSORIES.

LEGEND

ALL ITEMS SHOWN DASHED — — ARE TO BE REMOVED

- 2x4 CEILING GRID
- 2X4 SURFACE MOUNTED LIGHT FIXTURE
- SMOKE DETECTOR
- WALL MOUNTED EMERG LIGHT
- WALL MOUNTED EMERG LIGHT/ EXIT SIGN COMBO



1 DEMOLITION CEILING PLAN
SCALE: 1/8" = 1'-0"

N PLAN

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FIT-OUT & RENOVATIONS

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NORTH KINGSTOWN, RI
Washington County

DRAWING TITLE

DEMOLITION CEILING PLAN

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DRAWING NUMBER

D1.2

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LEGEND

	NEW WALL
	EXISTING WALL
	1 HOUR RATED WALL
	2 HOUR RATED WALL

KEYED PLAN NOTES

1. MILLWORK & EQUIPMENT PROVIDED BY OTHERS. SEE A1.4.
2. PROVIDE TYPE ABC FIRE EXTINGUISHERS, MOUNTED AT 4'-0" AF FROM TOP BY BC; COORDINATE ALL FINAL LOCATIONS WITH LOCAL FIRE DEPT.
3. VERIFY EXIST THRESHOLD IS ADA COMPLIANT. PROVIDE ADA COMPLIANT ALUMINUM THRESHOLD WITH DOOR BOTTOM SWEEP IF REQUIRED.
4. INTERIOR PARTITION CONSTR TO MATCH EXISTING ADJACENT. SEE PLAN FOR FINISHES.
5. PARCH, SAND & CLEAN ETR WALLS AS REQ'D TO RECEIVE NEW FINISHES.

GENERAL NOTES

1) THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS NECESSARY TO INSURE ISSUANCE OF AN OCCUPANCY CERTIFICATE UPON COMPLETION OF THE WORK.

2) THE CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQ'D BY THE OWNER AND/OR GOVERNMENTAL AUTHORITIES AND SHALL PROVIDE PROOF OF SUCH INSURANCE AS REQUIRED.

3) ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, TOWN OF NORTH KINGSTOWN, RHODE ISLAND REQUIREMENTS AND AS PUT FORTH IN THESE CONSTRUCTION DOCUMENTS. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE MET.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.

5) THE DRAWINGS MAY NOT BE TO SCALE. SEE PLANS AND DETAILS FOR DIMENSIONS.

6) ALL EXTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF FRAMING. ALL INTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF WALL.

7) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

8) THE CONTRACTOR SHALL ANCHOR WALL MOUNTED EQUIPMENT AND ACCESSORIES TO EXISTING WALLS AS REQ'D FOR PROPER SUPPORT.

9) LEVEL OF GYP BD FINISH PER MATERIAL:
UNDER WALL COVERING: 4
UNDER PAINT: 5

10) NOTHING IN THE SPECIFICATIONS OR DRAWINGS SHALL BE CONSTRUED TO ALLOW WORK NOT IN ACCORDANCE WITH THE CODE REQUIREMENTS. WHEN REQUIREMENTS SHOWN OR SPECIFIED ARE LESS THAN THOSE DICTATED IN THE CODE, THE CONTRACTOR SHALL FURNISH AND/OR INSTALL THE LARGER SIZE OR HIGHER STANDARD WITHOUT EXTRA COST TO THE OWNER.

11) "PROVIDE" SHALL MEAN TO "SUPPLY & INSTALL".

PARTITION TYPES

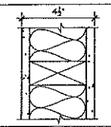
INTERIOR WALL INSULATION & FIRE BLOCKING
* ALL INTERIOR PARTITIONS ARE TO BE INSULATED USING UNFACED BATT INSULATION. REFER TO PARTITION TYPE KEYS THROUGHOUT PLANS.
* UNFACED BATT INSULATION ALSO ACTS AS FIRE BLOCKING WITHIN THE STUD WALLS; SECURE INSULATION WITHIN STUD SPACING.
* BATT INSULATION SHALL FILL THE ENTIRE DEPTH OF WALL CAVITY. PACK TIGHTLY AROUND PIPING OR CONDUIT WITHIN WALL CAVITY.

NOTES:
1) WALL SUBSTRATES ARE AS FOLLOWS:

RESTROOMS:
1/2" DUROCK CEMENT BOARD FOR FULL WALL TILE

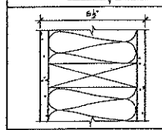
ALL OTHER AREAS:
1/2" GYPSUM BOARD

2) ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED.



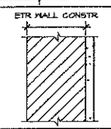
A
1/2" SUBSTRATE EACH SIDE
(SEE PARTITION TYPE NOTES)
2x4 STUDS @ 16" OC
SOUND ATTENUATION BATT INSUL

