

PROVIDENCE COLLEGE
FIVE YEAR MASTER PLAN
JANUARY 1993 - DECEMBER 1997

CONTENTS

1. List of Administrative offices, Deans, and members of the Board of Trustees.
2. Institution's mission and role.
3. Longrange Plan/Executive Study
4. Institution's mission and role within the next five years.
5. Relationship of institution's mission and role to that of other educational institutions.
6. Institution's population and changes.
7. Institution's population needs.
8. Providence College's major goals and objectives for the next five years.
9. Relationship with the neighborhood and the community.
10. Property/Building Fact Sheets.
11. Parking Master Plan

**LIST OF
ADMINISTRATIVE OFFICES,
DEANS
AND
MEMBERS OF THE BOARD
OF TRUSTEES**

PROVIDENCE COLLEGE ROSTER

1992 - 1993

ADMINISTRATIVE OFFICERS

President	John F. Cunningham, O.P.
Executive Vice President	James F. Quigley, O.P.
Acting Vice President for Academic Administration	* Robert J. Hennessey, O.P.
Vice President for Business Affairs	William T. Nero
Vice President for Student Services	J. Stuart McPhail, O.P.
Vice President for Development	Joseph P. Brum
Vice President for Finance	Edward T. Myers, O.P.
Vice President for Institutional Relations and Planning	Edward J. Caron
Associate VP for Academic Administration	James H. McGovern
Associate VP for Business Affairs	Paul L. Bazin
Associate VP for Planning	Laurent Gousie
Assistant VP for Finance/Assistant Treasurer	Eleanor A. Cavanaugh
Assistant VP for Institutional Relations/ Director of College Events	R. B. Haller, O.P.
Assistant VP for Athletics	John Marinatto
Assistant VP for Alumni/Development	William F. O'Neil

ACADEMIC DEANS

Dean of Undergraduate Studies	Robert E. Bond, O.P.
Dean of Graduate Studies	Cornelius P. Forster, O.P.
Dean of School of Continuing Education	Leo J. O'Hara
Associate Dean of Undergraduate Studies	Sally T. Thibodeau
Assistant Dean of Undergraduate Studies	Leonard P. Hindsley, O.P.
Assistant Dean of Undergraduate Studies	Joseph A. Gemma
Assistant Dean of Undergraduate Studies	Wanda S. Ingram
Assistant Dean of Undergraduate Studies	Raymond L. Sickinger
Associate Dean of Continuing Education	Judith K. Jamieson
Assistant Dean of Continuing Education	* Anne F. Martin



PROVIDENCE COLLEGE
PROVIDENCE, RHODE ISLAND 02918-0001

PROVIDENCE COLLEGE BOARD OF TRUSTEES
1992-1993

Term ends June 30th:

Mr. Howard Bedford 1996
25 Knollwood Drive
Greenwich, CT 06380

Dr. Theodore N. Bosack 1994
5 Patricia Drive
North Providence, RI 02904

Rev. John F. Cunningham, O.P., ex officio
Providence College

Mr. William R. Davis, Esq. 1993
Balbrae
2 Biltmore Park
Bloomfield, CT 06002

Mr. Joseph R. DiStefano, Esq. 1996
Capital Properties, Inc.
One Hospital Trust Plaza
Suite 920
Providence, RI 02903

Very Rev. Thomas J. Ertle, O.P. ex officio
Office of the Provincial
141 East 65th Street
New York, NY 10021

Very Rev. John A. Farren, O.P. 1993
St. Mary's Priory
5 Hillhouse Avenue
New Haven, CT 06505-1202

Rev. Edward M. Gaffney, O.P. 1994
Mount St. Mary Seminary
Emmitsburg, MD 21727

Most Rev. Louis E. Gelineau, D.D. ex officio
One Cathedral Square
Providence, RI 02903

Hon. Anthony A. Giannini 1996
39 Sheffield Avenue
North Providence, RI 02911-3329

Walter F. Gibbons, Esq. 1994
CHAIRMAN
Armstrong, Gibbons
155 South Main Street
Providence, RI 02903

Very Rev. Donald J. Goergen, O.P. 1994
Office of the Provincial
Central Dominican Province
1909 South Ashland Avenue
Chicago, IL 60608-2994

Mrs. Dorothy L. Head 1994
54 Cliff Drive
Narragansett, RI 02882

Mr. Alfred A. Lamy 1996
44 Wilshire Drive
Chestnut Ridge, NY 10977

Rev. Thomas D. McGonigle, O.P. 1995
St. Vincent Ferrer Priory
1530 Jackson Avenue
River Forest, IL 60305

Rev. Edward T. Myers, O.P., ex officio
Providence College

Brother Ignatius Perkins, O.P. 1996
Dominican House of Studies
487 Michigan Avenue, NE
Washington, DC 20017

Rev. Thomas R. Peterson, O.P. 1996
Chancellor
Seton Hall University
400 South Orange Avenue
South Orange, NJ 07079

Mr. Thomas J. Skala 1995
21 Greenwood Lane
Lincoln, RI 02865

Mr. Thomas Sullivan 1996
84 Brookside Terrace
North Caldwell, NJ 07006

Very Rev. W. Urban Voll, O.P. 1994
St. Thomas Aquinas Priory
Providence College

Mr. William F. Wayland 1993
Vice President
Textron, Inc.
40 Westminster Street
Providence, RI 02903

**INSTITUTION'S
MISSION
AND
ROLE**

**THE MISSION AND ROLE
OF
PROVIDENCE COLLEGE**

Providence College was chartered in 1917, first opened its doors to classes in the Fall of 1919 and since its establishment has occupied the same site in the Elmhurst Section of the City of Providence, Rhode Island.

At the time of its opening, Providence College had a faculty of 10, a student body of 75, a campus totalling 11 acres, one building - Harkins Hall, now its main administration building, and an operating budget approximating \$10,000.

In the 70 years that has elapsed since its founding, a great many changes have taken place, but its primary objective remains the same....the intellectual development of its students through the disciplines of the sciences and the humanities within the unique Catholic educational tradition of the Dominican Order.

Welcoming qualified men and women students of all religious and ethnic backgrounds, the college promotes the pursuit of sound scholarship and the principles of the Judeo-Christian heritage.

LONG RANGE PLAN

EXECUTIVE STUDY

PROVIDENCE COLLEGE LONG-RANGE PLAN
1991-2000
EXECUTIVE SUMMARY

PREAMBLE Providence College was founded in 1917 to serve a mostly first and second generation, immigrant, Catholic population in a society which had not yet completely abandoned its hostility to Catholicism. The opportunity for higher education was closed to many people by economics and to some by prejudice. The Diocese of Providence enlisted the aid of the Dominican Order, with its centuries old tradition of university learning, in the cause of Catholic higher education. Under Dominican auspices, Providence College has shared with other Catholic colleges and universities the greatest success in the intellectual, social and economic development of Catholics and Catholicism in America. The original mission of the Order and the College in Providence has been accomplished, perhaps even beyond the expectations of the founders. It is not without irony, then, that one can argue the need for Catholic colleges in America and for the Dominican Order at Providence is greater at the end of the century than it was in 1917.

Having completed the original mission so well, Catholic colleges in general, and Providence in particular, must now continue to serve the Church and the nation in the face of new challenges. The economic and social obstacles faced by young Catholics early in the 20th century were real enough, but they are dwarfed by the challenges to faith, the confusion of values, the increasing instability of family life, the intense materialism and the pervasive secularism of American life in the closing years of the twentieth century. The continuing recession of parochial and diocesan schools may leave the Catholic college as the only opportunity for formal religious education for many Catholics in a society that is in some ways increasingly confused about and indifferent to religion.

With this in mind, the Administration has undertaken the extensive task of examining various courses of action affecting the future development of Providence College. Their vision is documented in the following Executive Summary of a more detailed Long-Range Plan spanning the next decade. Ever mindful of the mission of Providence College, key management objectives were defined, along with implementing strategies by which the objectives will be attained and associated measurable milestones (goals) to track progress. A policy for maintaining the Catholic identity of the College is addressed, as well as statements of long-term vision by each of the Administration's Vice Presidents. Strategic issues and underlying assumptions, as well as peculiar strengths, weaknesses, opportunities and threats are noted. Finally, the anticipated results from successful implementation of the Plan are quantified.

**INSTITUTION'S
MISSION
AND ROLE
WITHIN THE
NEXT FIVE YEARS**

**PROVIDENCE COLLEGE'S MISSION
OF
THE NEXT FIVE YEARS**

In the seven decades that have passed since Providence College was first chartered in 1917, it has moved to a position of prominence among the nation's institutions of higher learning.

More than 25,000 graduates, many originating from the Rhode Island community, have been educated at Providence College to provide lasting contributions to our society. Better than 50% of the college's alumni have remained in the Greater Providence and Rhode Island area to provide direct benefit to citizens and the local community as clergy and religious, attorneys, physicians, dentists, educators, business persons, government leaders, and in many other professional positions and occupations.

During its 76 year existence, Providence College has promoted the pursuit of sound scholarship, within the unique Catholic educational tradition of the Dominican Order and based on the principles of the Judeo-Christian Heritage, to more than 25,000 young men and women without regard to race, religion, or ethnic background. Providence College's role and mission have remained constant through-out its history, and there are no changes contemplated within the next five years other than to continue to improve its services to its students and the local, regional, and national constituencies it serves.

**RELATIONSHIP OF INSTITUTION'S
MISSION AND ROLE
TO THAT OF OTHER
EDUCATIONAL INSTITUTIONS**

**RELATIONSHIP OF
PROVIDENCE COLLEGE'S
MISSION AND ROLE
EDUCATIONAL INSTITUTIONS**

Providence College is a separate and fully-independent educational institution, operating as a fully chartered organization under its own charter and by-laws and with its own governing board (of trustees) known as the Providence College Corporation.

At the same time, however, Providence College is a Catholic Church-related educational institution with a proud affiliation to the St. Joseph's Province of Order of Preachers, more commonly known as the Dominican Fathers, who under the auspices of the Roman Catholic Diocese of Providence founded the college in 1917.

While separate and independent from other institutions, Providence College has conducted formal and informal educational enrichment and degree programs in conjunction with other educational institutions such as Brown University, Columbia University, George Washington University, Notre Dame University, St. Louis University, and the University of Fribourg, Switzerland, and other local, regional, and national educational institutions.

Also, though the college is not directly affiliated with any other religious, educational, or other organizations, members of Providence College's faculty and staff have oftentimes participated in many research, educational, and service projects and programs at many other institutions.

**INSTITUTION'S
POPULATION
AND
CHANGES**

**PROVIDENCE COLLEGE'S
CURRENT POPULATION
AND
ANTICIPATED CHANGES**

The full-time undergraduate enrollment at Providence College currently stands at 3,700 students.

In addition, there are 1,370 part-time students in the college's School of Continuing education, 782 graduate students. Total of 5952 enrollment.

Providence College is not planning any significant changes in its enrollment pattern.

**INSTITUTION'S
POPULATION NEEDS**

**PROVIDENCE COLLEGE'S
POPULATION NEEDS**

Ever since its founding, the demand to attend Providence College has consistently increased; and in an effort to respond to this demand, the college has over the years accordingly expanded its facilities.

However, several years ago, the college decided that it would not allow its enrollment to exceed the 3,800 student figure and any recent or current expansion of physical plant facilities has not been undertaken with enrollment increases in mind.

At present, approximately 1,904 students reside on campus in conventional dormitories and 411 students reside on campus within (3) apartment buildings.

Another apartment project is planned for completion in September, 1994. This project will provide housing for an additional (492) students; this will bring the on campus total to 70% (2,807). Also this project will reduce the student population in the neighborhood to under 1,000 (down from over 1,400 in 1991).

**PROVIDENCE COLLEGE'S
MAJOR GOALS
AND
OBJECTIVES
FOR THE NEXT FIVE YEARS**

**PROVIDENCE COLLEGE'S
MAJOR GOALS AND OBJECTIVES
OVER THE NEXT FIVE YEARS**

The major goals and objectives of Providence College over the next five years can be summarized as "better not bigger." What this means simply is that Providence College wishes to continue to improve in every aspect and activity in which it is involved but not to expand dramatically the size of its campus, programs or student body.

Providence College is already recognized as one of the nation's leading educational institutions, and it seeks only to enhance and improve in every way possible the quality of education and life for about 3,800 full-time undergraduate students.

The liberal arts education which has traditionally been the hallmark of a Providence College education is designed to present its students with opportunities to advance their ability to formulate their thoughts and communicate them to others; to discover the facts about themselves and their environment; to evaluate their varied experiences, and to achieve insight into the past, present, and future of civilization.

Just as the college has been committed to the intellectual development of its students, so does it also remain concerned with equipping them to become intelligent, productive, and responsible citizens of a democratic society. To this end, it not only endeavors to develop the students' capacity for disciplined thinking and critical exactness, but it also affords them opportunities for healthy physical development and a wide range of activities in which to gain a mature sense of social responsibility.

In short, Providence College has throughout its history been essentially an undergraduate, liberal arts educational institution with high ideals and standards; and at this time it does not contemplate any major changes in its character, organization, goals, objectives or educational philosophy.

**RELATIONSHIP
WITH THE
NEIGHBORHOOD
AND THE
COMMUNITY**

PROVIDENCE COLLEGE
PROVIDENCE, RHODE ISLAND 02918-0001

Vice President for Institutional Relations

SEP - 9 1992

Physical Plant

To: Administration, Faculty and Staff

From: Edward J. Caron
Vice President for Institutional Relations
and Planning

Subject: Neighborhood Planning

Date: August 31, 1992

Attached is your personal copy of the Providence College "Good Neighbor" plan. It represents a first pass at developing a long-term neighborhood planning document. It will serve as the college's operating plan during the 1992-93 academic year. I hope you will take time to read it.

This plan is only the beginning of a process. It started five months ago with "focus group" discussions and other input from over 200 students, neighbors, faculty, staff, parents, landlords, alumni, police and several other constituencies with a stake in the neighborhood. Those discussions will continue over the next 12-18 months to help the administration hone and refine this plan into a comprehensive planning document.

Implied but not stated in the Good Neighbor plan are three objectives:

- Regaining a competitive position with our top competitors, most of whom offer guaranteed three-year on-campus housing. (Some now offer price discounting for more than two students per room).
- Insuring that off-campus housing is of comparable quality to on-campus housing.
- Developing coordinated planning i.e., incorporating a housing plan into a neighborhood plan and neighborhood planning into a campus master space plan that will address unmet academic, social and cultural needs as well as housing.

The Good Neighbor plan will continue to evolve because there remain several unanswered questions. How will less student concentration on seven streets impact the neighborhood? Will there be sufficient quality off-campus housing for the remaining 25% of our resident students? Will the student code of conduct and Dominican Service Corps appreciably improve relationships among neighbors, students and the college? How will adjustments in neighborhood planning affect the completion of our overall campus masterplan? We will be in a much better position 12-18 months from now to answer these questions.

In the meantime, we will continue to solicit opinions and constructive criticism about the Good Neighbor plan. I want to extend my personal thanks to all of you who have already given of your time to help with this initial effort. With your continued help, perhaps we can, as Father Cunningham stated in his letter to students and parents, "find answers to a dilemma on college campuses throughout the country -- finding a formula for success to tear down the walls between town and gown.

cc: Also attached is the letter from Father Cunningham sent to all students and parent(s) along with their copy of the Good Neighbor plan.

Providence College



Office of the President

Dear Student(s) and Parent(s):

Over the past decade, Providence College has initiated a number of programs to improve the quality of student life in the neighborhood and to improve relations between students and neighbors. Some of these efforts have succeeded and others have not.

Although no college in the country has yet developed a total formula for success in college-neighbor relations, I believe that at Providence College we can do better.

This past spring, I directed the administration of the College to undertake a complete review of our neighborhood programs. After a decade of making modification on top of modification, we decided to go back to square one and evaluate the entire issue. Instead of debating among ourselves, we decided first to listen to the views of everyone who has a stake in the neighborhood by inviting them to brainstorming sessions called "focus groups."

Following some 22 3-hour focus group discussions involving 210 students, parents, neighbors, faculty, staff, alumni, police officers, landlords, area businesses and city officials, a consensus developed around several themes:

- * Without the College, the neighborhood would be worse off. Neighbors want students in the neighborhood.
- * Neighborhood problems rest with a small minority of PC students. The majority of students are well-behaved.
- * Alcohol is the root cause of most neighborhood incidents.
- * Lack of communication among all the parties has added to the distrust between neighbors and students and between neighbors and the College.
- * What constitutes unacceptable behavior appears

to be unclear to students and disciplinary sanctions have not always been meaningful deterrents.

- * Off-campus housing and security issues need innovative long-term solutions.

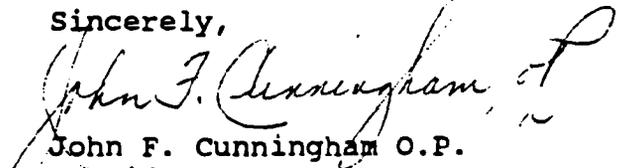
The College spent the entire summer reevaluating what we heard from all these constituencies and as a result of many hours of policy formulation, we have completed the design of a comprehensive neighborhood plan. The "Good Neighbor" plan is the beginning of a process, not the end. This plan will undergo regular review and scrutiny over the next 18 months.

I ask that you read the attached Good Neighbor Plan very carefully along with the two-page appendix to the plan detailing the new student code of conduct and the "first weekend" educational effort beginning September 4th. Your understanding and cooperation regarding this plan is important enough that I have directed my staff to contact by telephone every off-campus student and parent within the next 10 days to clarify areas of the plan and to answer any of your questions.

It is my sincere hope that this neighborhood plan will contribute in a very positive way to the college experience of all our students this year and in years to come. In this Providence College's 75th anniversary as a Catholic, Dominican college, perhaps there is something in this plan that will help find answers to a dilemma on college campuses throughout the country -- finding a formula for success to tear down the walls between town and gown.

I look forward to seeing you on your return to Providence College.

Sincerely,


John F. Cunningham O.P.
President

The Good Neighbor Plan

Effective September 1992, Providence College will begin the implementation of a Good Neighbor Plan. The plan will include 10 individual but coordinated programs aimed at improving the quality of life in the neighborhood and the relationships among all those who have a stake in the neighborhood.

The plan is the product of six months of input from neighbors, students, faculty, parents, police officers, landlords, other area business proprietors, alumni, college staff and administration, all of whom participated in a series of focus group discussion(s) between April and June. The college also held discussion with the Elmhurst Neighborhood Association, the Elmhurst Preservation Society, the Smith Hill Center, the Providence Police Department, various other city agencies, Keep Providence Beautiful, and area service establishments.

The Good Neighbor Plan is a starting point and will evolve over the next 12-18 months as a result of experience gained from executing each plan component and from a continuation of focus group discussions.

Herein is a brief description of each of the 10 components of the Good Neighbor Plan.

1. Guaranteeing Three Years Of On-Campus Housing

Improving the quality of life in the Elmhurst area begins with reducing the concentration of students in the neighborhood. Reducing student concentration begins with improving the quality of choices for student housing on campus. With the right incentives, students attracted back to campus to live will also be attracted back for social and other aspects of their college life. More on-campus housing will also contribute to improved residential property values by requiring landlords to upgrade their commercial properties to compete for a smaller pool of off-campus students.

The college has determined that more on-campus housing is necessary for two main reasons. First, a preliminary assessment indicates that while there is an ample supply of off-campus housing, some of which is well-maintained and regularly upgraded, there is also an as yet undetermined number of properties in various stages of disrepair. (As described later in this plan, the college will undertake an ambitious program to identify for the first time a comprehensive inventory of high-grade and low-grade rental property in the surrounding neighborhoods.)

Secondly, the increasing concentration of students in the neighborhood over the past several years has contributed to conflicts between students and neighbors. While the college

recognizes that off-campus students provide an economic buffer to blighted areas proximate to surrounding neighborhoods, the college must also accept responsibility for contributing to the changing face of the neighborhood, including the increasing number of commercial properties and the resulting clash of lifestyles between students and residents.

Until a commercial property inventory program is completed during the next two years, the college will use as a minimum goal on-campus housing to accommodate 75% of its resident students. If more on-campus housing is needed, the college will attempt to make appropriate adjustments during the final planning stage of a campus-wide space masterplan.

By establishing a minimum 75% target, the college will be guaranteeing three years of on-campus housing. The college plans to reach this target by:

- capping undergraduate enrollment at the current 3800 level;
- implementing a 3-5 year housing plan that will . convert mixed-use facilities exclusively to residence facilities, add floors to existing residence buildings, refurbish conventional dorms to apartment style living, and construct one or perhaps two apartment complexes, given very limited available campus footprint;
- incorporating the housing plan into a comprehensive space masterplan that will address additional academic, cultural and student service needs.

Returning 450 or more students to campus can be accomplished successfully given the right mix of housing choices and careful planning for required dining, parking and other supporting services. Thinning out the off-campus student population will also take away the market incentives for those commercial property owners who have no interest in the neighborhood other than turning a profit.

2. Upgrading Off-Campus Student Housing

The college will undertake a three-stage program to identify high quality versus lower quality rental property and to apply market pressures to produce a general improvement of commercial property. The college will use as a successful outcome measure increases in the average market value of residential property (based on a well-recognized independent appraisal instrument) and evaluation data we will collect from our students.

Stage one will require every commercial property owner to participate in and pass a minimum housing inspection between September and December of 1992 as a prerequisite to signing a lease with our students and/or their parents for the academic year 1993-94. Since most students in their sophomore and junior year begin shopping for an apartment around November and December

and make a final decision sometime after January 1st, this program should not be disruptive. Students will have the responsibility to check with the college's student housing office to verify that the rental property of their choice has successfully passed the inspection. Students who fail to cooperate in this program may find themselves bound to a lease for an apartment in violation of city ordinance.

This minimum housing inspection program is intended to provide the college with a first-ever systematic inventory of rental property that pass or fail minimum housing standards. The college feels that this program is a necessary first step in providing more protection for our students and affording them a more informed choice in making such a sizeable 12-month investment.

Stage two in upgrading off-campus housing will feature a collaborate effort between the college and landlords to develop a model lease. A study team made up of college representatives and landlord volunteers will be organized in September with a charge to complete their study and recommend a model lease no later than December 1, 1992. All landlords will have an opportunity to participate either by serving on the study team or by submitting to the team those provisions they deem most important for inclusion in a composite model lease.

If a model lease is adopted effective for the beginning of the 1993 or 1994 school years, it will include provisions well beyond minimum standards. Examples of model lease provisions identified elsewhere in the country include a commitment to reinvest some percent of rental income back into upgrading the property, adding security devices, and making available appointments for parent/student inspection on designated weekends as prospective tenants. The model lease would also focus on increasing landlord protections including property damage reporting procedures with the college when students are responsible for significant damage to the property.

Landlord incentives to participate in a model lease program will also be part of the charge of the study team. As an example, the study team could recommend that the college actively market model lease participants in college publications or help develop low interest loan programs to upgrade their properties.

Stage three will involve an investigation of the "master lease" concept where the college would become the tenant for those landlords who have participated in the higher standard model lease program. Students would rent from the college as a sub-tenant and therefore be assured they are selecting a rental property from among the highest quality rental properties available in the neighborhoods surrounding the college.

It is hoped that this stage three effort will get underway in early 1993. A study team will be made up of college representatives, students, parents, and landlords. The study

team would review master lease programs in other college communities and would monitor the early progress of the voluntary model lease program if one is adopted. If implemented, a master lease would insure the college community the highest quality rental housing stock available, incentivizes a select group of landlords to attain master lease status, affords landlords the financial protection of dealing directly with the college, and provides neighbors some assurance of property upgrading on a long-term basis.

3. Upgrading Off-Campus Security

The college, the Elmhurst Neighborhood Association and the Providence Police Department have collaborated to bring community policing to the neighborhood. Community policing has already earned high marks in other Providence neighborhoods and in other urban areas throughout the northeast. A community police officer is responsible for becoming acquainted with all aspects of a neighborhood, working out of a police sub-station located directly in the neighborhood, directing crime prevention and crime education programs, and patrolling on bicycle as a first alert response to problems in the neighborhood.

Beginning the first week of September, Officer Rhonda Kessler will be working out of a police sub-station located in the Elmhurst neighborhood. She intends to introduce herself to all neighbors including permanent residents, student tenants and landlords. She is well trained in dispute resolution and plans to survey area residents to identify and prioritize concerns regarding security issues. If time and resources permit, she will also direct a neighborhood crime watch program using both neighbors and students to staff the program. The college has already gone on record endorsing this effort and has pledged staff support to initiate a formal program.

The college has also developed a new van transportation service. Much like a courtesy van at an airport, this van service will have a regular route and schedule between the college and the neighborhood, especially in the late evening hours. However, it will also have a two-way radio capability in the event campus security receives a call from a student requesting a ride to or from the campus outside the regular schedule or van route.

This van program will be directed by Student Services. More specific information about routes and schedules will be distributed through Student Services when students arrive this September.

Finally, Student Services has also organized a neighborhood map display designed to update students on a daily basis about incidents that have occurred in the neighborhood i.e., burglaries, assaults, etc. The display map will be located in Slavin Center in a readily accessible area. Although incidents of this sort are not daily or even weekly occurrences, this

program is intended to provide timely and specific information to help students to make prudent judgments about taking precautions such as walking in groups at night and avoiding certain off-campus locations.

4. A Student Code of Conduct

Two years ago, the college established the position of full-time judicial officer to direct the disciplinary program and serve as an arbiter in determining sanctions against the minority of students whose misbehavior violates the rights of others on campus or in the neighborhood. This effort has produced more timely investigations and judicial hearings, better supervision of students carrying out sanctions and an effective deterrent against repeat violations, with only one student sanctioned for a second offense last year.

However, over 300 students were sanctioned for first-time offenses last year, many for improper conduct in the neighborhood. Thus, the volume of first-time offenses has overshadowed the progress made by our judicial system. More importantly, these offenses violate the rights of permanent residents and the majority of well-behaved students living in the neighborhood. Finally, the cumulative effect of so many first-time offenses undermines all efforts by students and neighbors to build relationships, reduce tensions and live in harmony with each other.

Therefore, the college has developed a Student Code of Conduct to eliminate any doubts about what is deemed acceptable and unacceptable behavior and to lend more specificity to the Student Handbook with respect to the sanctions that will be levied for first-time offenses. These sanctions attempt to balance the rights of students to live as independent, mature young adults and the rights of neighbors to enjoy the same privacy that any adult living in a neighborhood would expect.

The specifics of this Student Code of Conduct is attached as an appendix to this Good Neighbor Plan. It includes two categories of offenses and a specific listing of offenses under each category.

The first level offenses are deemed the most serious and will carry a sanction of automatic suspension from the college. By definition, suspension continues to mean a minimum of one semester out of school and as much as one full academic year.

The second level offenses are deemed less serious and will carry such penalties as probation, required community service and, where appropriate alcohol education. It will also mean that the student violator will be prohibited from participating in any extra-curricular activities, including athletics, during the term of the probation.

5. Establishing A Dominican Service Corps

In recent years, Providence College students have volunteered an increasing amount of their time to a growing number of community service projects. Some of their contributions are well-known in the community because their collective efforts made the difference between a program continuing or terminating. Other volunteer efforts have gone unnoticed either because the students' time was spread over so many different projects or the programs were not well known by the people who could most benefit from the services offered.

To lend more focus and coordination to these student volunteer efforts, the college is establishing a Dominican Service Corps to organize and execute community service programs based on a prioritized need of worthwhile projects that would benefit people in the community, especially in surrounding neighborhoods.

The college community will be challenged to provide in the aggregate 20,000 to 25,000 hours of voluntary community service hours to undertake a series of projects that will be selected after soliciting recommendations from neighbors, neighborhood organizations, community service and human service agencies, area landlords and area businesses. The Dominican Service Corps will be a collaborative effort organized by the Offices of Campus Ministry, Students Services, Institutional Relations, student leaders from Student Congress and the Off-Campus Resident Organization (OCRO).

The challenge to contribute 20,000 to 25,000 hours of community service will provide the equivalent of 20 hours of time volunteered by juniors and seniors. Projects selected will run the gamut from assisting school-age youngsters and the elderly to programs of a pastoral nature to efforts to enhance the appearance of surrounding neighborhoods. A recruiting effort will get underway shortly after the students return for the fall semester.

6. Organizing New Approaches To Dispute Resolution

Although community policing has proven an effective vehicle in diffusing tensions and resolving incidents on the spot, no one expects community policing to work effectively without broad based support in anticipating and resolving disagreements before they elevate to full-fledged disputes. After consultation with everyone who has a stake in the neighborhood, the college will organize, as a pilot program, "Block Councils" on each of four streets where students are most heavily concentrated.

Each Block Council will be made up of students, neighbors and landlords who will represent other students, neighbors and landlords living on that same street. These Block Council members will serve as voluntary leaders charged with performing three tasks: surveying their constituents about problems and ideas to

improve relations on the street; coming together at Block Council meetings held regularly to share feedback and develop some consensus approaches to problem resolution; and recommending to the college how required service hours should be applied for those students in their neighborhood who have been sanctioned for violating the student code of conduct.

Block Council leaders will be asked to serve in three month intervals so that leadership positions can be shared among many persons living on that street and to avoid imposing undue time burdens on any one individual. The college has established a position of community relations director, with a primary responsibility to assist in organizing these Block Councils and to facilitate Block Council meetings.

A second aspect of dispute resolution will feature locating the community relations director directly in the neighborhood to provide neighbors with ready access to a college official who will serve as a primary point of contact to resolve neighborhood problems. The community relations director will work very closely with the college's office of Student Services, including the director of off-campus housing, as well as with OCRO student leaders, neighborhood association leaders, community police officers assigned to the neighborhood and area business proprietors.

7. Expanded Communications

The success of this multi-faceted plan will require a great deal of interaction among all of the parties who must contribute to the success of this effort. Several new and expanded communication programs will be developed.

First, OCRO will expand its newsletter "Peaceful Co-Existence" with support help from the college's community relations office. All neighbors, both students and permanent residents, along with landlords will be automatic subscribers and will be encouraged to contribute articles, op-ed pieces, etc. The newsletter will be produced at least twice per month and will include information from the Block Council meetings, disposition of infractions, updated information on community service projects, along with a schedule of events for neighborhood and student events or activities.

Secondly, open meetings will be held on a regular basis between college administrators and students and between administrators and neighbors. These sessions will provide face-to-face opportunities to review progress and raise issues about different aspects of The Good Neighbor Plan. Block Council leaders will be encouraged to attend and bring ideas and concerns from their constituencies to the attention of college officials.

Thirdly, focus group discussions will continue throughout the 1992-93 school year and will continue to include on and off-campus students, faculty, staff, parents, neighbors, police,

landlords, alumni and area business proprietors. The focus groups will address different aspects of the Plan's implementation, recommendations to modify or improve the plan and identification of subsequent issues that should be addressed. Professional, independent moderators will continue to facilitate these sessions.

Lastly, in-person field surveys will be conducted for those in the neighborhood who do not have the time or opportunity to attend either the open meetings or the focus groups to insure input from anyone who has a stake in the neighborhood. These field surveys will be conducted periodically over the next 18 months. Like the other communication efforts, these surveys will attempt to measure progress and identify ways to improve The Good Neighbor Plan.

8. Developing An Alcohol Peer Education Program

Two years ago, Fr. John F. Cunningham, President of Providence College, established a committee comprised of faculty, student leaders and administrative staff to undertake an in-depth study of issues relating to alcoholism on college campuses and to review best practice programs in place elsewhere that address the problem. The committee has completed a significant amount of research and has made a number of recommendations to the president.

One such recommendation focuses on the proven value of using upperclass students as role models for underclass students. The basic concept is to train upperclass students over a period of several months to serve as peer educators. In turn, these students agree to commit to a 1-2 year program that focuses on educating younger students about issues relating to excessive drinking, peer pressure, etc.

The office of Student Services has been directed to develop a peer educator program during the fall semester, with a goal of having a program fully implemented during the second semester. A parallel effort will be undertaken to attract private and/or public funding to identify long-term resources in order to expand the program beyond peer education beginning in the fall of 1993.

9. Improving Campus Social Life For On & Off-Campus Students

A comprehensive, three-month study will be undertaken of all campus facilities providing dining services or intended to meet social needs on campus. A study team will be organized in early September and charged with making its recommendations by November. The study team will comprise administration, faculty and students along with the assistance of the Marriott Corporation, the largest food/social services vendor on college campuses today.

The study team will evaluate unmet food and social service needs, compare the college's resources against competitor

colleges and elicit the opinions of students (including those accepted last year who elected to go elsewhere), parents, faculty, planning officers of competitor schools and architects and construction firms who have been involved in facility remodeling or new service concepts over the past several years.

The Marriott Corporation will also assist in completing a capacity study of current food facilities with particular emphasis on how to attract off-campus students to utilize on-campus facilities for their dining needs. This study will also be completed by November of 1992.

As an interim step, The Good Neighbor Plan will include several new programs to encourage the use of available resources to add to students' social and cultural experience, among them:

- a PC "gold card" program whereby all students will be issued a wallet-size card that will be honored by a number of area establishments entitling students to discounts on a wide range of services from restaurants to movie theaters to car repair. These gold cards will be distributed and administered through Student Services. To date some 20 establishments are participating and the program will be expanded during the second semester.
- a PC coupon book will also be issued to all students entitling them to one-time discounts at social and cultural centers located in Rhode Island and at nearby facilities in Massachusetts and Connecticut. The coupon book will include attractions ranging from performing art events to fine arts exhibits to hayrides.
- a faculty-student dine out program will be organized whereby off-campus students would identify a faculty member to invite to his or her apartment for dinner during the first semester; the faculty member would reciprocate during the second semester. The President of Providence College will also host several receptions for students and faculty to further encourage this out-of-classroom social activity.

10. Assisting In Long-Term Neighborhood Stabilization

No plan can achieve its goals of improving the quality of life in the neighborhood and relationships between the college and neighborhood constituencies without paying close attention to outside influences on the neighborhood. Although the college and some neighborhood residents have had their differences over the years, the college and residents share one common interest -- they both plan on making the neighborhood their home for the

indefinite future. Are there needs and opportunities where the college and neighborhood residents should collaborate to insure a stable neighborhood in the future?

To answer this question, the college would like to invite all area neighbors to join members of the college's Corporation and administration in at least one meeting per year to share ideas about insuring long-term neighborhood stabilization.

Appendix A

STUDENT CODE OF CONDUCT
CATEGORY OF OFFENSES

LEVEL ONE OFFENSES: SERIOUS OFFENSES ASSOCIATED WITH AUTOMATIC SUSPENSIONS

1. SPONSORING/HOSTING AN EXCESSIVELY LARGE PARTY WHICH HAS SERIOUSLY DISTURBED THE NEIGHBORHOOD AND HAS INJURED THE REPUTATION OF THE COLLEGE;
2. RESPONSIBLE FOR A PARTY FOR PROFIT, I.E., ILLEGAL SALE OR DISTRIBUTION OF ALCOHOLIC BEVERAGES WHICH INCLUDE THE USE OF TICKETS, TEE-SHIRTS, MUGS, CUPS, AND ANY OTHER ITEMS AS A PRICE OR CONDITION OF ADMISSION;
3. USE, SALE, OR DISTRIBUTION OF CONTROLLED SUBSTANCES/DRUGS;
4. MANUFACTURING, SALE OR DISTRIBUTION OF FALSE IDENTIFICATION CARDS;
5. PHYSICAL ABUSE, VIOLENCE, OR FIGHTING AND/OR JEOPARDIZING THE HEALTH OR SAFETY OF OTHERS;
6. DEFACING OR DAMAGING PROPERTY IN EXCESS OF \$500.00;
7. INTERFERENCE WITH THE POLICE IN THE PERFORMANCE OF THEIR DUTIES;
8. CONDUCT WHICH IS DEEMED A SERIOUS VIOLATION OF THE COLLEGE'S STANDARDS AND/OR REGULATIONS ON HUMAN SEXUALITY OR RACIAL HARASSMENT;
9. SERIOUS VIOLATIONS OF FEDERAL, STATE, OR CITY LAWS INCLUDING, BUT NOT LIMITED TO PURCHASING KEGS IF UNDERAGE OR FOR UNDERAGE INDIVIDUALS; STEALING, ROBBERY, THEFT, POSSESSION OF/OR USING A WEAPON, VANDALISM, MAIL FRAUD, AND THE LIKE;
10. A PATTERN OF REPEATED VIOLATIONS.