SECURE TO STRUCT ABOVE AS REQ'D FOR PROPER SUPPORT

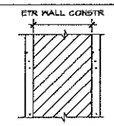


B
1/2" SUBSTRATE EACH SIDE
(SEE PARTITION TYPE NOTES)
2x6 STUDS @ 16" OC
SOUND ATTENUATION BATT INSUL

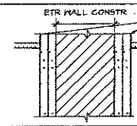
SECURE TO STRUCT ABOVE AS REQ'D FOR PROPER SUPPORT



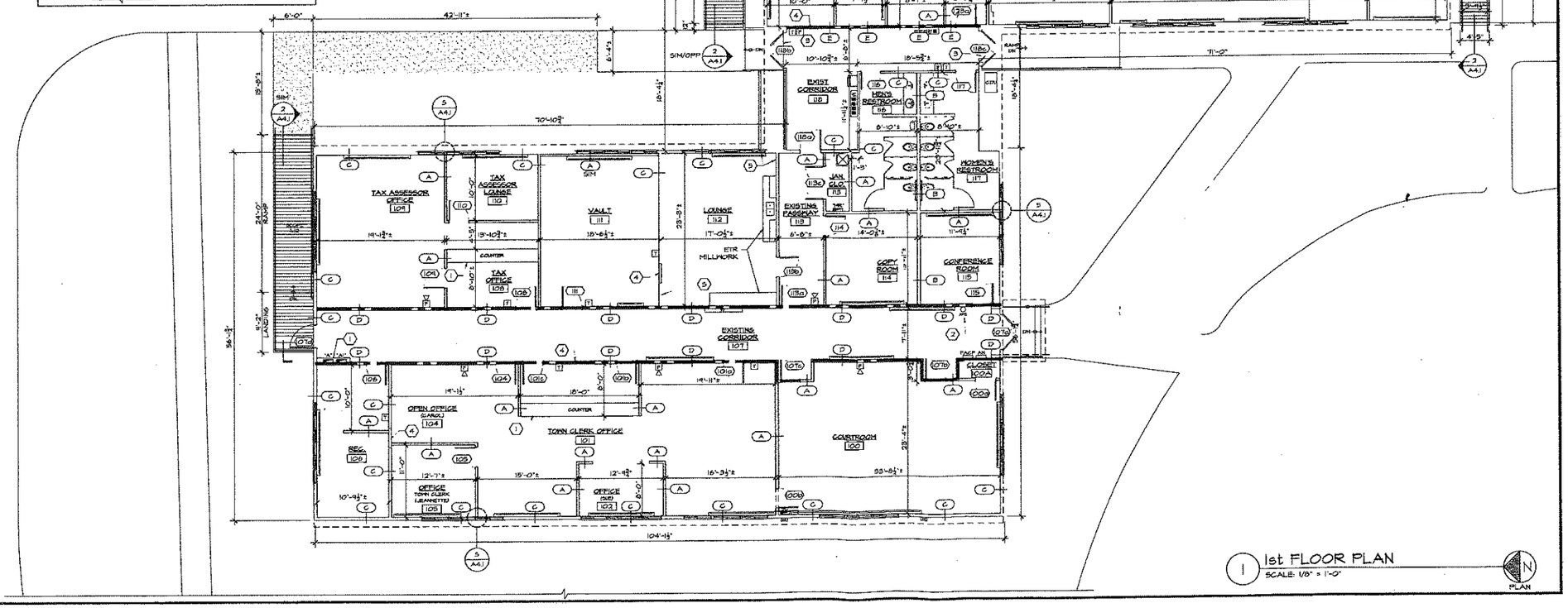
C
1/2" SUBSTRATE
(SEE PARTITION TYPE NOTES)
ON ETR WALL CONSTR.



D
1 HOUR RATED PARTITION
5/8" TYPE "X" GYP BD EACH SIDE OF ETR WALL CONSTR
ANSUL DESIGN #
U314



E
2 HOUR RATED PARTITION
(2) 5/8" TYPE "X" GYP BD EACH SIDE OF ETR WALL CONSTR
ANSUL DESIGN #
U501



1 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Washington County

DRAWING TITLE
1st FLOOR PLAN

DATE	PROJ NO
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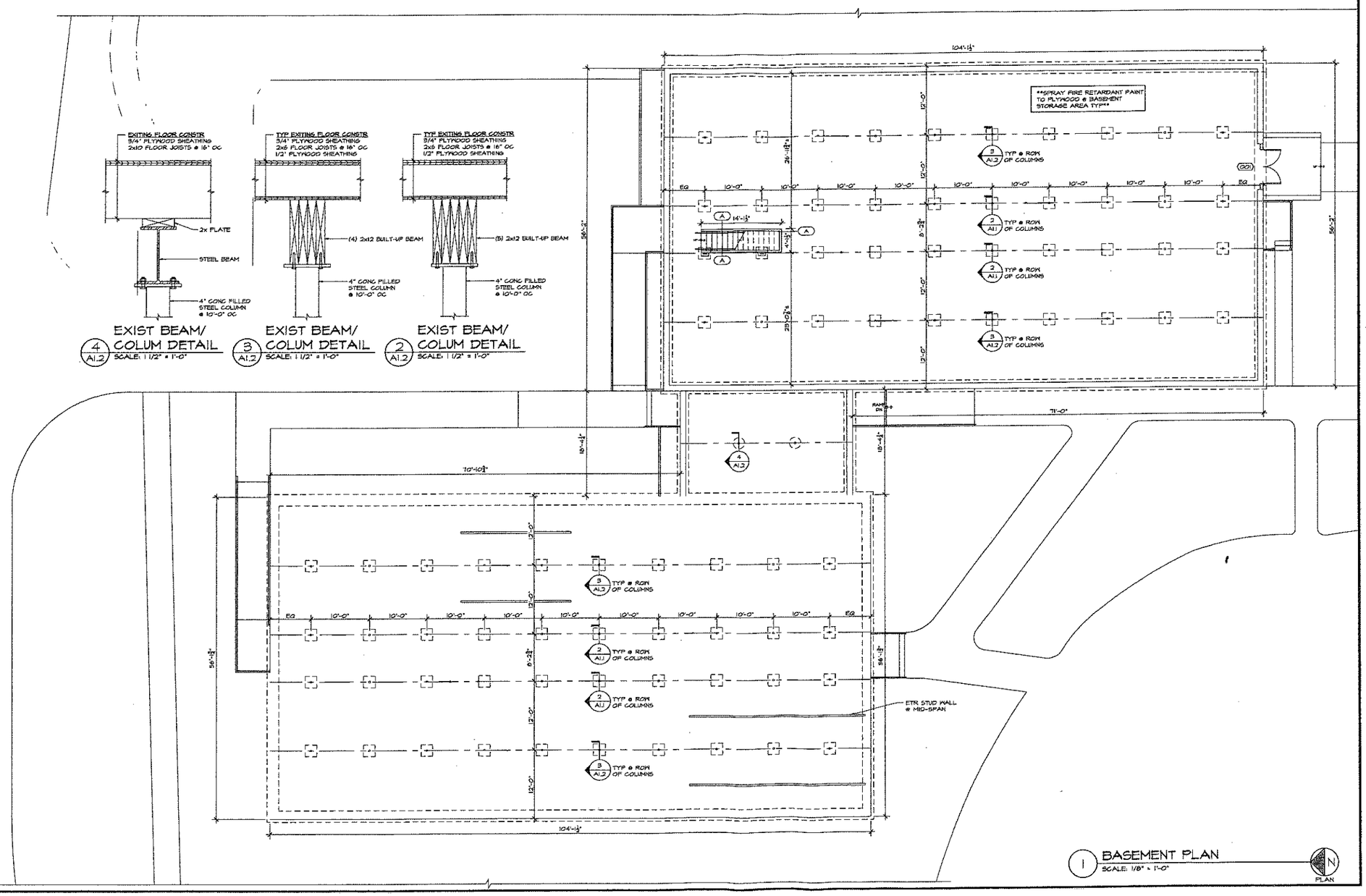
4 A1.2 EXIST BEAM/ COLUM DETAIL
SCALE: 1 1/2" = 1'-0"