LEVEL TWO OFFENSES: OFFENSES ASSOCIATED WITH PROBATION AND LOSS OF PRIVILEGES TO PARTICIPATE IN EXTRA-CURRICULAR ACTIVITIES INCLUDING ATHLETICS

OFFENSES IN THIS CATEGORY WILL BE OF A LESSER NATURE COMPARED TO LEVEL ONE OFFENSES. THESE OFFENSES INCLUDE BUT ARE NOT LIMITED TO PUBLIC URINATION, ABUSIVE LANGUAGE, POSSESSION OF CONTAINERS OF ALCOHOLIC BEVERAGES, DAMAGE TO PROPERTY UNDER \$500.00 AND THROWING OBJECTS OUT WINDOWS WHICH DO NOT INJURE OR CAUSE DAMAGE. STUDENTS ARE URGED TO READ THE STUDENT HANDBOOK TO FAMILIARIZE THEMSELVES WITH OTHER EXAMPLES OF LEVEL TWO OFFENSES.

Appendix B

"First Weekend" Informational Effort

Everyone with a stake in the neighborhood will be briefed about the Good Neighbor Plan between now and the start of the new school year, September 8th. Every student and family will receive a copy of the plan by mail. Before students return to Providence the weekend of September 4th, administrative staff will also telephone off-campus students and their parents to clarify aspects of the plan and to answer any questions.

Beginning September 4th, the Good Neighbor Plan will be introduced into the neighborhood in several ways. First, the Elmhurst Neighborhood's new community police officer, Rhonda Kessler, will be joined by a dozen or more community police officers from other Providence neighborhoods to introduce community policing to off-campus students and permanent residents through a door-to-door canvassing. The community police will explain community policing, survey residents to help prioritize security issues, review office hours of the newly-established community police sub-station located in the neighborhood and answer questions.

A team of college officials including Student Services and the newly-appointed director of community relations will join the community police officers in the door-to-door effort. Off-campus students will be provided an update to the Good Neighbor Plan, identifying some of the most commonly asked questions during the telephoning and answers to those questions.

Secondly, on Saturday, September 5, 1992, the college, student leaders, neighbors, landlords, Keep Providence Beautiful and the city Public Works Department will join forces to conduct a neighborhood clean-up effort on streets located in the general area of lower of Eaton Street. This general grooming of the area will assist everyone to get acquainted with each other and use the cleanliness at the end of the day as a standard for the entire year.

Later in the afternoon, the college will host a "block party" from 4pm to 8pm on the intramural softball field on the lower campus for off-campus students, neighbors and landlords. Invitations will be sent to anyone who lives in the vicinity of the college between Eaton and Smith Streets.

Throughout the weekend events, literature relating to garbage pick-up schedules, city ordinances, and other related neighborhood information will be distributed.

**PROPERTY/BUILDING
FACT SHEETS**

ASSESSORS INFORMATION

ASSESSORS PLAT 81

<u>LOT</u>	<u>ADDRESS</u>
24	235 Eaton
303	50 Sandringham Avenue
477	235 R Eaton Street
478	36 Annie Street
479	591 River Avenue

ASSESSORS PLAT 119

<u>LOT</u>	<u>ADDRESS</u>
8	0 Huxley Avenue
1	177 Eaton Street
10	499 Admiral Street
229	165 Huxley Avenue

BUILDING FACTS SHEET

ALBERTUS MAGNUS

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1948

MAJOR RENOVATIONS: "Sowa" (interconnect to Hickey) built in 1987.
Upgrade to Biology Department completed in 1990.

DESCRIPTION: Houses classrooms, laboratories, research laboratories, and offices in the field of Chemistry, Biology, Physics and Engineering.

SQUARE FOOTAGE: Grand Total: 65,550

Floor 1 Total: 20,381
Classrooms 8,848
Labs 1,144
Faculty 2,315
Physical Plant 1,748
Storage 160
Occupancy 6,166

Floor 2 Total: 19,467
Classrooms 503
Labs 13,836
Faculty 586
Storage 1,229
Occupancy 3,313

Floor 3 Total: 17,127
Labs 10,052
Faculty 2,631
Storage 708
Occupancy 3,736

Floor 4 Total: 8,575
Labs 5,581
Faculty 744
Storage 438
Occupancy 1,812

BUILDING FACTS SHEET - ALBERTUS MAGNUS- PAGE 2

HANDICAP INFORMATION: This building is used as classrooms and offices. There are two handicapped ramps with railings which do not comply with ANSI Standards. The handicap access to Albertus Magnus is through the two (2) accessible doors in the Sowa Building entrances. The elevator control system does not conform with the ANSI Standards. Some door entrances conform with ANSI Standards. There is one handicapped women's room that conforms with the ANSI Standards located on the first floor. All of the men's rooms located in Albertus Magnus do not conform with the ANSI standards. The handicap ramps connecting Albertus Magnus with Sowa Hall conform to ANSI Standards, however the handrails do not conform. Both handicapped fountains on the second floor do not conform to ANSI Standards. Some laboratories do not conform to ANSI Standards controlling counters and desks. The third and fourth floor bathrooms do not comply with ANSI Standards. The third and fourth floor has a limited amount of accessibility for classrooms. Some classroom doors do not conform to ANSI Standards.

FIRE PROTECTION INFORMATION: Box 411

Detection - Has a Simplex 2001 panel with blueprint style annunciator panel located in west stairwell. It has Simplex 9636 and 9201 smoke detectors, Simplex 4265 fixed temp heat detectors, and Simplex 4255 rate of rise heat detectors.

Suppression - There are two stand-alone Co2 extinguisher systems located in chemical storage rooms. No sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Hot Water

BUILDING FACTS SHEET

ALUMNI HALL

Address: Assessors Plat 81/Lot 309
50 Sandringham Avenue

YEAR BUILT: 1955

MAJOR RENOVATIONS:

DESCRIPTION: Athletic Offices, Gymnasium, Dining Facility, Student Services.

SQUARE FOOTAGE: Grand Total: 121,961

Floor 1 Total: 39,975
Administration 7,235
Food Services 9,118
Athletics 8,543
Student Serv. 2,148
Occupancy 12,931

Floor 2 Total: 41,741
Athletics 30,495
Occupancy 11,246

Floor 3 Total: 21,387
Athletics 14,127
Occupancy 7,260

Floor 4 Total: 18,858
Athletics 10,101
Occupancy 8,757

HANDICAP INFORMATION: Alumni Hall is directly connected to the Peterson Recreation Center. Handicapped access is the front entrance to Peterson, and an elevator is provided in Alumni Hall. The existing passenger elevator does not conform to the ANSI Standards. All bathrooms located in Alumni Hall do not conform to ANSI Standards.

FIRE PROTECTION INFORMATION: Box 416

Detection - A Simplex 4208 panel is used. There are no smoke detectors in this building. There are Simplex 4255-1 rate of rise heat detectors throughout the building.

Suppression - There is no sprinkler in this building.

OCCUPANCY:

BUILDING FACTS SHEET - ALUMNI HALL - PAGE 2

TYPE OF HEATING: Alumni Hall was converted from steam to forced hot water in recent years, utilizing hot water produced at the central plant. The basement cafeteria and "mini mall" is cooled with central plant chilled water.

Much of Alumni Hall, as originally designed, utilized air distribution for heating and ventilation with 100% outdoor air. This excessive introduction of outdoor air is being addressed insofar as possible under the Campus Energy Plan.

The Athletic Department plans to implement electric direct expansion cooling into the basketball lockers and the athletic offices and study halls. It is recommended to consider central plant chilled water cooling in lieu of electric direct expansion to reduce maintenance and avoid high electric power costs.

BUILDING FACTS SHEET

AQUINAS HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1939

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Houses - Chapel, Women's Dormitory, Reception Area, Laundry and Storage Areas.

SQUARE FOOTAGE: Grand Total 71,339

Floor 0 Total 11,507
Administration 198
Athletics 1,256
Physical Plant 1,355
Storage 4,718
Occupancy 3,980

Floor 1 Total 15,276
Administration 3,558
Residences 4,611
Occupancy 7,107

Floors 2 through 4 Each Total 14,852
Residences (each floor) 9,469
Occupancy (each floor) 5,383

HANDICAP INFORMATION: The main entrance is not handicap accessible, but there is a handicap entrance on the side of the front of the building. The ramp is in good condition and traffic flow should not be a problem since it is not the main entrance. The south side of the first floor has handicapped accessible bathrooms, but all others are not. The elevator is useable and all floors are handicap accessible. The study lounge is handicap accessible, but there may be a problem getting in because the doors are heavy. Because the first floor is handicap accessible there should not be any problems. There are exits in the front and back of the building, as well as fire exits on either side of the building and in the study lounge. These exits provide ample opportunity to exit the building. Considered handicapped accessible living accommodations.

BUILDING FACTS SHEET - AQUINAS HALL - PAGE 2

FIRE PROTECTION INFORMATION: Box 425

Detection - Has an Edwards panel in conjunction with a Simplex 4208 panel. It has Simplex 4259 and Edwards 6350B smoke detectors. It also has a Simplex 4255-1 rate of rise heat detectors. All dorm rooms have either battery or electric local smoke detectors.

Suppression - The building has a full sprinkler system.

OCCUPANCY:

TYPE OF HEATING: The original steam heating system with all pipe risers encased in masonry walls is obsolete, and due to inaccessibility to pipe risers and system age, is subject to eventual system failures and loss of serviceability.

It is proposed to install a new forced hot water heating system connected to the present central hot water distribution system. Owner intent regarding plans for future cooling of this building to be determined.

First floor Dorm area is hot water.

The rest is steam heat.

BUILDING FACTS SHEET

BEDFORD HALL

Address: Assessors Plant 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1926

MAJOR RENOVATIONS: 1985

DESCRIPTION: Women's Dormitory

<u>SQUARE FOOTAGE:</u>	Grand Total	16,134
	Floor 0 Total	5,274
	Physical Plant	1,250
	Storage	70
	Occupancy	3,954
	Floor 1 Total	5,430
	Residences	2,792
	Occupancy	2,638
	Floor 2 Total	5,430
	Residences	3,074
	Occupancy	2,356

HANDICAP INFORMATION: The main entrance to Bedford Hall is handicap accessible and there is an entrance available to the handicapped. The ramp is in good condition and doors do not impede traffic flow. Bathrooms are not handicap accessible, however study rooms are accessible. The elevator is useable, but in case of fire the front exit is the only one which does not present a hazard.

FIRE PROTECTION INFORMATION: Box 442

Detection - Has a Simplex 2001 alarm panel with Simplex 9636 smoke detectors. It also has Simplex 4265 fix temp and Simplex 4255-1 rate of rise heat detectors. All dorm rooms have electric local smoke detectors.

Suppression - Building has a full sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Steam to hot water.

BUILDING FACTS SHEET

CERAMICS BUILDING

Address: Assessors Plant 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1926

MAJOR RENOVATIONS: 1991 - Refurbish second floor for Physical Plant use.

DESCRIPTION: Three story brick masonry structure. Houses: Ceramics Workshops/Studios, Physical Plant Employees Lunch Room and Office, Storage Space.

<u>SQUARE FOOTAGE:</u>	Grand Total	16,240
	Floor 0 Total	2,959
	Physical Plant	2,959
	Floor 1 Total	4,603
	Floor 2 Total	4,343
	Studio	2,064
	Physical Plant	2,032
	Occupancy	247
	Floor 3 Total	4,335
	Vacant	4,335

HANDICAP INFORMATION: The main entrance is handicap accessible. The ramp is in fair condition and there should be no problem with traffic flow. There is a ramp to the bathroom, but the bathroom itself is not handicap accessible. There is no elevator and movement is unrestricted. There are no study rooms and there should be no problems unless there is a need to go the Dance Studio on the second floor. There are two handicap accessible exits to the building and also a garage door between the other two exits.

FIRE PROTECTION INFORMATION: Box 439

Detection - This building has a Simplex 4208 panel. It has a Simplex 4265 fixed temp and Simplex 4255-1 rate of rise heat detectors. There is one Simplex 9201 smoke detector on the third floor.

Suppression - The first and second floor are full sprinklers with the third floor being one half covered. The attic has no sprinkler.

OCCUPANCY:

TYPE OF HEATING: Steam

BUILDING FACTS SHEET

SAINT DOMINIC HOUSE

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1920

MAJOR RENOVATIONS:

DESCRIPTION: Local field stone and masonry structure. Dominican Residence.

<u>SQUARE FOOTAGE:</u>	Grand Total	10,548
	Floor 0 Total	2,897
	Storage	2,897
	Floor 1 Total	2,695
	Residence	2,695
	Floor 2 Total	2,404
	Residence	2,404
	Floor 3 Total	2,274
	Residence	2,274
	Floor 4 Total	278
	Residence	278

HANDICAP INFORMATION: This building has no accessible entrances for the handicapped. There are no ramps, elevators, etc. for the handicapped. All bathrooms on all floors are inaccessible and do not conform to the ANSI Standards. All doors do not conform to the ANSI Standards.

FIRE PROTECTION INFORMATION: Box 431

Detection - This building has a simplex 4208 panel with Simplex 4255-1 rate of rise heat detectors. There are also local smoke detectors in the building.

Suppression - There is no sprinkler system in this building.

OCCUPANCY:

TYPE OF HEATING: Old steam heating system. Proposal to convert to hot water with installation of new forced hot water piping and to connect it to the central hot water distribution system.

BUILDING FACTS SHEET

DORE HALL

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1932

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Floors 1-4 consist of dormitory space and the basement level houses student storage, laundry facilities and study areas.

<u>SQUARE FOOTAGE:</u>	Grand Total	32,130
	Floor 0 Total	4,740
	Physical Plant	253
	Storage	951
	Occupancy	3,536
	Floor 1 Total	9,130
	Residences	5,025
	Occupancy	4,105
	Floor 2 Total	9,130
	Residences	5,641
	Occupancy	3,489
	Floor 3 Total	9,130
	Residences	5,641
	Occupancy	3,489

HANDICAP INFORMATION: The main entrance is not handicap accessible. The only accessible entrance is on the north side of the building. Once in the building the elevator provides access to all floors, including the study lounge in the basement. The rest rooms are not handicap accessible. Since the only entrances is a door that is locked and alarmed it may be difficult to enter the building at all! The building will be a major fire trap if the handicapped person is not on the first floor near the north end. Otherwise, there is no exit unless the elevator is still in operation and they can get to it quickly enough.

FIRE PROTECTION INFORMATION: Box 436

Detection - This building has a Simplex 4208 panel with the basement and first floor having Edwards 6250B smoke detectors. The second and third floor having Simplex 4259 smoke detectors. There are also Simplex 4255-1 rate of rise heat detectors. All dorm rooms have either battery or electric local smoke detectors.

Suppression - This building has a full sprinkler system.

BUILDING FACTS SHEET - DORE HALL - PAGE 2

OCCUPANCY:

TYPE OF HEATING: Steam heating system.

BUILDING FACTS SHEET

DITRAGLIA HALL/APARTMENT A

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1988

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Student Apartment.

<u>SQUARE FOOTAGE:</u>	Grand Total	50,539
	Floor 0 Total	7,115
	Physical Plant	2,383
	Storage	3,009
	Occupancy	1,723
	Floor 1 Total	7,224
	Residences	5,998
	Occupancy	1,226
	Floor 2-6 Each Total	7,240
	Residences Each	6,000
	Occupancy Each	1,240

HANDICAP INFORMATION: This building has one (1) accessible entrance. The building contains an elevator which is handicapped accessible and conforms to the ANSI Standards. The kitchen areas in each apartment are accessible. The laundry room in the basement is accessible and also conforms. The building contains accessible handicapped apartments, however, the apartments do not conform to all the ANSI Standards. All doors conform to standards. Considered handicapped accessible living accommodations.

FIRE PROTECTION INFORMATION: Box 447

Detection - The building has an ESL panel with ESL 611 UT smoke detectors. All apartments have four electric local smoke detectors.

Suppression - This building has a full sprinkler system with the attic being a "Dry" system.

OCCUPANCY:

TYPE OF HEATING: Hot water heating.

BUILDING FACTS SHEET

APARTMENT B/MAL BROWN HALL

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1988

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Student Apartment.

SQUARE FOOTAGE: Grand Total 50,619

Floor 0 Total	7,203
Physical Plant	2,509
Storage	3,005
Occupancy	1,689

Floor 1-6 Each Total	7,236
Residences Each	5,998
Occupancy Each	1,238

HANDICAP INFORMATION: This building has one (1) accessible entrance. The building contains an elevator which is handicapped accessible and conforms to the ANSI Standards. The kitchen areas in each apartment are accessible. The laundry room in the basement is accessible and also conforms. The building contains accessible handicapped apartments, however, the apartments do not conform to all the ANSI Standards. All doors conform to standards. Considered handicapped accessible living accommodations.

FIRE PROTECTION INFORMATION: Box 448

Detection - The building has an ESL panel with ESL 611 UT smoke detectors. All apartments have four electric local smoke detectors.

Suppression - This building has a full sprinkler system with the attic being a "Dry" system.

OCCUPANCY:

TYPE OF HEATING: Hot water.

BUILDING FACT SHEET

APARTMENT C

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1988

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Student Apartment.

<u>SQUARE FOOTAGE:</u>	Grand Total	50,561
	Floor 0 Total	7,121
	Physical Plant	2,088
	Storage	3,332
	Occupancy	1,701
	Floor 1-6 Each Total	7,240
	Residences Each	6,000
	Occupancy Each	1,240

HANDICAP INFORMATION: This building has one (1) accessible entrance. The building contains an elevator which is handicapped accessible and conforms to the ANSI Standards. The kitchen areas in each apartment are accessible. The laundry room in the basement is accessible and also conforms. The building contains accessible handicapped apartments, however, the apartments do not conform to all the ANSI Standards. All doors conform to standards. Considered handicapped accessible living accommodations.

FIRE PROTECTION INFORMATION: Box 449

Detection - This building has an ESL panel with ESL 611 UT smoke detectors. All apartments have four electric local smoke detectors.

Suppression - This building has a full sprinkler system with the attic being a "Dry" system.

OCCUPANCY:

TYPE OF HEATING: Hot water.

BUILDING FACTS SHEET

FENNEL HALL

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1929

MAJOR RENOVATIONS:

DESCRIPTION: 4 Story and basement brick masonry structure. Male Dormitory.