3 A1.2 EXIST BEAM/ COLUM DETAIL
SCALE: 1 1/2" = 1'-0"

2 A1.2 EXIST BEAM/ COLUM DETAIL
SCALE: 1 1/2" = 1'-0"



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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REVISIONS

NUMBER	REMARKS	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

PROJECT TITLE

NORTH KINGSTOWN TOWN HALL
FIT-OUT & RENOVATIONS

84 FAIRWAY DRIVE
NORTH KINGSTOWN, RI
Washington County

DRAWING TITLE

BASEMENT PLAN & DETAILS

DATE	PROJ NO
FEB 2, 2016	15116
DRAWN BY	CHECKED BY
JN	JA

DRAWING NUMBER

A1.2

KEYED PLAN NOTES

1. NEW CEILING SYS. MATCH EXIST HEIGHT.
2. PATCH CEILING SYS TO MATCH EXISTING ADJACENT.

REFLECTED CEILING PLAN LEGEND

- ETR 2x4 CEILING GRID
- PATCHED 2x4 CEILING GRID TO MATCH EXISTING
- 2x4 CEILING GRID
- 1x1 CONCEALED CEILING GRID
- RELOCATED/REINSTALLED EXIST WALL MTD EMERG LIGHT
- RELOCATED / REINSTALLED EXIST WALL MTD EMERG LIGHT / EXIT SIGN COMBO
- XX-XX — CEILING MATERIAL
- XX-XX — CEILING FINISH
- X'-X" A.F. — CEILING ELEVATION

CEILING FINISH NOTES

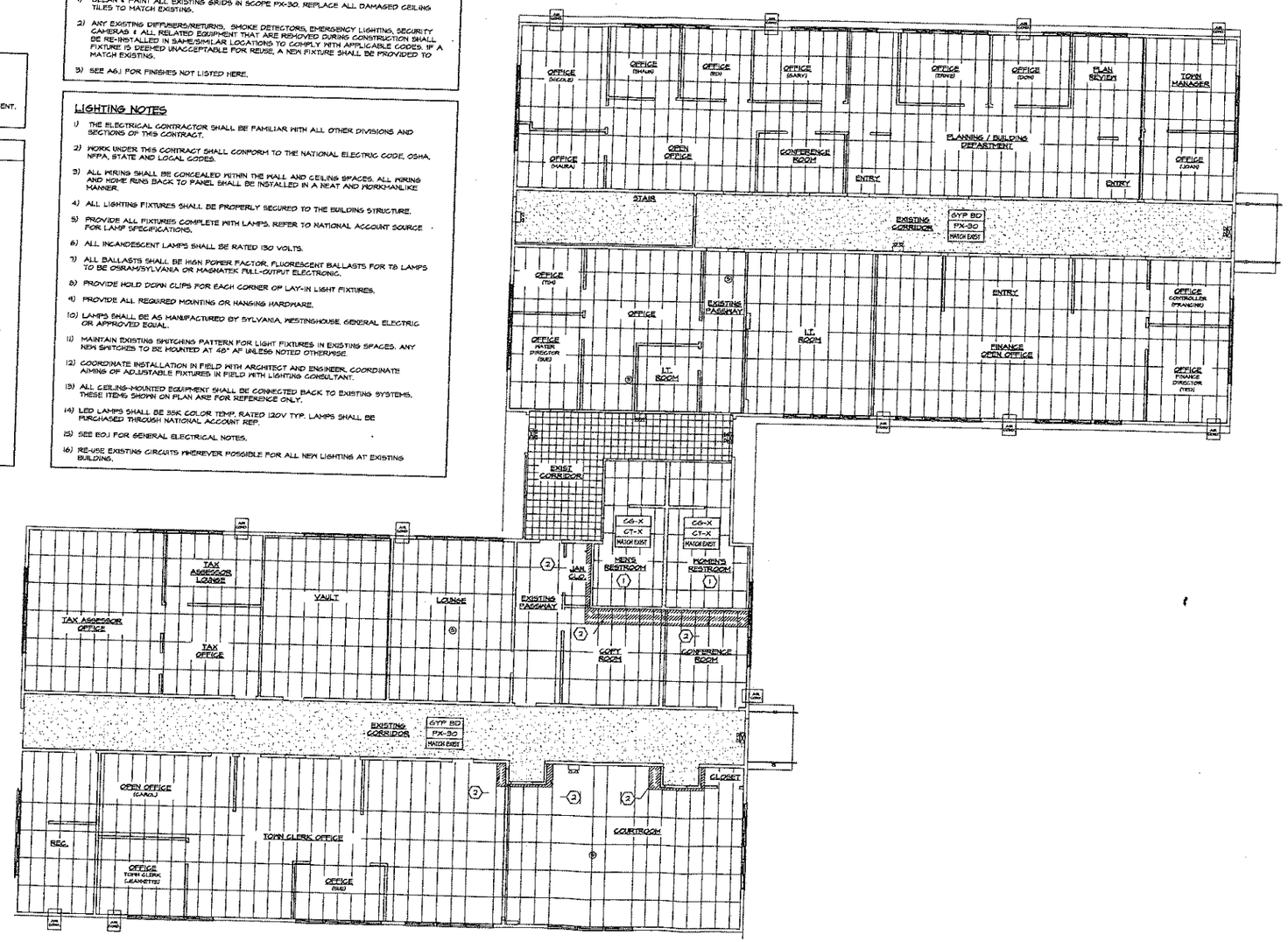
1) CLEAN & PAINT ALL EXISTING GRIDS IN SCOPE PX-30. REPLACE ALL DAMAGED CEILING TILES TO MATCH EXISTING.
2) ANY EXISTING DIFFUSERS/RETURNS, SMOKE DETECTORS, EMERGENCY LIGHTING, SECURITY CAMERAS & ALL RELATED EQUIPMENT THAT ARE REMOVED DURING CONSTRUCTION SHALL BE RE-INSTALLED IN SAME/SIMILAR LOCATIONS TO COMPLY WITH APPLICABLE CODES. IF A FIXTURE IS DEEMED UNACCEPTABLE FOR REUSE, A NEW FIXTURE SHALL BE PROVIDED TO MATCH EXISTING.
3) SEE A6.1 FOR FINISHES NOT LISTED HERE.

LIGHTING NOTES

1) THE ELECTRICAL CONTRACTOR SHALL BE FAMILIAR WITH ALL OTHER DIVISIONS AND SECTIONS OF THIS CONTRACT.
2) WORK UNDER THIS CONTRACT SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, OSHA, NFPA, STATE AND LOCAL CODES.
3) ALL WIRING SHALL BE CONCEALED WITHIN THE WALL AND CEILING SPACES. ALL WIRING AND HOME RUNS BACK TO PANEL SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
4) ALL LIGHTING FIXTURES SHALL BE PROPERLY SECURED TO THE BUILDING STRUCTURE.
5) PROVIDE ALL FIXTURES COMPLETE WITH LAMPS. REFER TO NATIONAL ACCOUNT SOURCE FOR LAMP SPECIFICATIONS.
6) ALL INCANDESCENT LAMPS SHALL BE RATED 130 VOLTS.
7) ALL BALLASTS SHALL BE HIGH POWER FACTOR. FLUORESCENT BALLASTS FOR T8 LAMPS TO BE OSRAM/SYLVANIA OR MAGNATEK FULL-OUTPUT ELECTRONIC.
8) PROVIDE HOLD DOWN CLIPS FOR EACH CORNER OF LAY-IN LIGHT FIXTURES.
9) PROVIDE ALL REQUIRED MOUNTING OR HANGING HARDWARE.
10) LAMPS SHALL BE AS MANUFACTURED BY SYLVANIA, WESTINGHOUSE, GENERAL ELECTRIC OR APPROVED EQUAL.
11) MAINTAIN EXISTING SWITCHING PATTERN FOR LIGHT FIXTURES IN EXISTING SPACES. ANY NEW SWITCHES TO BE MOUNTED AT 48" AF UNLESS NOTED OTHERWISE.
12) COORDINATE INSTALLATION IN FIELD WITH ARCHITECT AND ENGINEER. COORDINATE AIMING OF ADJUSTABLE FIXTURES IN FIELD WITH LIGHTING CONSULTANT.
13) ALL CEILING-MOUNTED EQUIPMENT SHALL BE CONNECTED BACK TO EXISTING SYSTEMS. THESE ITEMS SHOWN ON PLAN ARE FOR REFERENCE ONLY.
14) LED LAMPS SHALL BE 35K COLOR TEMP. RATED 120V TYP. LAMPS SHALL BE PURCHASED THROUGH NATIONAL ACCOUNT REP.
15) SEE E0.1 FOR GENERAL ELECTRICAL NOTES.
16) RE-USE EXISTING CIRCUITS WHEREVER POSSIBLE FOR ALL NEW LIGHTING AT EXISTING BUILDING.