<u>SQUARE FOOTAGE:</u>	Grand Total	48,685
	Floor 0 Total	10,042
	Residences	3,548
	Physical Plant	327
	Occupancy	6,167
	Floor 1 Total	9,923
	Residences	6,308
	Occupancy	3,615
	Floors 2&3 Each	9,835
	Residences Each	6,956
	Occupancy Each	2,879
	Floor 4 Total	9,050
	Residences	6,210
	Occupancy	2,840

HANDICAP INFORMATION: There are two (2) handicapped accessible entrances. The elevator does not conform to the ANSI Standards concerning control. The main entrances is not handicap accessible. The ramp is not in good condition. The doors do not impede traffic flow. The bathrooms are not handicap accessible and there are no ramps leading to study room floors. All floors are unrestricted for movement and accessibility, however, persons in wheel chairs might not be able to fit in rooms. There is a need for ramps for all five exits. The wash room is too small for handicap accessibility.

FIRE PROTECTION INFORMATION: Box 435

Detection - This building has a Simplex 4208 panel with Edwards 6250B smoke detectors. There are also Simplex 4255-1 rate of rise heat detectors. All dorm rooms have either electric or battery smoke detectors.

Suppression - This building has a full sprinkler system.

OCCUPANCY:

BUILDING FACTS SHEET - FENNEL HALL - PAGE 2

TYPE OF HEATING: The heating system is original low pressure steam with cast iron radiators, and has five zones of control. Typically, the winter interior temperature is excessive due to lack of accurate control. The students open windows to overcome the heat. No cooling is planned for this building.

BUILDING FACTS SHEET

GUZMAN HALL

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1962

MAJOR RENOVATIONS:

DESCRIPTION: Three floor brick masonry structure. Student and Dominican Residences and includes a Chapel in the southern wing.

<u>SQUARE FOOTAGE:</u>	Grand Total	33,613	
	Level 1 Total	10,100	
	Student Residence	2,269	
		927	3,196
	Physical Plant	1,242	
	Occupancy	5,662	
	Level 2 Total	10,100	
	Student Res.	5,836	
	Dominican Res.	1,022	
	Occupancy	3,242	
	Level 3 Total	13,413	
	Administration	3,080	
	Student Res.	6,424	
	Dominican Res.	572	
	Occupancy	3,337	

HANDICAP INFORMATION: There is one handicap accessible entrance. It is the side entrance on the ground floor. The ramp is in good condition. There is no elevator and the bathrooms are not handicap accessible. The ground floor is the only handicap accessible floor. The Chapel is also not handicap accessible. If there is a need to study here at night, it may be done on the ground floor. There may be a problem in case of an emergency, because there is only one possible exit with a ramp. The three sets of fire doors may also cause a problem. The only exit that does not present a hazard would be the side exit on the ground floor by the New Classroom Building/Old Physical Plant.

FIRE PROTECTION INFORMATION: Box 433

Detection - This building has a FC1 FC-72 panel with FC1 224T smoke detectors on the second and third floors. Edwards 6250B smoke detectors are on the first floor. There are also Simplex 4265 fixed temperature and Simplex 4255-1 rate of rise heat detectors. All dorm rooms have electric or battery local smoke detectors.

Suppression - This building has a full sprinkler system.

BUILDING FACTS SHEET - GUZMAN HALL - PAGE 2

OCCUPANCY:

TYPE OF HEATING: Steam.

BUILDING FACTS SHEET

HARKINS HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1919

MAJOR RENOVATIONS:

DESCRIPTION: Six story brick masonry structure. Houses Administrative Offices, Theater, Classrooms, Computer Laboratories, Mail Room, Copy Center, Misc. Storage Space.

<u>SQUARE FOOTAGE:</u>	Grand Total	112,354
	Floor 0 Total	20,637
	Administration	3,174
	Theater	10,050
	Physical Plant	2,249
	Storage	571
	Occupancy	4,593
	Floor 1 Total	16,917
	Administration	8,023
	Theater	2,118
	Occupancy	6,776
	Floor 2 Total	23,786
	Administration	17,194
	Occupancy	6,592
	Floor 3 Total	23,974
	Classrooms	11,766
	Administration	2,216
	Faculty	1,632
	Occupancy	8,360
	Floor 4 Total	23,855
	Classrooms	6,148
	Laboratories	3,326
	Administration	6,615
	Faculty	770
	Occupancy	6,996
	Floor 5 Total	1,607
	Administration	1,607
	Floor 6 Total	1,578
	Storage	1,578

BUILDING FACTS SHEET - HARKINS HALL - PAGE 2

HANDICAP INFORMATION: This building is handicapped accessible through one (1) of its entrances. There is one bathroom which is handicapped accessible. There is an elevator within the building, however, it does not conform to the ANSI Standards. Most classroom and office doors are handicapped accessible and conform to the standards. The theater, copy center and mail room are all accessible. There is a handicapped ramp which is handicapped accessible and conforms to the ANSI Standards.

FIRE PROTECTION INFORMATION: Box 414

Detection - This building has a FC1 FC-72 panel with Simplex 4259 smoke detectors on the fourth and fifth floors only. There are also Simplex 4255-1 rate of rise heat detectors in this building.

Suppression - Only the Blackfriars Theater and the fourth floor have sprinklers.

OCCUPANCY:

TYPE OF HEATING: Hot water heating and chilled water cooling systems.

BUILDING FACTS SHEET

HICKEY RESEARCH LABORATORY

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1968

MAJOR RENOVATIONS: 1987

DESCRIPTION: Classrooms, laboratories and offices.

<u>SQUARE FOOTAGE:</u>	Grand Total	3,505
	Floor 1 Total	1,884
	Occupancy	1,884
	Floor 2 Total	1,621
	Occupancy	1,621

HANDICAP INFORMATION: Most doors in Hickey conform with ANSI Standards. Access to the second floor of Hickey is the elevator in Albertus Magnus. Most doors on the second floor are handicapped accessible according the ANSI Standards.

FIRE PROTECTION INFORMATION: See Albertus Magnus.

OCCUPANCY:

TYPE OF HEATING: Hot water/chilled water.

BUILDING FACTS SHEET

HOWLEY HALL

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1931

MAJOR RENOVATIONS: 1990

DESCRIPTION: Three story masonry structure. Houses offices for various academic departments.

<u>SQUARE FOOTAGE:</u>	Grand Total	21,513
	Floor 0 Total	5,829
	Physical Plant	707
	Storage	4,089
	Occupancy	1,033
	Floor 1 Total	5,584
	Faculty	3,058
	Occupancy	2,526
	Floor 2 Total	5,050
	Faculty	3,195
	Occupancy	1,855
	Floor 3 Total	5,050
	Faculty	3,012
	Occupancy	2,038

HANDICAP INFORMATION: There are two (2) accessible handicapped ramps connected to the building, one of which conforms to the ANSI Standards. There is one ladies bathroom which conforms to the standards. Some office doors conform to the standards while others do not. There is an elevator, however it does not conform to the ANSI Standards.

FIRE PROTECTION INFORMATION: Box 434

Detection - This building has a FC1 FC-72 panel. It also has a Simplex 4255-1 rate of rise heat detectors (minimal) (in Howley)

Suppression - Howley has sprinklers on the second and third floors. There is nothing on the first floor and attic. Service has sprinklers on the second, third, fourth and attic.

OCCUPANCY:

TYPE OF HEATING: Forced hot water via steam heat exchanger.

BUILDING FACTS SHEET

HUNT/CAVANAUGH BUILDING

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1925

MAJOR RENOVATIONS:

DESCRIPTION: One story (also basement) masonry brick and wood structure. Art Studio Facility.

<u>SQUARE FOOTAGE:</u>	Grand Total	16,562
	Floor 0 Total	6,984
	Physical Plant	510
	Laboratories	4,388
	Faculty	130
	Occupancy	1,956
	Floor 1 Total	9,578
	Laboratories	7,423
	Administration	340
	Occupancy	1,815

HANDICAP INFORMATION: There is one (1) accessible entrance in the basement which conforms to ANSI Standards. There are some doors which are handicapped accessible and some which are not. There is one (1) handicapped ramp which conforms to standards. There is one elevator located within the building, however, it does not conform to ANSI Standards.

FIRE PROTECTION INFORMATION: Box 437

Detection - This building has a Simplex 4208 panel with Simplex 4255-1 rate of rise heat detectors.

Suppression - This building has no sprinkler system.

OCCUPANCY:

TYPE OF HEATING: One pipe steam heat.

BUILDING FACTS SHEET

SAINT JOSEPH HALL

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1936

MAJOR RENOVATIONS:

DESCRIPTION: Four story structure. Male Dormitory and Dominican Residence. Also houses Residence Life & Audio Visual Departments.

<u>SQUARE FOOTAGE:</u>	Grand Total	40,722
	Level 1 Total	10,213
	Classrooms	609
	Faculty	2,346
	Student Serv.	5,008
	Occupancy	2,250
	Level 2 Total	10,269
	Student Res.	8,119
	Dominican Res.	639
	Occupancy	1,511
	Level 3 Total	10,120
	Student Res.	5,241
	Dominican Res.	1,715
	Occupancy	3,164
	Floor 4 Total	10,120
	Student Res.	5,241
	Dominican Res.	1,715
	Occupancy	3,164

HANDICAP INFORMATION: The Handicap accessible entrance is on the west side of the second level and opposite from Stephens Hall and is the only accessible level. Bathrooms and study room are not handicap accessible. Because Joseph Hall has just been renovated it is a prime living location on campus and to deny this opportunity to the handicapped could pose a problem. The bathroom on the second level meets all ADA requirements.

FIRE PROTECTION INFORMATION: Box 429

Detection - This building has an Edwards 5721B panel with Edwards 6250B smoke detectors. All dorm rooms have electric local smoke detectors.

Suppression - This building has a full sprinkler system with the attic containing a "Dry" system.

OCCUPANCY:

TYPE OF HEATING: Steam to hot water.

BUILDING FACTS SHEET

KOFFLER HALL

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1929

MAJOR RENOVATIONS:

DESCRIPTION: Classroom Building

<u>SQUARE FOOTAGE:</u>	Grand Total	18,031
	Basement Total	5,912
	Physical Plant	926
	Storage	3,353
	Occupancy	1,633
	Floor 1 Total	6,121
	Classrooms	2,002
	Administration	286
	Faculty	1,792
	Occupancy	2,041
	Floor 2 Total	5,998
	Classrooms	2,399
	Faculty	1,961
	Occupancy	1,638

HANDICAP INFORMATION: There is one (1) accessible entrance to this building. The ramp is in fairly good condition but could be improved. There is an elevator within the building but it is not handicap accessible and does not conform to the ANSI Standards. The first floor is easily accessible and the second floor is also provided the elevator can be used. Most of the doors to offices and classrooms are accessible and conform to the ANSI Standards.

FIRE PROTECTION INFORMATION: Box 445

Detection - This building has a Simplex 2001 panel with Simplex 4255-1 rate of rise heat detectors.

Suppression - This building has a full sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Forced hot water via steam heat exchange.

BUILDING FACTS SHEET

SAINT MARTIN HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1850 Registered in The Rhode Island (National) Historic Building Preservation Register.

MAJOR RENOVATIONS:

DESCRIPTION: Granite block and masonry structure. Dominican Residence.

<u>SQUARE FOOTAGE:</u>	Grand Total	10,309
	Floor 0 Total	3,027
	Storage	3,027
	Floor 1 Total	3,215
	Residence	3,215
	Floor 2 Total	3,027
	Residence	3,027
	Floor 3 Total	1,040
	Residence	1,040

HANDICAP INFORMATION: This building has one (1) handicapped accessible ramp which conforms to the ANSI Standards. However, the entrance at the top of the ramp does not conform to the standards. There is no elevator within the building.

FIRE PROTECTION INFORMATION: Box 427

Detection - This building has a Simplex 4208 panel with Simplex 4253-1 rate of rise heat detectors.

Suppression - There is no sprinkler system in this building.

OCCUPANCY:

TYPE OF HEATING: Steam to hot water.

BUILDING FACTS SHEET

MCDERMOTT HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1965

MAJOR RENOVATIONS:

DESCRIPTION: Four story brick masonry structure. Levels 1-5 are Dormitories.

SQUARE FOOTAGE: Grand Total 41,200

Floor 1 Total 8,240
Student Res. 4,724
Physical Plant 1,116
Occupancy 2,400

Level 2 Total 8,240
Student Res. 2,431
Dominican Res. 833
Occupancy 4,976

Level 3 Total 8,240
Student Res. 4,984
Dominican Res. 504
Occupancy 2,752

Level 4 Total 8,240
Student Res. 5,616
Occupancy 2,624

Level 5 Total 8,240
Student Res. 4,984
Dominican Res. 504
Occupancy 2,752

HANDICAP INFORMATION: The main entrance is handicap accessible. Doors do impede traffic flow. Bathrooms and study hall are handicap accessible. The elevator is useable. In case of emergency doors will impede traffic flow, and there are no available fire exits that present a hazard. Considered handicapped living accommodations.

FIRE PROTECTION INFORMATION: Box 426

Detection - This building has a Simplex 4208 panel. It also has Simplex 4259 smoke detectors and Simplex 4255-1 rate of rise heat detectors. All dorm rooms have either electric or battery operated local smoke detectors.

Suppression - This building has a full sprinkler system.

BUILDING FACTS SHEET - MC DERMOTT HALL - PAGE 2

OCCUPANCY:

TYPE OF HEATING: First floor classrooms are hot water. The rest of the building is steam.

BUILDING FACTS SHEET

MCVINNEY HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1968

MAJOR RENOVATIONS:

DESCRIPTION: Twelve story brick masonry structure. Dormitory with penthouse mechanical room.

<u>SQUARE FOOTAGE:</u>	Grand Total	69,566
	Floor 0 Total	5,840
	Physical Plant	1,680
	Occupancy	4,160
	Floor 1 Total	5,840
	Residence	856
	Occupancy	4,984
	Floors 2-9 Each	6,246
	Residence Each	3,552
	Occupancy Each	2,694
	Floor 10 Total	7,918
	Residence	3,552
	Physical Plant	1,352
	Occupancy	3,014

HANDICAP INFORMATION: The main entrance is handicap accessible, but only from the access road by Slavin Center. The walkway that leads to the building is in fair condition. Traffic flow could be slowed down, but there are many doors to the building next to each other, so it may not be a major problem. The bathrooms are not handicap accessible, but study rooms are. The floors are not restricted. However, because of the narrowness of the doors to the rooms there may be trouble moving in and out. In case of a fire, there may be a problem exiting the building if a handicapped person is on an upper level floor. There are also fire exits on the east and west side of the building as well as the main exits.

FIRE PROTECTION INFORMATION: Box 423

Detection - This building has a FC1 FC-72 panel. It has Simplex 4259 smoke detectors with Simplex 4255-1 rate of rise heat detectors. All dorm rooms have battery operated local smoke detectors.

Suppression - This building has a full sprinkler system.

BUILDING FACTS SHEET - MC VINNEY HALL - PAGE 2

OCCUPANCY:

TYPE OF HEATING: Forced hot water.

BUILDING FACTS SHEET

MEAGHER HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1965

MAJOR RENOVATIONS:

DESCRIPTION: Four story brick masonry structure. Classrooms, offices and dormitory.

<u>SQUARE FOOTAGE:</u>	Grand Total	41,750
	Level 1 Total	8,350
	Laboratories	1,321
	Administration	2,741
	Physical Plant	1,260
	Occupancy	2,402
	Floor 1 Total	8,350
	Student Res.	2,524
	Dominican Res.	846
	Occupancy	4,980
	Floor 2 Total	8,350
	Student Res.	5,850
	Occupancy	2,500
	Floor 3&4 Each Total	8,350
	Student Res. Each	5,725
	Occupancy Each	2,625

HANDICAP INFORMATION: The main entrance is handicap accessible. Doors do not impede traffic flow. The bathrooms and study rooms are not available to handicap students. The elevator is useable and all floors are unrestricted for movement and accessibility to the handicapped.

FIRE PROTECTION INFORMATION: Box 424

Detection - This building has a Simplex 4208 panel. It has Simplex 4259 smoke detectors with Simplex 4255-1 rate of rise heat detectors. All Dorm rooms have either electric or battery operated local smoke detectors.

Suppression - This building has a full sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Forces hot water in AV area. The rest of the building is steam heat.

BUILDING FACTS SHEET

MOORE HALL

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1970

MAJOR RENOVATIONS: 1987

DESCRIPTION: Classroom and office building.

<u>SQUARE FOOTAGE:</u>	Grand Total	12,680
	Floor 1 Total	12,680
	Classrooms	8,525
	Administration	715
	Occupancy	3,440

HANDICAP INFORMATION: There are two entrances which are accessible for the handicapped which conform with the ANSI Standards. There are two handicapped water fountains in the front lobby which also conform. The bathrooms have handicapped toilet facilities although they do not conform with the standards. With the exception of seminar room #3, all classroom doors comply with ANSI Standards. Doors to the toilet facilities do not conform.

FIRE PROTECTION INFORMATION: Box 422

Detection - This building has an Edwards 5721B panel. It has Edwards 6250B smoke detectors with Simplex 4265 fixed temp. heat detectors.

Suppression - There is no sprinkler system in this building.

OCCUPANCY:

TYPE OF HEATING: Hot water.

BUILDING FACTS SHEET

O'REILLY CENTER (INFIRMARY/SECURITY OFFICE)

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1935

MAJOR RENOVATIONS: 1990

DESCRIPTION: Brick masonry structure housing Infirmary and Campus Security Departments.

<u>SQUARE FOOTAGE</u>	Grand Total	2,515
	Floor 1 Total	2,515
	Administration	925
	Student Services	1,590

HANDICAP INFORMATION: No information available.

FIRE PROTECTION INFORMATION: Box 451

Detection - This building has a Firelight 1000 panel. It has ESL 611 UT smoke detectors.

Suppression

- This building has a full sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Cooling is direct expansion (electric) because of unavailability of central plant chiller water in this location. Hot water.

BUILDING FACTS SHEET

NEW CLASSROOM BUILDING

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1935

MAJOR RENOVATIONS: 1992

DESCRIPTION: Two story brick masonry structure.

<u>SQUARE FOOTAGE:</u>	Grand Total	25,685
	Basement Total	3,305
	Physical Plant	1,240
	Storage	820
	Occupancy	1,245
	Floor 1 Total	11,345
	Classrooms	3,415
	Administration	2,325
	Faculty	1,400
	Physical Plant	90
	Occupancy	4,115
	Floor 2 Total	11,035
	Classrooms	5,980
	Seminar	340
	Storage	65
	Occupancy	4,650

HANDICAP INFORMATION: This building is totally Handicap accessible and complies with ADA.