XX-XX CEILING FINISH SCHEDULE

CODE	MATERIAL	MANUF	PRODUCT #	DESCRIPTION/REMARKS
CG-X	CEILING GRID			MATCH EXISTING
CT-X	CEILING TILE			MATCH EXISTING
GYP BD	5/8" TYPE "X" GYPSUM BOARD			** 1 HOUR FIRE RATING
PX-30	PAINT	SHERWIN WILLIAMS	SM 7006	EXTRA WHITE; FLAT



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

PLAN

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REVISIONS

NUMBER	REMARKS	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

PROJECT TITLE

NORTH KINGSTOWN TOWN HALL

FIT-OUT & RENOVATIONS

84 FAIRWAY DRIVE
NORTH KINGSTOWN, RI
Washington County

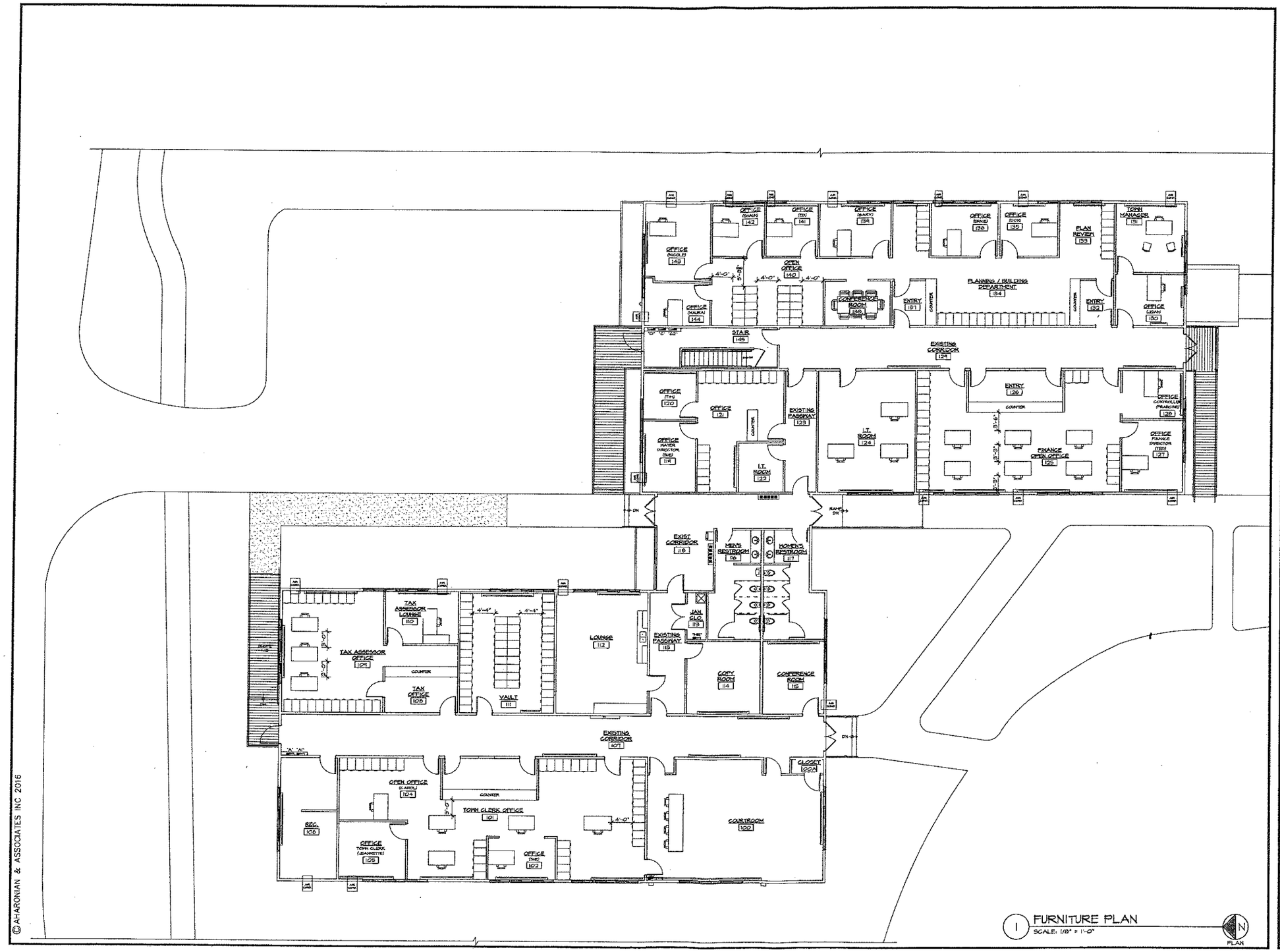
DRAWING TITLE

REFLECTED CEILING PLAN

DATE	PROJ NO
FEB 2, 2016	15116
DRAWN BY	CHECKED BY
JN	JA

DRAWING NUMBER

A1.3



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REVISIONS

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PROJECT TITLE

NORTH KINGSTOWN TOWN HALL

FIT-OUT & RENOVATIONS

84 FAIRWAY DRIVE
NORTH KINGSTOWN, RI
Washington County

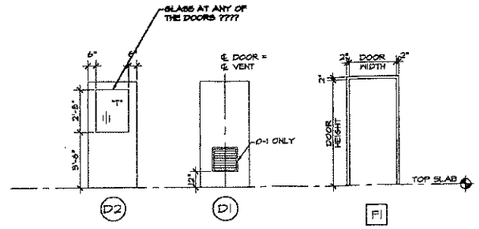
DRAWING TITLE

FURNITURE PLAN

DATE	PROJ NO
FEB 2, 2016	15116
DRAWN BY	CHECKED BY
JN	JA

DRAWING NUMBER

A1.4



DOOR TYPES
SCALE: 1/4" = 1'-0"

FRAME TYPES
SCALE: 1/4" = 1'-0"

ANY ROOMS REQUIRE ELECTRIC STRIKES / CARD READERS????

DOOR & FRAME NOTES / SPECS

1) TEMPERED GLASS REQUIRED AT ALL LOCATIONS WHERE INDICATED BY 'T'.

2) HM DOORS & FRAMES - STEELCRAFT OR APPROVED EQUAL.

- INTERIOR FRAME: 16 GAUGE SHOP PRIMED, REINFORCED TO RECEIVE SCREWS FOR HARDWARE.

- EXTERIOR FRAME: 16 GAUGE, GRADE II HEAVY DUTY, FULL FLUSH, SHOP PRIMED, HOT DIPPED GALV STEEL, REINFORCED TO RECEIVE SCREWS FOR HARDWARE. U=0.50 MAX.

- EXTERIOR DOORS: L-16 OR APPROVED EQUAL GAUGE HOT DIPPED GALVANIZED, INSULATED.

3) INTERIOR WOOD DOORS: MARSHFIELD DOOR SYSTEMS, COMMERCIAL GRADE HEAVY DUTY WITH FIVE-PLY CONSTRUCTION, PARTICLEBOARD CORE, TYPE II GLUE BOND, MAPLE VENEER SLIP MATCH FIELD FINISH. SIDE EDGES TO BE 1-1/8", TOP AND BOTTOM EDGES TO BE 2-1/2" MILL OPTION SPECIES; PREPARE FOR FIELD FINISH.

4) SEE A6.1 FOR INTERIOR & EXTERIOR FINISH COLORS.

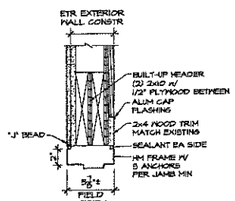
HARDWARE SETS

ALL HARDWARE SHALL BE ADA COMPLIANT WHETHER OR NOT SPECIFIED HEREIN

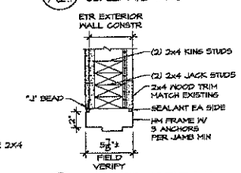
SET E-1	
4 HINGES	HAGER BB1191 32D
1 EXIT DEVICE	HAGER 4801 RIM 36" US26D w/ TRIM
1 EXT TRIM	HAGER 5 US26D
1 CLOSER	HAGER 5400 PA 2-5 HDHOS ALM
1 THRESHOLD	HAGER 4915 MIL
1 DOOR BOTTOM	HAGER 7129 MIL-S (SILICONE)
1 SET INSTRUPPING	HAGER 8005 US26D
1 LOCK GUARD	HAGER 9410 32D
1 DOOR VIEWER	HAGER 1756 US26D
ALT DOOR VIEWER:	NATIONAL GUARD PRODUCTS MODEL #L-VSLF-MD 4"x5"
SET O-1	
2 HINGES	HAGER 1279 US26D
1 SPRING HINGE	HAGER 1250 US26D
1 LOCK SET	HAGER 3480 MTN US26D
1 FLOOR STOP	HAGER 241F US26D
1 SET SILENCERS	HAGER 307D
SET P-1	
3 HINGES	HAGER BB 1279 26D
1 PRIVACY SET	HAGER 3440 MTN US26D
1 CLOSER	HAGER 5200 MLT 1-6 ALM
2 KICKPLATES	HAGER 3146 BLACK 8" x 2" LMOD
1 FLOOR STOP	HAGER 241F US26D
1 SET SILENCERS	HAGER 307D
SET P-2	
3 HINGES	HAGER BB 1279 26D
1 LOCK SET	HAGER 3470 MTN US26D
1 CLOSER	HAGER 5200 MLT 1-6 ALM
2 KICKPLATES	HAGER 3145 BLACK 8" x 2" LMOD
1 SET SILENCERS	HAGER 307D
SET S-1	
3 HINGES	HAGER BB 1279 26D
1 LOCK SET	HAGER 3480 MTN US26D
1 CLOSER	HAGER 5200 MLT 1-6 ALM
2 KICKPLATES	HAGER 3145 BLACK 8" x 2" LMOD
1 LOUVERED VENT	1'-6" x 1'-6"
1 SET SILENCERS	HAGER 307D