FIRE PROTECTION INFORMATION: Box 432

Detection - This building has Notifier AFP 1010 panel. This panel is a computer controlled interactive system. It has notifier SDX-551 smoke detectors and Notifier heat detectors.

Suppression - This building has a full sprinkler.

OCCUPANCY:

TYPE OF HEATING: Hot water heating. Chilled water cooling from Power Plant.

BUILDING FACTS SHEET

PETERSON RECREATION CENTER

Address: Assessors Plat 81/Lot 309
50 Sandringham Avenue

YEAR BUILT: 1980

MAJOR RENOVATIONS:

DESCRIPTION: 2 Floor Athletic Complex.

<u>SQUARE FOOTAGE:</u>	Grand Total	79,750
	Floor 1 Total	62,395
	Floor 2 Total	17,355

HANDICAP INFORMATION: This building has handicapped accessibility through its main entrance and the ramp is in good condition. There is an elevator. Both floors are handicap accessible along with the bathrooms. Pool is equipped with a handicapped lift.

FIRE PROTECTION INFORMATION: Box 446

Detection - This building has an FC1 FC-72 panel. There are duct smoke detectors in the Field House and Simplex 4265 fixed temp-heat detectors in rest of building.

Suppression - This building has a full sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Basically air distribution with hot water coils, utilizing hot water from the central plant. There is no cooling except for a small direct expansion system serving specific offices. Domestic hot water is produced with central plant hot water. The pool is heated with a combination of central plant hot water and solar heated water.

BUILDING FACTS SHEET

PHILLIPS MEMORIAL LIBRARY

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1967

MAJOR RENOVATIONS:

DESCRIPTION: Three story brick masonry structure. Library houses classrooms, administrative and faculty office.

<u>SQUARE FOOTAGE:</u>	Grand Total	105,727
	Floor 1 Total	30,751
	Classrooms	1,683
	Administration	5,657
	Faculty	3,752
	Occupancy	19,659
	Floor 2 Total	33,536
	Administration	33,536
	Floor 3 Total	41,440
	Administration	33,879
	Faculty	4,861
	Occupancy	2,700

HANDICAP INFORMATION: Equipped with electric door openers.

FIRE PROTECTION INFORMATION: Box 413

Detection - This building has an FC1 FC-72 panel. It has FC1224T smoke detectors with Simplex 4255-1 rate of rise heat detectors.

Suppression - This building has no sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Hot water.

BUILDING FACTS SHEET

PHYSICAL PLANT

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1912

MAJOR RENOVATIONS: 1991 - Completely refurbished to house Physical Plant Offices, Carpenter's Shop and Millwright's Shop.

<u>SQUARE FOOTAGE:</u>	Grand Total	5,485
	Floor 1 Total	4,125
	Floor 2 Total	1,360

HANDICAP INFORMATION: First floor and bathroom are handicap accessible. There is no elevator in this building.

FIRE PROTECTION INFORMATION: Box 452

Detection - This building has a Firelight 1000 panel. It has ESL 611 UT smoke detectors with Simplex 4265 fixed temp heat detectors.

Suppression - There is no sprinkler system in this building.

OCCUPANCY:

TYPE OF HEATING: Hot water, independent system.

BUILDING FACTS SHEET

PRIORY OF SAINT THOMAS AQUINAS

Address: Assessors Plat 81/Lot 479
591 River Avenue

YEAR BUILT: 1984

MAJOR RENOVATIONS:

DESCRIPTION: Six story brick masonry structure. Dominican Fathers Residence, Dining Hall and Chapel.

<u>SQUARE FOOTAGE:</u>	Grand Total	50,754
	Floor 0 Total	3,118
	Physical Plant	1,314
	Occupancy	1,804
	Floor 1 Total	11,828
	Food Services	3,596
	Occupancy	8,232
	Floor 2 Total	7,840
	Floor 3 - 6 Each Total	6,992
	Dominican Res. Each	4,956
	Occupancy Each	2,036

HANDICAP INFORMATION: There are two handicap accessible entrances that conform to ANSI Standards. There is a handicap ramp leading into the building, however the door entrance at the end of the ramp does not conform to standards. All doors do conform to ANSI Standards. There is an elevator which conforms to the Standards for access to all floors. The bathroom for the handicapped along with the washroom comply with ANSI Standards.

FIRE PROTECTION INFORMATION: Box 444

Detection - This building has a Grinnell Flex - 300 with Grinnell smoke detectors. All Dominican living quarters have electric local smoke detectors.

Suppression - There is a full sprinkler system in this building.

OCCUPANCY:

TYPE OF HEATING: Hot water/chilled water.

BUILDING FACTS SHEET

POWER PLANT

Address: Assessors Plat 81/Lot 478
36 Annie Street

YEAR BUILT: 1954

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Boiler Plant, Chiller Plant, Employee Lunch Room and Offices.

<u>SQUARE FOOTAGE:</u>	Grand Total	17,786
	Floor 1 Total	15,990
	Physical Plant	15,990
	Floor 2 Total	1,796
	Administration	1,796

HANDICAP INFORMATION: Ground floor of boiler room and employee lunch room are handicap accessible. There is no elevator in this building.

FIRE PROTECTION INFORMATION:

OCCUPANCY:

TYPE OF HEATING: Steam - Hot water/chilled water and DX cooling.

BUILDING FACT SHEET

RAYMOND HALL

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1959

MAJOR RENOVATIONS:

DESCRIPTION: Brick and masonry block structure. Dining Hall, Food Preparation Services and Dormitory.

<u>SQUARE FOOTAGE:</u>	Grand Total	88,798
	Basement Total	7,427
	Student Services	3,533
	Physical Plant	3,894
	Ground Fl. Total	21,212
	Food Services	21,212
	Floor 2 Total	12,732
	Residences	7,139
	Occupancy	5,593
	Floors 3&4 Each Total	12,732
	Residences Each	8,126
	Occupancy Each	4,606

HANDICAP INFORMATION: Front left entrance is handicap accessible and this also gives access to the dining hall. The ramp is in very good condition and should not slow down traffic. The elevator is useable, study rooms are handicap accessible but bathrooms are not equipped for the handicapped. All floors are accessible. The small room with the store and vending machine may restrict the handicapped from using it. There are exits at each side of the building and one down the middle of the back of the building so there should always be an available exit in case of emergency. Considered handicapped accessible living accommodations.

FIRE PROTECTION INFORMATION: Floors 2,3 and 4 are equipped with battery operated smoke detectors.

OCCUPANCY:

TYPE OF HEATING: Although converted to hot water heating in 1989, and including new chilled water cooling for the main dining hall; central plant steam remains for the kitchen facilities and domestic hot water.

Kitchen refrigeration (original) is city water cooled.

BUILDING FACTS SHEET

SCHNEIDER ICE ARENA

Address: Assessors Plat 119/Lot 10
499 Admiral Street

YEAR BUILT: 1973

MAJOR RENOVATIONS:

DESCRIPTION: Ice Rink, Offices, Locker Rooms, Equipment Room, Weight Room, Lounge.

<u>SQUARE FOOTAGE:</u>	Grand Total	66,400
	Floor 1 Total	37,000
	Floor 2 Total	29,400

HANDICAP INFORMATION: The main entrance is not handicap accessible but there are several ramps at other points of the arena. The ramps are all in good condition. The doors should not impede traffic flow because all those in attendance at the games will enter and exit at the same time so traffic will always be one way. There is no elevator in the arena, so the only accessible part of the arena is the section that divides the upper and lower half of the seating. However, there is a handicapped accessible rest room in this section (located next to the Hockey Office). There are ample exits in case of a fire. The only problem may be if they leave the building on the Admiral Street side. They must proceed by staying next to the building until they reach the ramp on the west end of the arena because of the steep embankment on that side. This will make it difficult for the handicapped person to move directly away from the fire. All ramps the entrances must also negotiate a step at door entrance.

FIRE PROTECTION INFORMATION: Box 418

Detection - This building has Simplex 4208 panel. It has Simplex 4255-1 rate of rise heat detectors.

Suppression - This building has a partial sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Steam heat.

BUILDING FACTS SHEET

SERVICE BUILDING

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1929

MAJOR RENOVATIONS:

DESCRIPTION: Brick masonry structure. Houses office space and student services.

<u>SQUARE FOOTAGE:</u>	Grand Total	16,757
	Basement Total	6,392
	Physical Plant	473
	Storage	3,979
	Occupancy	1,940
	Floor 1 Total	6,305
	Administration	1,034
	Student Services	4,719
	Occupancy	552
	Floor 2 Total	2,030
	Faculty	1,535
	Occupancy	495
	Floor 3 Total	2,030

HANDICAP INFORMATION: The building has one (1) accessible entrance. There is one (1) accessible handicapped ramp which conforms to the ANSI Standards. Some doors conform to the standards while others do not. The ramp that connects Howley Hall and Koffler Hall could be improved, but all other ramps are in good condition. With the many entrances available there should be no problem with traffic flow. The bathrooms are not handicap accessible but they can easily use the handicap facilities in Howley Hall. The elevator is useable, but is only handicap accessible to the second floor. The third floor is not handicap accessible. There are no study halls and they may only be a problem if there was a fire in Howley Hall that trapped the handicap in the Service Building, because there is no exit in the Service Building itself. However there are ample exits through Howley Hall.

FIRE PROTECTION INFORMATION: See Howley Hall. Box 438 Last Resort

Detection - Last Resort - Has a Simplex 4208 panel with Simplex 4255-1 rate of rise heat detectors.

Suppression - There is no sprinkler system in this building.

BUILDING FACTS SHEET - SERVICE BLDG. - PAGE 2

OCCUPANCY:

TYPE OF HEATING: Forced hot water from steam heat exchange. "Last Resort" remains steam heated.

BUILDING FACTS SHEET

SAINT CATHERINE OF SIENNA

Address: Assessors Plat 119/Lot 229
165 Huxley Avenue

YEAR BUILT: 1929

MAJOR RENOVATIONS:

DESCRIPTION: Two story brick masonry structure. Music/Theater Arts Building.

<u>SQUARE FOOTAGE:</u>	Grand Total	18,381
	Floor 0 Total	6,168
	Theater	2,860
	Storage	3,308
	Floor 1 Total	6,231
	Administration	4,462
	Occupancy	1,769
	Floor 2 Total	5,982
	Administration	1,646
	Theater	2,788
	Occupancy	1,548

HANDICAP INFORMATION: There is one (1) accessible entrance to this building. There is one (1) handicap ramp which is accessible and conforms with ANSI Standards. Some doors in the building conform to the standards while others do not. there is an elevator within the building, however, it is inaccessible and does not comply with ANSI Standards.

FIRE PROTECTION INFORMATION: Box 441

Detection -

This building has a Simplex 4208 panel. It has a Simplex 4255-1 rate of rise detectors.

Suppression - There are sprinklers in the attic and the basement. There are no sprinklers on the first and second floors.

OCCUPANCY:

TYPE OF HEAT: Forces hot water fin tube radiation.

BUILDING FACTS SHEET

SLAVIN STUDENT CENTER

Address: Assessors Plat 81/Lot 477
235R Eaton Street

YEAR BUILT: 1972

MAJOR RENOVATIONS:

DESCRIPTION: Three floor brick masonry structure. Houses student services, administrative offices, campus bookstore.

<u>SQUARE FOOTAGE:</u>	Grand Total	62,445
	Floor 1 Total	34,131
	Administration	4,926
	Student Services	13,649
	Occupancy	15,556
	Floor 2 Total	23,288
	Administration	2,654
	Student Services	2,672
	Occupancy	17,962
	Floor 3 Total	5,026
	Student Services	2,055
	Occupancy	2,971

HANDICAP INFORMATION: Peterson Recreation Center has handicapped accessibility through its main entrance and the ramp is in good condition. There is an elevator available in Peterson that will lead you into the lower level of Slavin Center (this is the only handicapped entrance into lower Slavin). The second floor of Slavin is accessible by a ramp in the back of the building, but the study pit is not handicap accessible. Bathrooms are handicap accessible. Moving from the ground floor of Slavin to the second floor is accessible only through Peterson's elevator and outside back to the ramp behind Slavin. There are ample exits for those who are not handicapped, but there will be serious problems for the handicapped if they are on the ground floor of Slavin in an emergency.

FIRE PROTECTION INFORMATION: Box 415

Detection - This building has a FC1 FC-72 panel. It has Simplex 4255-1 rate of rise heat detectors. It also has FC1 224T smoke detectors in the bookstore.

Suppression - This building has no sprinkler system with exception of 64 Hall.

OCCUPANCY:

BUILDING FACTS SHEET - SLAVIN CENTER - PAGE 2

TYPE OF HEATING: Central plant hot water and central plant chilled water distribution system. Lobby areas are cooled and heated with original through-wall electric incremental units.

BUILDING FACTS SHEET

STEPHEN HALL

Address: Assessors Plat 119/Lot 1
177 Eaton Street

YEAR BUILT: 1936

MAJOR RENOVATIONS:

DESCRIPTION: Masonry brick structure. Dormitory, classrooms and administrative offices.

<u>SQUARE FOOTAGE:</u>	Grand Total	44,301
	Floor 1 Total	13,557
	Classrooms	5,832
	Administration	3,028
	Occupancy	4,697
	Floor 2 Total	11,582
	Residences	7,600
	Occupancy	3,982
	Floor 3 Total	11,582
	Residences	7,594
	Occupancy	3,988
	Floor 4 Total	7,580
	Residences	4,923
	Occupancy	2,657

HANDICAP INFORMATION: This building is handicap accessible only from the west side of the building on the ground floor. There is a ramp in the front (east) of the building but it still must be entered from the back. The ramp in back is in fair condition and the entrance may impede traffic flow because it is not very wide. Bathrooms are not equipped for the handicapped and the elevator, although useable, must be opened and shut manually. The ground floor, second floor, and west wing of the third floor are accessible but the west wing of the third floor is not. Study Rooms and the laundry room are accessible. Since the only available exit is on the ground floor of the east side and the elevator is on the east side, there may be difficulty exiting. For others in the building there are stairs at either end, with ample exits throughout the building.

FIRE PROTECTION INFORMATION: Box 428

Detection - This building has a Simplex 4208 panel. It has Simplex 4259 smoke detectors and Simplex 4255-1 rate of rise heat detectors. All dorm rooms have battery operated local smoke detectors.

Suppression - No sprinkler system in this building.

BUILDING FACTS SHEET - STEPHEN HALL - PAGE 2

OCCUPANCY:

TYPE OF HEATING: Original steam pipe heating which requires frequent repairing due to deterioration from corrosion, and is lacking in comfort level and controls.

BUILDING FACTS SHEET

SAINT THOMAS HOUSE

Address: Assessors Plat 81/Lot 309
50 Sandringham Avenue

YEAR BUILT: 1928

MAJOR RENOVATIONS:

DESCRIPTION: Wood frame building. Dominican Fathers Residence and Garage.

<u>SQUARE FOOTAGE</u>	Grand Total	3,520
	Floor 0 Total	1,253
	Storage	1,253
	Floor 1 Total	1,242
	Residences	1,242
	Floor 2 Total	1,025
	Residences	1,025

HANDICAP INFORMATION: The building is completely inaccessible to the handicapped. There is no handicapped ramp for accessibility, no elevator and no door which conform to the ANSI Standards.

FIRE PROTECTION INFORMATION: Box 419

Detection - This building has a Simplex 4208 panel. It has a Simplex 4255-1 rate of rise heat detectors.

Suppression - This building has no sprinkler system.

OCCUPANCY:

TYPE OF HEATING: Steam.

BUILDING FACTS SHEET

SOWA BUILDING

Address: Assessors Plat 81/Lot 24
235 Eaton Street

YEAR BUILT: 1987

MAJOR RENOVATIONS:

DESCRIPTION: Houses classroom laboratories, research laboratories, and Chemistry, Biology, Physics and Engineering Offices.

<u>SQUARE FOOTAGE:</u>	Grand Total	8,427
	Floor 1 Total	3,070
	Occupancy	3,070
	Floor 2 Total	5,357
	Occupancy	5,357

HANDICAP INFORMATION: Most doors in Sowa conform with ANSI Standards. There are (2) accessible entrances to Sowa that conform to ANSI Standards. Access to the second floor of Sowa is the elevator in Albertus Magnus. Most doors on the second floor conform to standards.

FIRE PROTECTION INFORMATION: See Albertus Magnus.

OCCUPANCY:

TYPE OF HEATING: Hot water.

OFF CAMPUS PROPERTY

176 Eaton Street
Providence, RI 02908

560 River Avenue
Providence, RI 02908

102 Bradley Street
Providence, RI 02908

**CONDITION
OF
PROPERTY**

REPORT OF CONDITION/BONDED PROPERTIES

for

PROVIDENCE COLLEGE
Providence, Rhode Island 02908

PROPERTIES AND PROJECTS

Slavin Center	(1973 Issue)
Schneider Arena	(1973 Issue)
Chapin Properties	(1977 Issue)
Peterson Center	(1985 Issue)
Boiler Plant	(1985 Issue)
Central Chiller	(1985 Issue)
Albertus Magnus Hall	(1985 Issue)
Science Connector Bldg. (SOWA)	(1985 Issue)
Student Apartment Buildings	(1988 Issue)

Prepared By:

CASTELLUCCI, GALLI CORPORATION
242 Admiral Street
Providence, Rhode Island 02908

PROJECT NO. 91-9



May 13, 1991

Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street
Providence, Rhode Island 02908
(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, Rhode Island 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Slavin Center - Report of Condition

Dear Mr. Nero:

We have again examined this structure and our observations indicate the structure to be well maintained and in excellent condition. This opinion is offered on the basis of observations made recently in connection with the building's structural, mechanical and electrical components. For your convenience, we are providing you with a brief description and use as was done in previous reports. Also, in the Fall of 1989, the use of the lower level area was integrated with the adjacent areas of Alumni Hall to include a mini-mall. "As Built" drawings designated as "Cafeteria Expansion for Slavin Center" Project 89-19, are available at this office. The mini-mall project includes architectural, mechanical and electrical components located adjacent to Slavin Center and creates a group of shops which expands the food services and recreational facilities of the "Slavin/Alumni College Union Complex".

The facility was constructed in 1971 and accommodates both faculty and student social and recreational needs. There are also supporting areas such as an auditorium, student and faculty offices, meeting rooms, a book store, game room and numerous related areas (mail room, bank, cleaners, etc.) This 2-3 level building is constructed with a reinforced concrete frame, brick and concrete masonry walls and concrete floors, ceilings and roof deck (pan system).