DOOR SCHEDULE

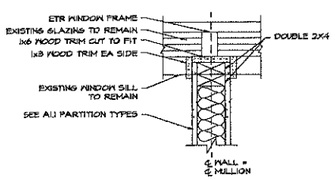
MARK/LOCATION		DOOR						FRAME						HDW	REMARKS
No	ROOM (FROM / TO)	TYPE	WIDTH	HEIGHT	THICK	MAT	FINISH	HEAD DTL	JAMB DTL	SILL DTL	TYPE	MAT	FINISH	SET	
001	BASEMENT / EXTERIOR	D1	(2) 3'-0"	7'-0"	1 3/4"	HM	PAINT	4/A2.1	3/A2.1	2/A2.1	F1	HM	PAINT	E-1	
100a	CLOSET / COURTROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	S-1	
100b	TOWN CLERK OFFICE / COURTROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	
101a	EXIST CORRIDOR / TOWN CLERK OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
101b	EXIST CORRIDOR / TOWN CLERK OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
101c	EXIST CORRIDOR / TOWN CLERK OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
104	EXIST CORRIDOR / OPEN OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
105	TOWN CLERK OFFICE / OFFICE (JEANNETTE)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
106	EXIST CORRIDOR / REC.	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	1 HOUR FIRE RATING
107a	EXIST CORRIDOR / EXTERIOR	ETR	ETR	ETR	ETR	ETR	PAINT	-	-		ETR	ETR	PAINT	ETR	
107b	COURTROOM / EXIST CORRIDOR	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
107c	COURTROOM / EXIST CORRIDOR	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
107d	EXIST CORRIDOR / EXTERIOR	D1	3'-6"	7'-0"	1 3/4"	HM	PAINT	4/A2.1	3/A2.1	2/A2.1	F1	HM	PAINT	E-1	
108	EXIST CORRIDOR / TAX OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
109	TAX OFFICE / TAX ASSESSOR OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
110	TAX ASSESSOR OFFICE / TAX ASSESSOR LOUNGE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	
111	EXIST CORRIDOR / VAULT	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
112a	EXIST CORRIDOR / EXIST PASSWAY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
112b	LOUNGE / EXIST PASSWAY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
113c	JANITORS CLOSET / EXIST PASSWAY	D1	(2)2'-6"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	S-1	
114	EXIST PASSWAY / COPY ROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
115	EXIST CORRIDOR / CONFERENCE ROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	1 HOUR FIRE RATING
116	EXIST CORRIDOR / MEN'S RESTROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-1	
117	EXIST CORRIDOR / WOMEN'S RESTROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-1	
118a	EXIST PASSWAY / EXIST CORRIDOR	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	
118b	EXIST CORRIDOR / EXTERIOR	ETR	ETR	ETR	ETR	ETR	PAINT	-	-		ETR	ETR	PAINT	ETR	
118c	EXIST CORRIDOR / EXTERIOR	ETR	ETR	ETR	ETR	ETR	PAINT	-	-		ETR	ETR	PAINT	ETR	
119	OFFICE / OFFICE (WATER DIRECTOR - SUE)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
120	OFFICE / OFFICE (TIM)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
121	EXIST PASSWAY / OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	
122	EXIST PASSWAY / I.T. ROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	S-1	
123a	EXIST CORRIDOR / EXIST PASSWAY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	2 HOUR FIRE RATING
123b	EXIST CORRIDOR / EXIST PASSWAY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
124	EXIST CORRIDOR / I.T. ROOM	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	1 HOUR FIRE RATING
125a	EXIST CORRIDOR / FINANCE OPEN OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
125b	EXIST CORRIDOR / FINANCE OPEN OFFICE	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
126a	EXIST CORRIDOR / ENTRY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
126b	EXIST CORRIDOR / ENTRY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
127	FINANCE OPEN OFFICE / OFFICE (FINANCE DIRECTOR - TED)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
129	EXIST CORRIDOR / EXTERIOR	ETR	ETR	ETR	ETR	ETR	PAINT	-	-		ETR	ETR	PAINT	ETR	
130	EXIST CORRIDOR / OFFICE (JOAN)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	1 HOUR FIRE RATING
131	OFFICE (JOAN) / TOWN MANAGER	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
132a	EXIST CORRIDOR / ENTRY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
132b	PLANNING, BUILDING DEPARTMENT / ENTRY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	
135	PLANNING, BUILDING DEPARTMENT / OFFICE (DON)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
136	PLANNING, BUILDING DEPARTMENT / OFFICE (DENNIS)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
137a	EXIST CORRIDOR / PLANNING, BUILDING DEPARTMENT	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
137b	PLANNING, BUILDING DEPARTMENT / ENTRY	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	
139	OPEN OFFICE / OFFICE (GARY)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
141	OPEN OFFICE / OFFICE (ED)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
142	OPEN OFFICE / OFFICE (SHAUN)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
143	OPEN OFFICE / OFFICE (NICOLE)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
144	OPEN OFFICE / OFFICE (MAURA)	D1	3'-0"	7'-0"	1 3/4"	WOOD	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	O-1	
145a	EXIST CORRIDOR / STAIR	D1	3'-6"	7'-0"	1 3/4"	HM	PAINT	1/A2.1	1/A2.1		F1	HM	PAINT	P-2	1 HOUR FIRE RATING
145b	STAIR / EXTERIOR	D1	3'-6"	7'-0"	1 3/4"	HM	PAINT	4/A2.1	3/A2.1	2/A2.1	F1	HM	PAINT	E-1	
145c	STAIR / BASEMENT	D1	-	-	-	-	PAINT	-	-		-	-	PAINT		STEEL PIPE SWING GATE



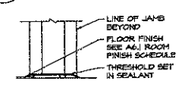
4 A2.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



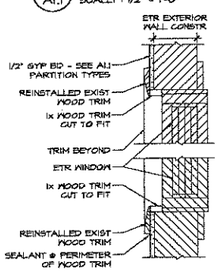
3 A2.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



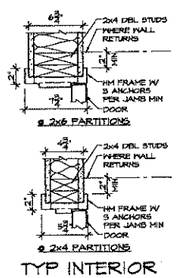
5 A1.1 PLAN DTL @ WINDOW
SCALE: 1 1/2" = 1'-0"



2 A2.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



4 A2.1 TYP WINDOW TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



1 A2.1 TYP INTERIOR HEAD/JAMB DTL
SCALE: 1 1/2" = 1'-0"

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REVISIONS

NUMBER	REMARKS	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

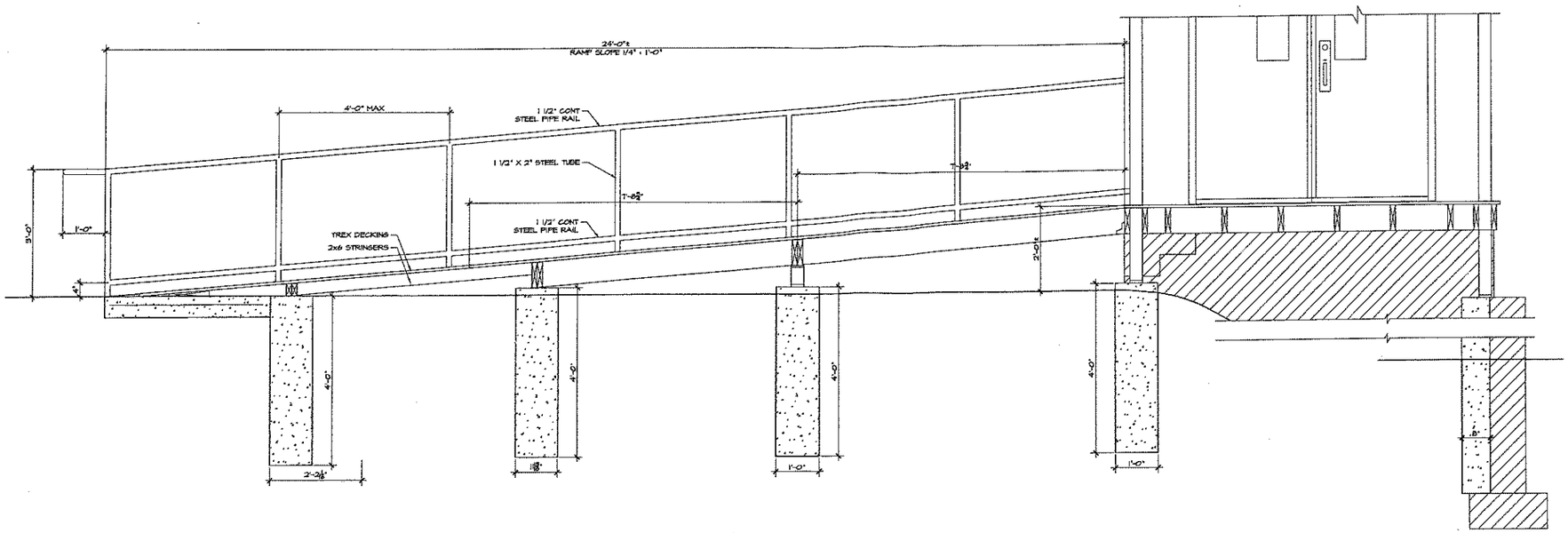
FOR REVIEW

PROJECT TITLE
NORTH KINGSTOWN TOWN HALL
FIT-OUT & RENOVATIONS
84 FAIRWAY DRIVE
NORTH KINGSTOWN, RI
Washington County

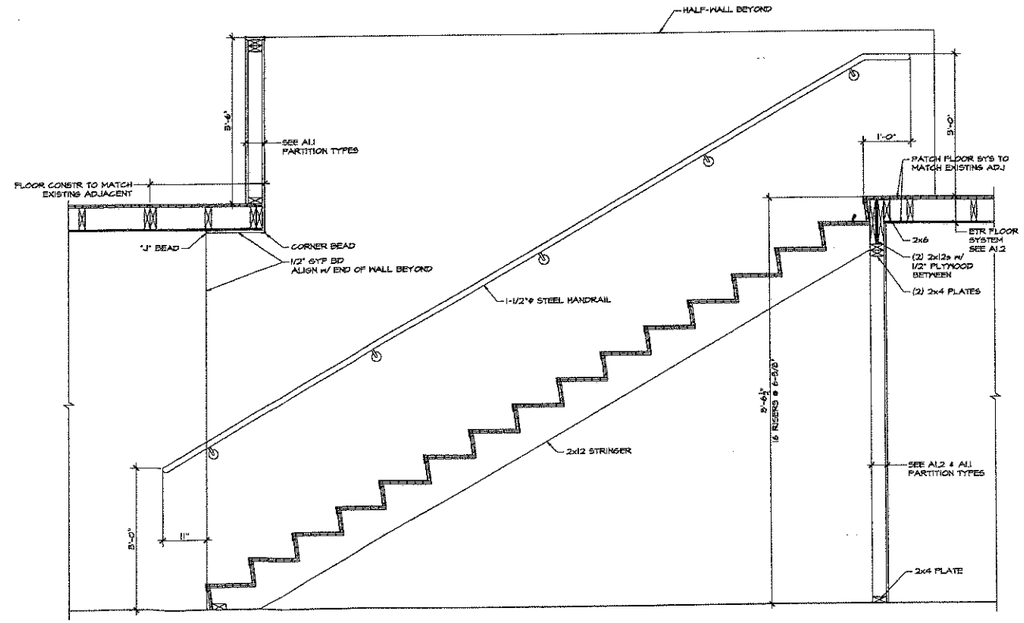
DRAWING TITLE
DOOR SCHEDULE & DETAILS

DATE	PROJ NO
FEB 2, 2016	15116
DRAWN BY: JN	CHECKED BY: JA

DRAWING NUMBER
A2.1



2 A1.1 SECTION @ RAMP
SCALE: 3/4" = 1'-0"



1 A1.1 SECTION @ STAIRS
SCALE: 3/4" = 1'-0"

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PROJECT TITLE

NORTH KINGSTOWN TOWN HALL

FIT-OUT & RENOVATIONS

84 FAIRWAY DRIVE
NORTH KINGSTOWN, RI
Washington County

DRAWING TITLE

SECTIONS & DETAILS

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A4.1

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