There are no major cracks or defects in the foundation walls. Some hairline cracks still persist in the North and South foundation walls. These hairline cracks are not considered structural failures, they are probably shrinkage cracks normally found in concrete surfaces. Exterior masonry walls showed no new cracks or other defects in the brick and concrete masonry. Mortar joints were observed to be solid with no deterioration noted. Expansion joints continue to be working properly.

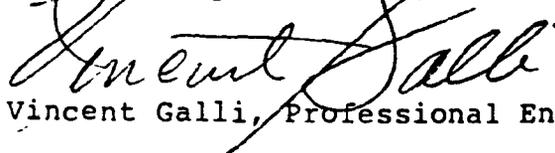
Cont...

Heat is furnished from the Central Power Plant building and all heating, ventilation and air-conditioning systems continue to be functioning properly. Plumbing lines for sanitary, hot water and cold water supplies and fixtures are well maintained and working properly. Electrical wiring, conduits, panel boxes, fixtures and other electrical components are well maintained and functioning properly. There is an internal fire alarm system which is part of the college master fire alarm network which in turn is tied into the City of Providence's Fire Warning System. All mechanical and electrical systems in the "mini-mall" area were upgraded to accommodate the new shops. See also a report from Halliwell Associates, attached to this report.

In 1985, the building was re-roofed using a single-ply elastomeric sheet membrane, loose laid, ballasted system with urethane insulation. The probable "R" factor for a re-roof system of this composition is at least 20. This writer also observed new flashing around all roof projections and a sufficient number of roof drains. There is still no evidence of "ponding" noted and the roof drains continue to be working properly.

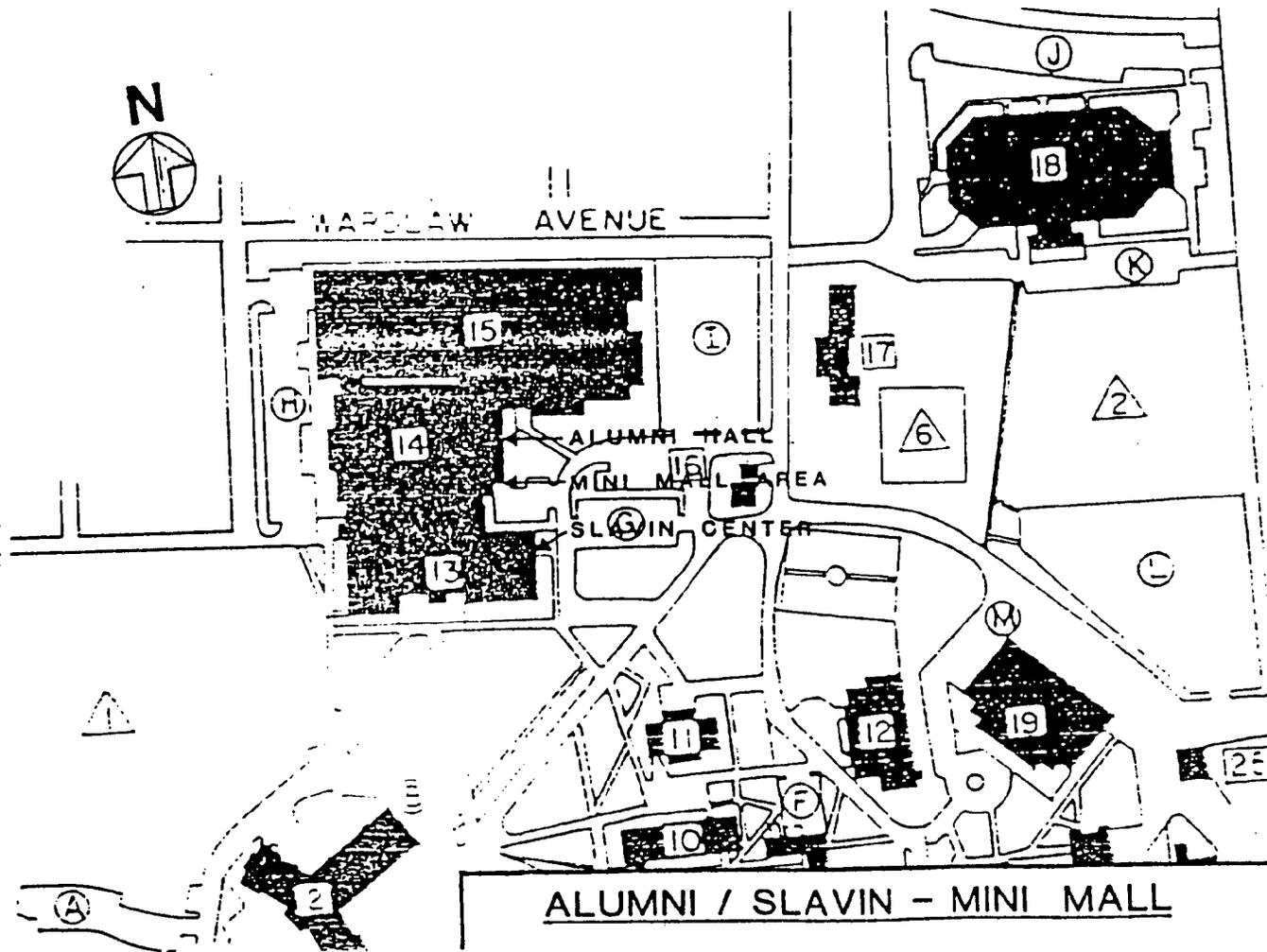
The Slavin Center is now the most used building on the campus. Very little wear was noted on the structures' interior floors, walls and fixtures. This writer found the interior rooms to be clean and well maintained.

Respectfully submitted,



Vincent Galli, Professional Engineer, R.I. #1319

VG:tma



Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street
Providence, Rhode Island 02908
(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, Rhode Island 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Schneider Arena - Report of Condition

Dear Mr. Nero:

An on-going inspection of the above facility was made by this writer. The structure continues to be well maintained and it is this writer's professional opinion that the facility is generally in good condition. This opinion is made on the basis of having observed both the exterior and interior of the building's components both recently and in the past several years. Reference is made to last year's report by this writer. Excerpts from that report are repeated:

This sixteen year old structure houses an indoor artificial ice rink with a 3,000 seating capacity for spectators and supporting service rooms. The refrigeration system appears to be well maintained and functioning properly. The engine room remains clean, automatic controls seem to work properly, compressors, power supply, pumps and heat rejection units appear to be functioning properly. Freon is used as the refrigerant. Floor construction for the indoor artificial rink is of "steel piping in reinforced concrete". Service rooms include shower and bath facilities, massage rooms, locker rooms, storage and equipment areas, public service areas and offices.

This two level facility is constructed with a structural steel frame, concrete masonry walls, concrete floors and metal roof deck. Steel trusses "clear span" the rink and spectator area and all supporting areas are located on the lower level - accessible by ramps and stairs.

Heat is furnished from the Central Power Plant building and all heating, ventilation and air-conditioning equipment appeared to be well maintained and working properly. Locker rooms and toilets were well kept, clean and fixtures in good working condition. Sanitary piping, hot and cold water lines appeared to be in good condition. Electrical wiring, conduits, panel boxes, fixtures and other electrical components appeared to be well maintained and functioning properly. The building is tied into the College's fire alarm network.

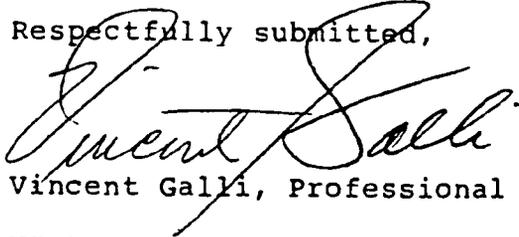
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In 1986, the building was re-roofed using a single-ply elastomeric sheet membrane, loose laid, ballasted system with urethane insulation. This writer estimates a probable "R" factor of at least 20 for this re-roofed system. Roof drains appeared to be working and no evidence of major "ponding" areas could be noted on the roof's surface.

In 1987, a dehumidifier system was installed in the main rink area. The dehumidifier system helps reduce the "clouding" effect common to indoor ice rinks. In 1989, safety nets were installed behind the hockey goal areas.

As stated previously, the special use for which this building is put to requires a considerable amount of maintenance of all mechanical, electrical and refrigeration systems. This writer's observations again indicated that a conscientious maintenance program is being exercised in this respect.

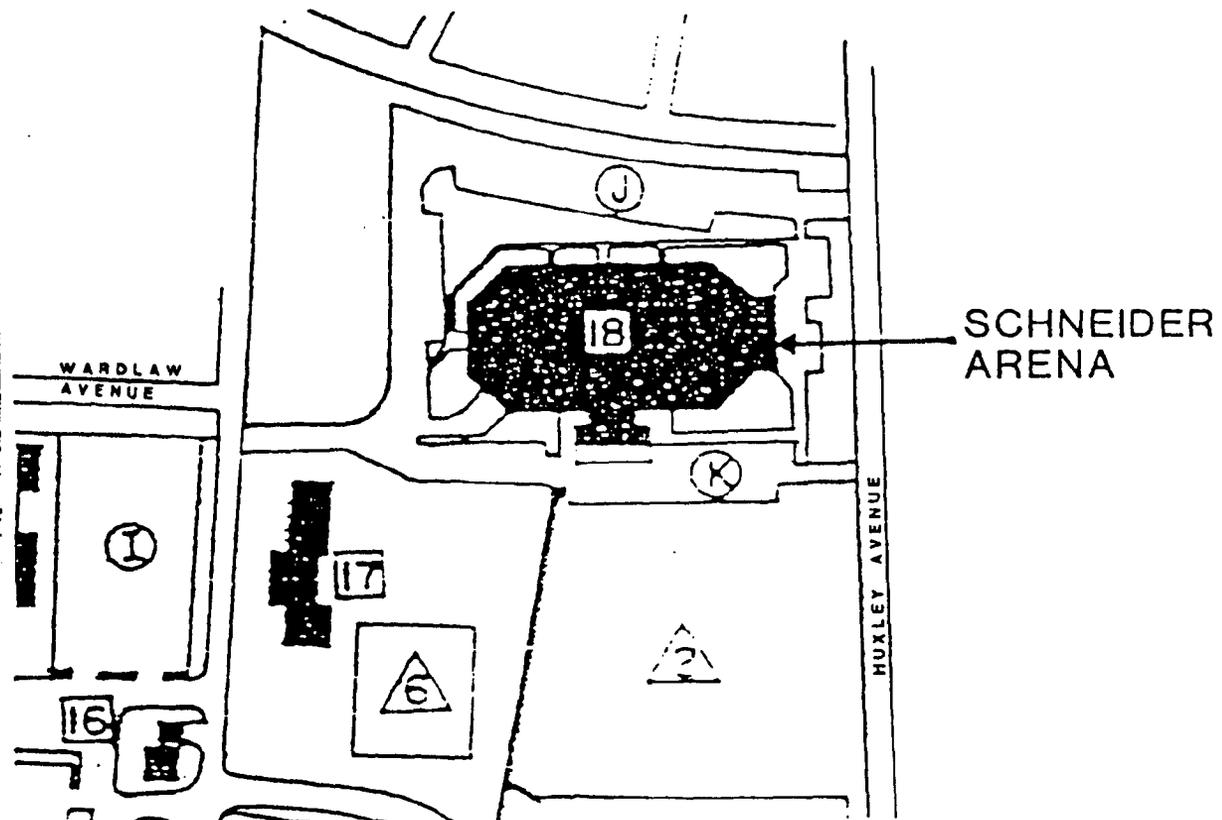
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Vincent Galli". The signature is written in dark ink and is positioned above the typed name.

Vincent Galli, Professional Engineer. R.I. #1319

VG:tma

PROVIDENCE COLLEGE
FOUNDED IN 1917



Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street
Providence, Rhode Island 02908
(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, Rhode Island 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Chapin Properties - Report of Condition

Dear Mr. Nero:

Observations of each of the lower campus buildings indicate that all buildings continue to be in excellent condition structurally and as far as maintenance is concerned. For your convenience, we are providing you with a general description of each building and the on-going improvements and maintenance program.

As mentioned in previous reports, all of the lower campus buildings are of the institutional type and well over 50 years old. The College continues to improve and maintain both buildings and grounds. The preventative maintenance program initiated by the Director of the Physical Plant has been successful. The program also includes the systematic improvement and implementation of fire and safety systems, an asbestos removal initiative and certain interior alterations designed to comply with the latest City and State Fire Safety and Environmental consideration.

Additional planning and design of these improvements were conducted in 1987-1989. The actual implementation of the proposed improvements is now complete. A new guard house and gate facility was also installed at the lower campus's south-eastern corner off Eaton Street.

A. Summary of the on-going work is as follows:

<u>Building Designation</u>	<u>Exterior Condition</u>	<u>Interior Condition</u>	<u>Percent (%) Completion of Improvements</u>
Dore	Excellent	Excellent	100
Fennell	Excellent	Excellent	100
St. Catherine of Sienna	Excellent	Good	40
Koffler	Excellent	Good	40
Howley	Excellent	Good	100
East Building	Excellent	Excellent	100

Cont...

<u>Building Designation</u>	<u>Exterior Condition</u>	<u>Interior Condition</u>	<u>Percent (%) Completion of Improvements</u>
Ceramics	Good	Good	45
Service	Good	Good	70
Hindle	Good	Good	25
Ambulatory	Good	Good	100
Asbestos Removal	--	--	--

(Refer to the following sheet indicating the status of the asbestos removal program for the entire campus).

Door Hall:
(Bldg. 29) As stated in previous reports, all work required to legalize the new use was completed. Building Permits were issued and work completed to bring the structure in full compliance with the State and City Fire and Safety Codes.

Fennell Hall:
(Bldg. 39) Status is the same as Dore Hall

St. Catherine of Sienna and Koffler Hall:
(Bldgs. 38 & 34) As stated in previous reports, Plans and Specifications for the proposed alterations to the building were submitted to the City of Providence Building Inspection Department. All variances were granted including those issued by the State of R.I. Building Code Commission and the City of Providence Building Board of Appeal & Review.

Howley Hall:
(Bldg. 37) All required renovations have been completed.

East Bldg.:
(Bedford Hall Bldg. 33) All work permits and occupancies for this dormitory building have been completed and the use legalized.

Ceramics Bldg.:
(Bldg. 32) Plans and Specifications continue to be on hold until the College is able to determine the intended use of this structure. The building will be converted to be used as part of the Physical Plant.

Service Bldg.:
(Bldg. 35) This structure is physically connected to the Howley Building. There has been no change in the use.

Hindle Bldg.:
(Hunt-Cavanaugh Bldg. 30) Plans of interior changes are on hold. A new roof system was installed in 1987.

Ambulatory Garages:
(Bldg. 31) This building has been renovated this year and now houses the offices of the physical plant.

Cont...

Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street
Providence, Rhode Island 02908
(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, RI 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Peterson Recreation Facility - Report of Condition

Dear Mr. Nero:

This writer and members of the staff again examined this ten year old facility. Our observations indicate that it is in fairly good condition. Recent work involves much cleaning and painting throughout the interior areas. An excellent maintenance program keeps this facility in good repair.

A review of the building's construction and its available facilities is again outlined:

The building is located in the central upper campus area and has been integrated with the Slavin and Alumni Hall Complexes (refer to the attached Site Plan). This complex of three buildings is used primarily for student and faculty social and recreational activities. The complex and its facilities is also made available to community organizations. Specifically, the Peterson Building itself, supports spaces such as follows:

- A. Pool area with locker/shower rooms, toilets and supporting facilities.
- B. Racquetball courts, tennis and basketball courts, indoor track, meeting rooms, offices, public service areas, mechanical and electrical rooms, and storage rooms.
- C. Field House area with indoor track, 3 tennis courts, five basketball courts.

The total area of this facility is 64,000 s.f.

The building is also equipped with an emergency electric generating system; contains fire suppression systems; fire alarm; emergency lighting; and adequate egresses.

Cont...

The building is framed with structural steel and the exterior is brick veneer and some portions of exterior wall contain insulated pre-finished metal siding. The roof structure over lobbies, locker rooms and mechanical spaces is made up of Flexicore planking with rigid insulation and ballasted, loose laid membrane roofing system. Roof structure over the pool area is framed with pre-stressed concrete beams ("tee" sections). The concrete deck is topped with a rigid insulation ballasted, loose laid membrane roofing system. Floors are made up of Flexicore with concrete topping and resilient material finish.

The swimming pool and area surrounding is lined with ceramic tile. Walls are concrete block masonry and there is a suspended tile ceiling with an aluminum grid system.

Another inspection of the swimming pool components indicates that the mechanical and plumbing systems continue to function properly and appear to be well maintained. Other mechanical and electrical systems were observed and all indications are that these systems are working properly and are also well maintained. Lighting levels for all areas appear adequate. Some re-lamping was done recently.

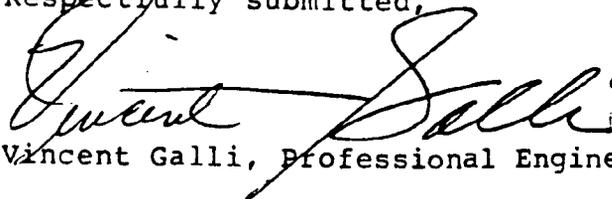
Locker rooms, showers and toilet facilities are in good condition and appear to be well maintained.

Field house area has a 24 ft. high clearance to the underside of the structural members. There are four steel girders (10 ft. deep sections spanning the entire width of the area). Deck purlins are 36" open-web steel joists located 6'-0" o.c. The roofing system is ballasted, loose laid membrane over insulation and supported by a metal roof deck.

Exterior walls for the Field House portion are concrete masonry units for the lower half and insulated metal panels for the upper half. The floor system is a resilient sporting-surface material placed over an asphalt concrete base. Most of the walls are covered with sound absorption material. The Field House complex appears to be well maintained.

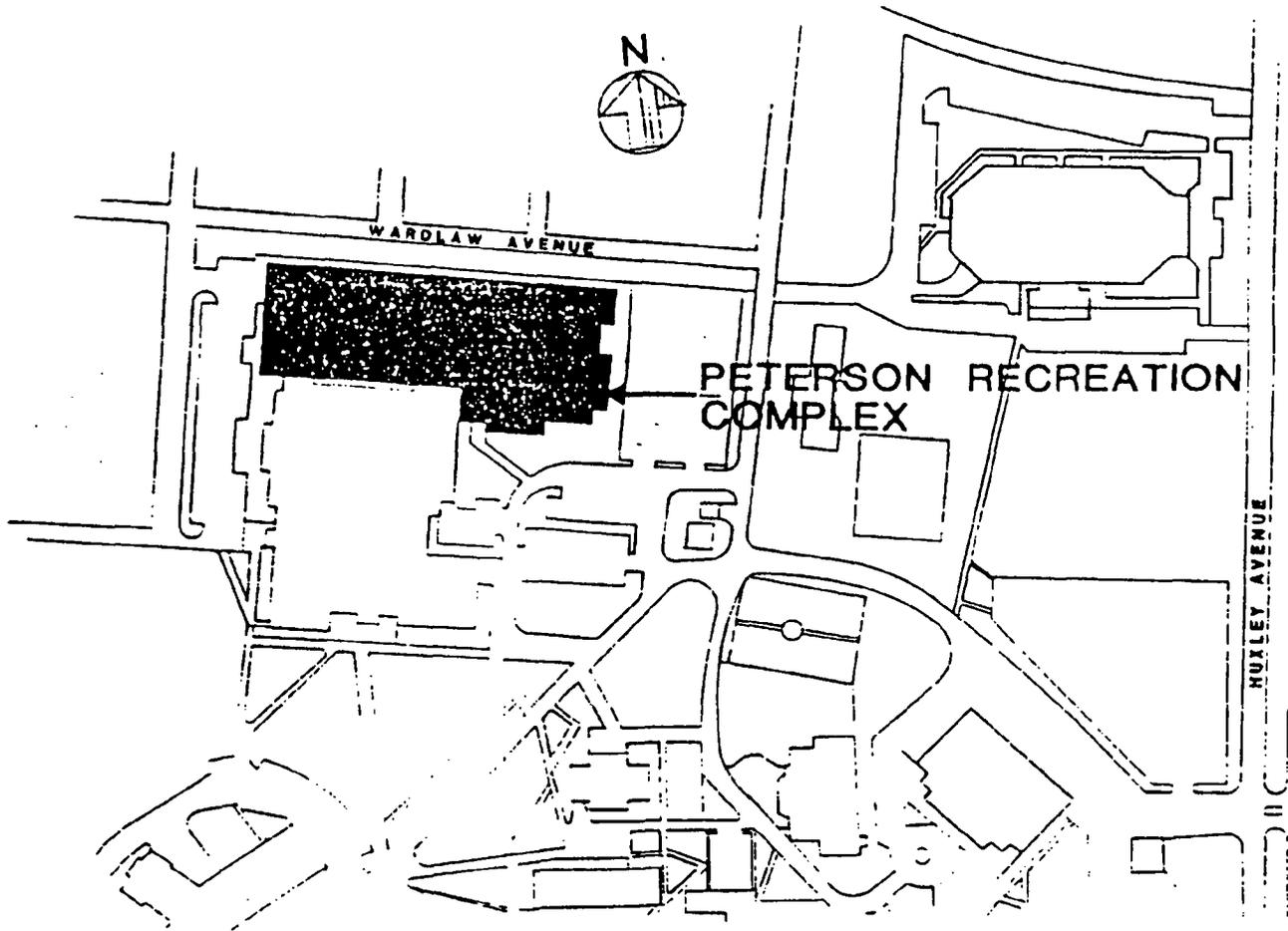
This building is a high-use type facility. Continued attention and good maintenance is being provided by the Physical Plant staff.

Respectfully submitted,



Vincent Galli, Professional Engineer, R.I. #1319

VG:tma



WARDLAW AVENUE

PETERSON RECREATION
COMPLEX

HUXLEY AVENUE



Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street
Providence, Rhode Island 02908
(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, Rhode Island 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Boiler Plant, Central Chiller - Report of Conditions

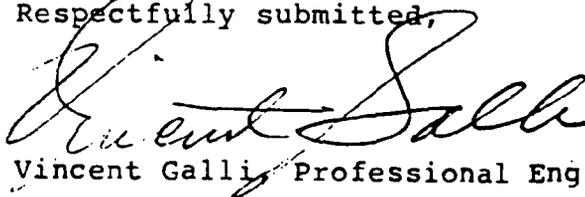
Dear Mr. Nero:

The above referenced facility is under the direct care of the Physical Plant and its consultant Halliwell Associates. For your convenience we are attaching the following reports and letters which should adequately provide information in connection with the recent maintenance and improvements to this facility.

1. Letter dated April 21, 1989 issued by this office.
2. Letter dated March 5, 1987 issued by Halliwell Associates (College consultants).
3. Letter dated February 19, 1990 issued by Halliwell Associates.
4. Letter dated May 1, 1991 issued by Halliwell ASsociates.

Generally, we concur with the factual report issued by the consultant.

Respectfully submitted,



Vincent Galli, Professional Engineer, R.I. #1319

VG:tma

Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street

Providence, Rhode Island 02908

(401) 751-7171

April 21, 1989

Providence College
River Avenue
Providence, Rhode Island 02918

Attn: Mr. William Nero,
Vice President for Business Affairs

RE: Boiler Plant, Central Chiller -
Report of Condition

Dear Mr. Nero:

Major expansion of the HW/CW system has taken place in the past year. Connections to provide both heating and air conditioning have been completed for the following buildings:

3 Student Apartment Buildings (Bldgs. 21, 22 and 28)
Antoninus Hall (Moore Hall) Building #12.

Extension of both HW/CW supplies have also been extended to the following building for future heating and air conditioning:

Raymond Hall (Building #19)

Attached is the HW and CW distribution system drawing shown in schematic form. Complete detailed drawings can be furnished by Halliwell Associates upon request.

Presently the two "Keeler Boilers" are burning oil for energy. Note that these boilers can also burn gas as an alternate fuel when cost effectiveness changes. Also, the two "Bed Boilers" can utilize coal as still a third alternate fuel use.

Because of the complexity of the improvements made to the Central Plant, and underground HW/CW system to the various campus buildings, we have again conferred with staff engineers at Halliwell Associates, the engineering firm responsible for the design of the new Central Plant and the HW/CW system. Halliwell Associates informs us that their report, dated March 5, 1987, is supplemented by the following improvements.

1. Two (2) Keeler Boilers have been retrofitted with gas/oil burners for alternate fuel use.
2. Two (2) "flue-idized" Bed Boilers have been retrofitted with gas combustion "nozzles" so that these units have gas/coal alternate fuel use.
3. A H.P. gas line was installed in 1987, from gas service located in Huxley Avenue to the Central Plant.

Generally, we concur with the factual report presented by Halliwell Associates. The Central Plant Structure is in fairly good condition and is being well maintained.

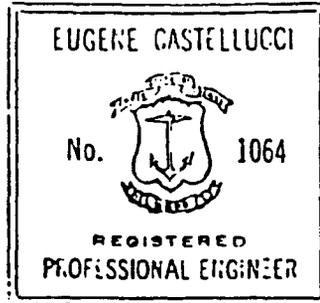
Respectfully submitted,



Eugene D. Castellucci, Registered Professional Engineer, R.I. #1064
Registered Professional Engineer, MA #14794

EC/db

Enclosures: 5



HALLIWELL ASSOCIATES, INC.

265 WATERMAN AVENUE • EAST PROVIDENCE, RI 02914 • 401-438-8000

March 5, 1987

Castellucci, Galli Corp.
242 Admiral Street
Providence, RI 02908

Attention: Mr. Eugene Castellucci

Re: Central Plant - Providence College

Dear Mr. Castellucci:

In response to your request, we submit the following overview of the central heating and cooling plant at Providence College.

The original plant was constructed in 1953, and consisted of two Keebler 100 PSI watertube steam boilers, each rated at 10,000 PPH of steam, firing No. 6 fuel oil. The units are forced draft, connecting to 100 ft. brick chimney. The original rotary cup-type burners were replaced in 1978 with new Gordon Piatt burners. The original facility includes a deep pit which houses the main condensate return receiver and condensate pumps which discharge into a deaerator/heater located in the southwest mezzanine level. Two, 20,000-gallon capacity oil storage tanks located at the rear of the building stored the fuel oil. The original structure is of concrete foundation, concrete block and face brick walls, a heavy concrete pan-type roof, and structural steel framing encased in concrete or masonry.

In 1961 an addition to the boiler plant facility was constructed, of materials equivalent to the original building. The new addition housed two used Union water-tube steam boilers, with Todd gun-type burners, forced draft fans; at 250 psi design pressure, 100 psi operating pressure, and rated at 30,000 PPH of steam production.

Subsequent to the above addition, a concrete block structure with precast concrete plank roof, was constructed to provide a 4-bay storage and vehicle maintenance garage. The building included exposed structural steel framing, which remains to date.

Subsequent to the construction of the garage, the original buried fuel oil storage tanks were drained, disconnected, and abandoned; and a new concrete encased fuel oil storage tank facility was constructed. New fuel oil piping including circulating pumps and heaters, were installed and connected to the four boilers.

In 1983, an addition to the existing central plant was completed, of concrete and masonry construction with structural steel framing and precast concrete plank roof. This new addition was implemented under the same Contract as, and for the purpose of, housing a new Coal Combustion and Cogeneration Facility. Under this Contract, the following major apparatus was installed:

- Two Stone Jonnston coal-fired fluidized bed boilers, of firetube type, 300 psi design, 250 psi working pressure, at 20,000 PPH steam capacity each. Each unit includes (3) integral 25 HP forced draft fans, (3) fuel mixture feed augers, and (3) bed remover augers
- Two - 100 HP induced draft fans
- Two baghouse filters
- Two - 75 HP boiler feed pumps
- One - 75 HP hot water circulating pumps and one - 30 HP hot water circulating pump, and provisions for future standby pump
- Chemical treatment feed pump units
- Material (fuel and ash) handling and storage system, of dense phase pneumatic type with 100 HP screw-type air compressor and air storage tank
- Storage silos and bunkers for coal, limestone, and ash
- Two - 75 HP screw conveyors for ash evacuation to outdoor storage and removal boxes.
- 1240 kW synchronous turbine/generator unit.
- Turbine/Generator switchgear
- Main electrical switchgear and two motor control centers with circuit breakers and starters for all major motors.
- Surface condensor to accept turbine final stage exhaust steam, for the initial stage of heating system water heating.
- Two - 30,000 PPH steam-water heat exchangers for secondary hot water reheat.
- Rooftop 4.0 million Btu/hr closed loop cooling tower with glycol liquid circulation, for low heating load heat rejection.

Over the course of 1985 and 1986 the attached 4-bay vehicle maintenance garage was reduced to one bay for vehicle maintenance; the other 3 bays converted to the central chiller plant. Three used steam-absorption chillers were installed and reconditioned; two at 500 ton nominal capacity, one at 1100 ton nominal capacity. These units are piped with low-pressure steam as well as turbine exhaust steam, each with separate control valves, for alternate chilled water generation. When on exhaust steam, net

Boiler plant capacity is approximately 50% of nominal capacity, and during such periods, electric power is cogenerated. The boiler plant is provided with central chilled water pumps and condenser water pumps. Two outdoor cooling towers with electronic modulated variable speed control of 13-25 HP fans, reject heat to the atmosphere.

In February, 1987, the central heating plant was provided with high-pressure natural gas, connected to the fluid bed boilers, and the boilers retrofitted with natural gas nozzles. These boilers are now capable of generating high pressure steam for campus steam heating, campus hot water heating, cogeneration of electric power, and central chilled water production; while firing either natural gas or coal as alternative primary fuels.

While No. 6 oil still remains the primary fuel for the existing older boilers, consideration is being given to the future retrofit of these remaining boilers in order to alternatively burn natural gas.

Condition of original boiler plant structure as well as all subsequent addition structures is excellent.

With the exception of the newest boiler plant addition of 1983, there is little or no structural envelope insulation. Due to the nature and function of the facility, this is viewed to be of little consequence.

Condition of original, subsequent, and newest apparatus generally is considered to be good to excellent, as a result of prudent preventative maintenance programs and proper management by the Physical Plant Department and by Central Plant supervisory staff.

Specifically, while the oil-fired boilers have been consistently used since the original installation, and without major retubing; there are no currently known deficiencies in watertube wall thickness due either to erosion or corrosion. The condition of these units is considered to be good, although only thorough and complete on-site tests can definitively predict remaining service life of existing tubes.

All piping, valves, equipment, etc. is code compliance and in good condition.

Piping and equipment insulation is thorough and in good condition. Although piping and some equipment in the older sections of the plant is insulated with asbestos, it is completely jacketed and non-friable, and free of damage. Plans for removal of asbestos material and replacement with new insulation is a part of the College's Campus Asbestos Abatement Program.

Overall Central Plant capacities are as follows.

Steam Production (Gross)	120,000 lbs/hr
Hot Water Heating (Gross)	84.0 million Btu/hr
Chilled Water Cooling (Nom)	2100 tons
Electric Power Cogeneration	1240 kW/hr

||

Attached is a copy of the small scale campus plan which you have furnished. In accordance with your request, I have marked this plan to show (conceptually only) the installed hot water and chilled water distribution systems; and the proposed new systems anticipated to be installed during the summer of 1987.

Intended future expansion of underground hot water distribution would eventually connect to all remaining campus buildings. Scheduling for this is not known at this time.

Please feel free to call if we may be of further service.

Yours very truly,



J. Clifford Halliwell

JCH/kif

Attachment



HALLIWELL ASSOCIATES, INC.

865 WATERMAN AVENUE • EAST PROVIDENCE, RHODE ISLAND 02914 • (401) 438-5020

February 19, 1990

Mr. Eugene Castellucci
Castellucci, Galli Corporation
242 Admiral Street
Providence, RI 02908

Re: Annual Insurance Report

Dear Gene:

We have reviewed the copy of the Insurance Report, of April 1989, which you have forwarded to us. Regarding mechanical and/or electrical systems improvements implemented since the above date, we submit the following:

RAYMOND HALL:

The existing steam heating system throughout this facility, was converted to forced hot water, utilizing heated water from the Central Boiler Plant via the underground distribution system. As you know, the additional heating load imposed on the Central Boiler Plant improves the productivity of the steam turbine generator (located at the Central Plant) in generating electric power. Added benefits of the hot water conversion of this building include: greater comfort level, reduced energy consumption, and reduced maintenance.

The (2) existing water cooled electric air conditioning units which provide heating, cooling, and ventilation for the Dining Room, were replaced under the same contract as above, with new HVAC units. The new units utilize central plant hot water for heating; and central plant chilled water for cooling, via the underground chilled water distribution system. Again, this improvement increases comfort level, reduces energy consumption, and reduces maintenance. Also, the existing units which were replaced utilized city water as the condensing medium; and the implementation of the new units eliminated this waste of city water.

Under the same contract as the above Hot Water Conversion and A.C. Unit Replacement, a complete new fire protection sprinkler/standpipe system was installed (in accordance with applicable NFPA standards, State and Local Codes, and Factory Mutual requirements). The existing fire alarm system was expanded to accommodate the new sprinkler/standpipe system. The modifications to the existing fire alarm system were designed to support planned future fire alarm system upgrade.

Under a separate contract, the existing Emergency Electrical System was upgraded to comply with current National Electric Code. The upgrades include the installation of a new source of power, a new Automatic Transfer Switch, a new Power Distribution Panel and new feeder circuits.

JOSEPH HALL:

Along with Architectural Renovation designed by your office, this building received the following mechanical improvements:

The existing steam heating system with cast iron radiators was modified and added to, for the conversion to forced hot water. While the intent is to connect this new forced hot water heating system to the Central Plant via the underground hot water distribution system; the required underground distribution piping is not yet available. In the meantime, a steam-to-water heat exchanger in the mechanical room produces the required hot water for the new heating system, utilizing central plant low pressure steam.

The subject underground hot water distribution system from the central plant will be installed once the remaining buildings in this section of the upper campus are converted to forced hot water. These include Stephens Hall, the Physical Plant office building, and Guzman Hall.

Under the same contract as the above hot water conversion, Joseph Hall was provided with a complete new fire protection sprinkler/standpipe system (in accordance with applicable N.F.P.A. standards, State and Local Codes, and Factory Mutual requirements).

St Joseph Hall was provided with a new electric distribution system and new wiring, lights and electrical devices on the first floor, third floor, and the fourth floor. Minimum modifications and improvements, as required by the renovations, were made to the existing wiring on the second floor.

A complete new class "A" fire alarm system was installed in accordance with applicable N.F.P.A. standards and State and Local Codes.

25

CENTRAL PLANT:

The two oldest and largest steam boilers (Union Iron Works, Boilers #1, and #2) were tested, refitted, and retrofitted, for high pressure steam generation (250PSI); and connected to the high pressure steam piping system.

No. 1 boiler was also retrofitted with a new high efficiency combination oil/gas burner and controls; and provided with high pressure natural gas connection.

Both boilers NO. 1 and No. 2 can now produce high pressure steam which is used to drive the steam turbine generator and/or reduced to low pressure steams for campus use.

Boiler No. 1 can produce high pressure steam while firing either No. 6 fuel oil or natural gas. The foregoing improvements conserve energy, and provide the central plant with a greater degree of emergency standby capacity.

UNDERGROUND ELECTRIC POWER DISTRIBUTION:

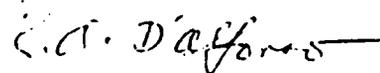
A new underground power and communications duct bank was installed from Guzman Hall to various points on Lower Campus. A new primary loop power feeder cable has been installed from Upper Campus to Lower Campus and outdoor fused switching enclosures installed to individually feed and switch each Lower Campus Power transformer. Under the same contract a second new primary loop power feeder cable will be install to provide a redundant power feed cable to Lower Campus. In addition, there will be installed a new emergency primary feeder cable from the Central Plant to Raymond Hall emergency transformer and a new Lower Campus emergency transformer. Three existing obsolete emergency engine generators are being phased out.

We trust the foregoing summary of mechanical/electrical systems improvements meets your requirements.

Please advise if we may be of further service in this matter.

Very truly yours,

HALLIWELL ASSOCIATES, INC.


Robert A. D'Alfonso

RAD/mlc

HALLIWELL

ENGINEERING ASSOCIATES INCORPORATED

May 1, 1991

Castellucci & Galli Corporation
242 Admiral Street
Providence, RI 02908

Attention: N.L. Montecalvo

Re: Annual Insurance Report - Providence College

Dear Bill:

In response to your request, we submit the following comments regarding campus improvements implemented since the last report of February, 1990.

- a. In January, 1991, two existing fuel oil heaters (steam) were removed from the Central Plant and replaced with one new unit. The new unit is a "safety" type heater, designed to eliminate any danger of oil leakage into steam system or into municipal sewer system. The condensate drain from the heater is piped back into the system, thereby severing any drainage to the sewer system.
- b. Construction of new main standby emergency generator facility was completed and the facility commissioned into use. This facility consists of two 900 kW diesel drive engine generators.

This facility not only provides emergency standby to the Central Plant, but also displaces existing generators at Raymond and Stephens Halls; and will in the future displace all lower campus generators.
- c. The Central Plant is currently undergoing a process of organized clean-up, and collection for appropriate disposal of all hazardous materials; in compliance with State and Federal guidelines. This procedure is organized and supervised by Mr. Peter Matonis, a licensed Industrial Hygienist, retained by the College.
- d. Halliwell Engineering is retained by the College to provide engineering assistance from our environmental staff, to organize the location, testing, and potential removal of buried fuel tanks throughout the campus; which is in progress. Those which are not removed will be made to comply with current State and Federal Regulations.

We trust the foregoing summary of mechanical and electrical systems improvements meets your requirements for this annual report.

Please advise if we may be of further service.

Very truly yours,

HALLIWELL ENGINEERING ASSOCIATES, INC.

Robert A. D'Alfonso

Robert A. D'Alfonso

RAD/mlc

Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street

Providence, Rhode Island 02908

(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, Rhode Island 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Albertus Magnus/Sowa/Hickey buildings (Science Complex)
Report of Condition

Dear Mr. Nero:

Our April 21, 1989 report to the College, indicated that this facility was approximately 90% complete. Most recently, the College solicited bid proposals for the remaining work. Bacon Construction Co., the "bona fide low bidder" was awarded a contract for the work in May, 1990. All phases of the Science Complex renovations have been completed. An evaluation of the three integrated structures which make up the Science Complex is as follows:

The Albertus-Magnus Building is one of three buildings that has been integrated with several other structures to provide space that now accommodates the Engineering, Biology, Chemistry, Mathematics and Psychology Departments. Please refer to the attached Key Location Plan showing how the Albertus-Magnus, Hickey Buildings and a new connector structure form a complex containing approximately 100,000 s.f. of floor space. The number of stories and areas for this complex is as follows:

Albertus-Magnus	4 levels	65,500 s.f.
Connector Building (SOWA)	2 levels	20,000 s.f.
Hickey	2 levels	10,300 s.f.
Mechanical Room	1½ levels	1,500 s.f.
Chemistry (Stores)	1 level	500 s.f.
		<u>97,800 s.f.</u>

There are over 200 rooms in the complex which includes classrooms, laboratories for various departments, offices, an animal colony area and variety of conference, seminar, library, shop and public service areas.

Cont...

Site improvements include parking areas, landscaping, exterior lighting, sidewalks, roads and major improvements to site utilities. The complex has been connected to the Central Power Plant which supplies both HW/CW for the heating and air conditioning systems.

The Albertus-Magnus Building is a masonry building built in the early 1950's and is constructed of brick and masonry block with a structural frame encased in concrete. The Hickey Building is of similar construction. The Connector (Sowa) Building is brick masonry and block with a similar structural steel system. The floors of all of the buildings are concrete.

Roof decks are also concrete with the exception of the Connector Building which is open-web steel joists and metal deck. The roofing system of all of the buildings is a combination of rubber and PVC membrane, some of which is ballasted, loose laid, and others are of the adhered membrane type. All roofs are insulated. It has been determined that these roofing systems have a minimum "R" factor of 20.

Building alterations and additions have been underway since 1983 and an approximate evaluation of the status of each of the phases and the year(s) the work was performed is as follows:

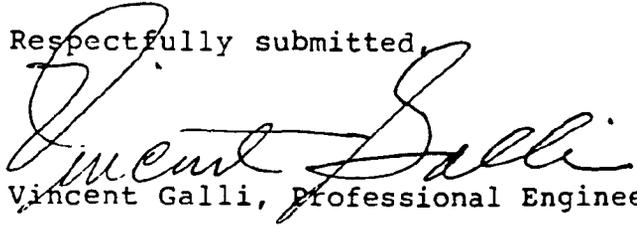
<u>Building</u>	<u>% Complete</u>	<u>Year(s)</u>
Albertus-Magnus:		
Fenestration	100	1983
Laboratories	100	1991
Classrooms	100	1991
Offices	100	1991
Mechanical & Electrical Systems	100	1991
Hickey Building:		
Fenestration	100	1986-1987
Laboratories	100	1986-1987
Classrooms	100	1986-1987
Offices	100	1986-1987
Mechanical & Electrical Systems	100	1986-1987
Connector Building (Sowa):		
Fenestration	100	1986-1987
Laboratories	100	1986-1987
Classrooms	100	1986-1987
Offices	100	1986-1987
Seminar	100	1986-1987
Animal Colony	100	1986-1987
Conference	100	1986-1987
Library	100	1986-1987
Shops	100	1986-1987
Mechanical Room:		
Two levels of mechanical equipment areas	100	1983-1991

Cont...

<u>Building</u>	<u>% Complete</u>	<u>Year(s)</u>
Chemical Stores:		
One Room	100	1986

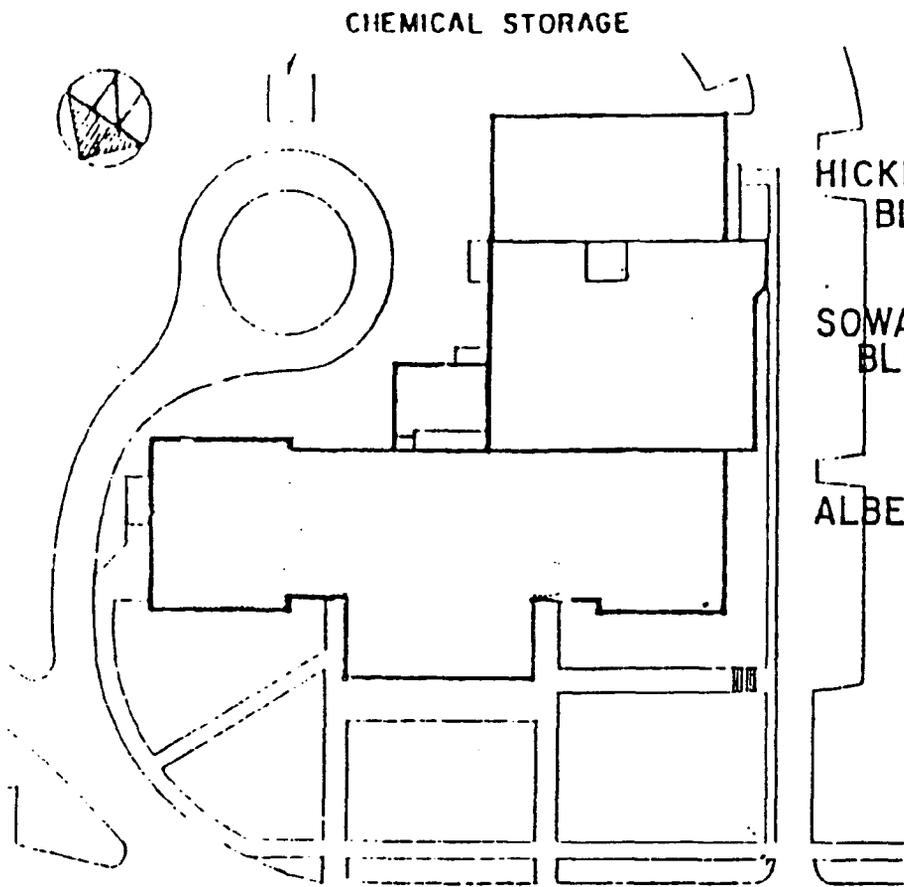
From personal observations and involvement in the design of these facilities, it is this writer's opinion that all of the structures are in excellent condition and are being maintained both properly and efficiently.

Respectfully submitted,



Vincent Galli, Professional Engineer, R.I. #1319

VG:tma



1ST LEVEL

SCIENCE BUILDING

CHEMICAL STORAGE



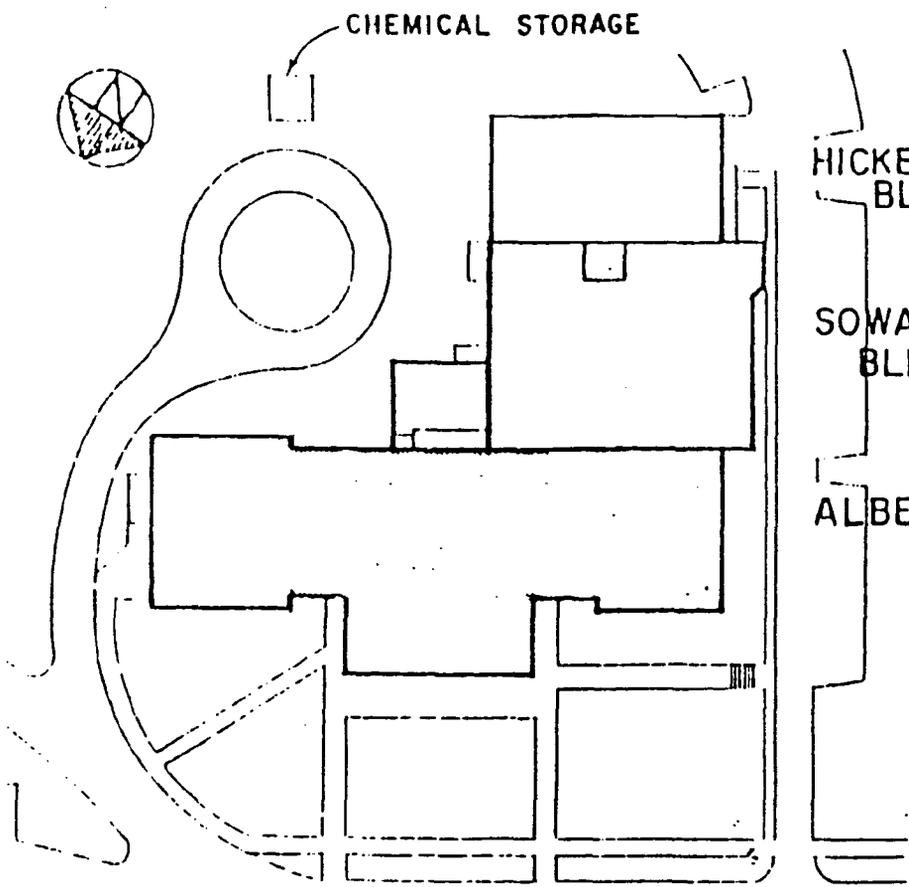
HICKEY HALL
BLDG. 5

SOWA HALL
BLDG. 4

ALBERTUS MAGNUS HALL
BLDG. 3

2ND LEVEL

SCIENCE BUILDING



CHEMICAL STORAGE

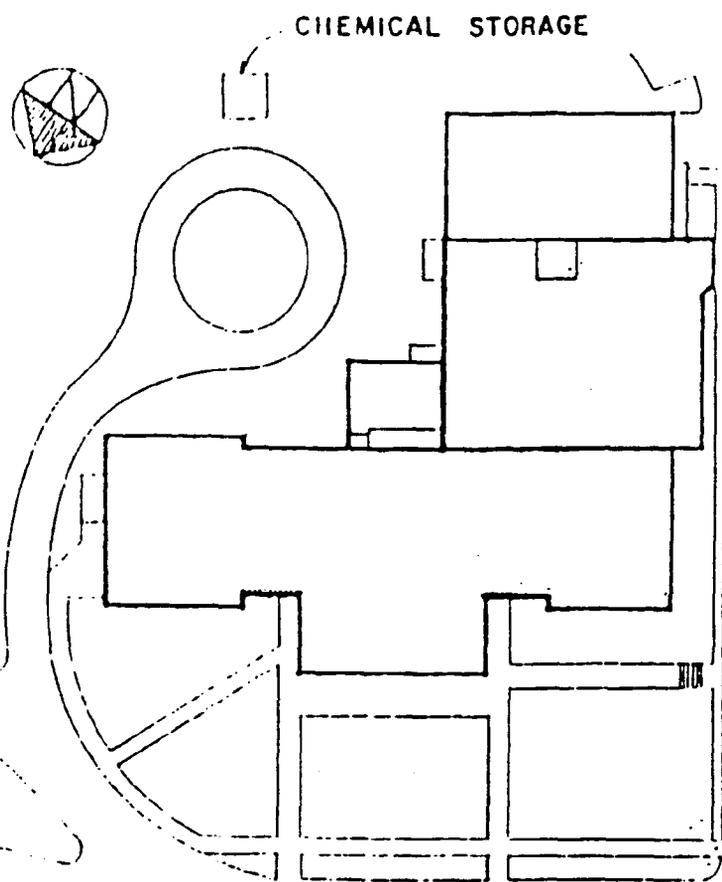
HICKEY HALL
BLDG. 5

SOWA HALL
BLDG. 4

ALBERTUS MAGNUS HALL
BLDG. 3

3 RD LEVEL

SCIENCE BUILDING



HICKEY HALL
BLDG. 5

SOWA HALL
BLDG. 4

ALBERTUS MAGNUS HALL
BLDG. 3

4 RTH LEVEL

SCIENCE BUILDING

Castellucci, Galli Corporation

Engineers • Architects • Planners

242 Admiral Street
Providence, Rhode Island 02908
(401) 751-7171

May 13, 1991

Providence College
River Avenue
Providence, Rhode Island 02908

ATTN: Mr. William Nero
Vice President for Business Affairs

RE: Student Apartment Building #21, 22, 28

Dear Mr. Nero:

Since these structures are relatively new, we are re-issuing last year's report dated February 5, 1990. With the exception of minor maintenance and general cleaning, these buildings are well kept and in excellent condition.

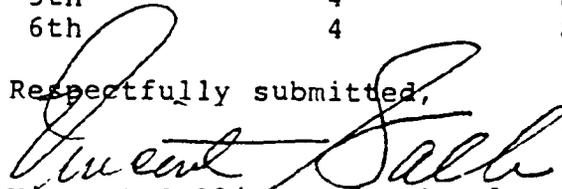
Construction of the three student apartment buildings was completed in 1988. A "Certificate of Use and Occupancy" was issued by the Providence Building Inspection Department last year. An inspection of each of these buildings by this writer indicates that these facilities are well kept, functional and appears to be in compliance with City and State Building, Fire and Safety Codes. All three buildings are heated and air conditioned from HW and CW sources emanating from the Central Chiller at the Boiler Plant.

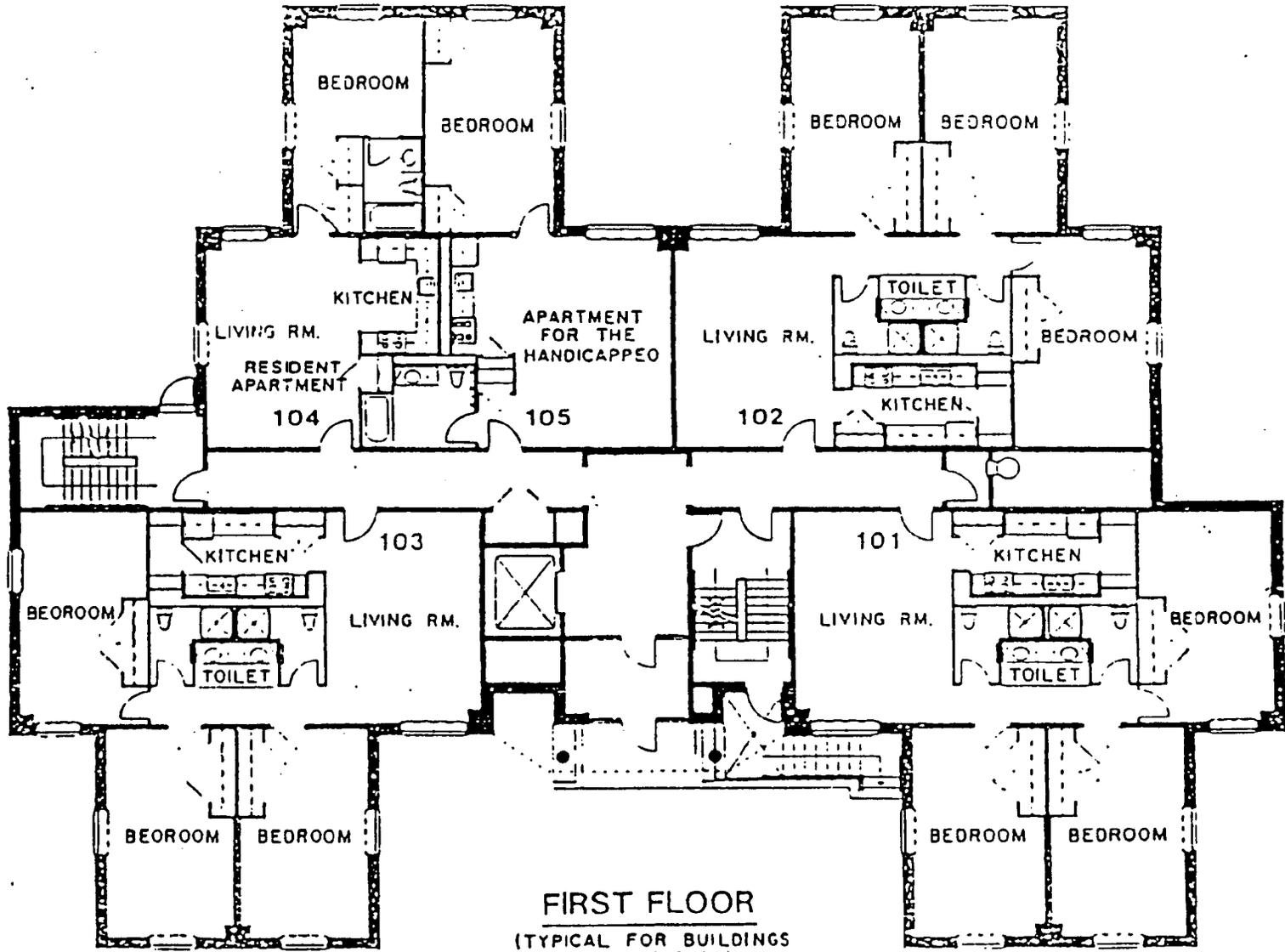
For your reference, we have attached typical floor plans of these buildings showing student apartments, resident and provisions for the handicapped. The following chart provides student apartment data.

STUDENT APARTMENT BUILDING
(Typical for Buildings #21, 22 and 28)

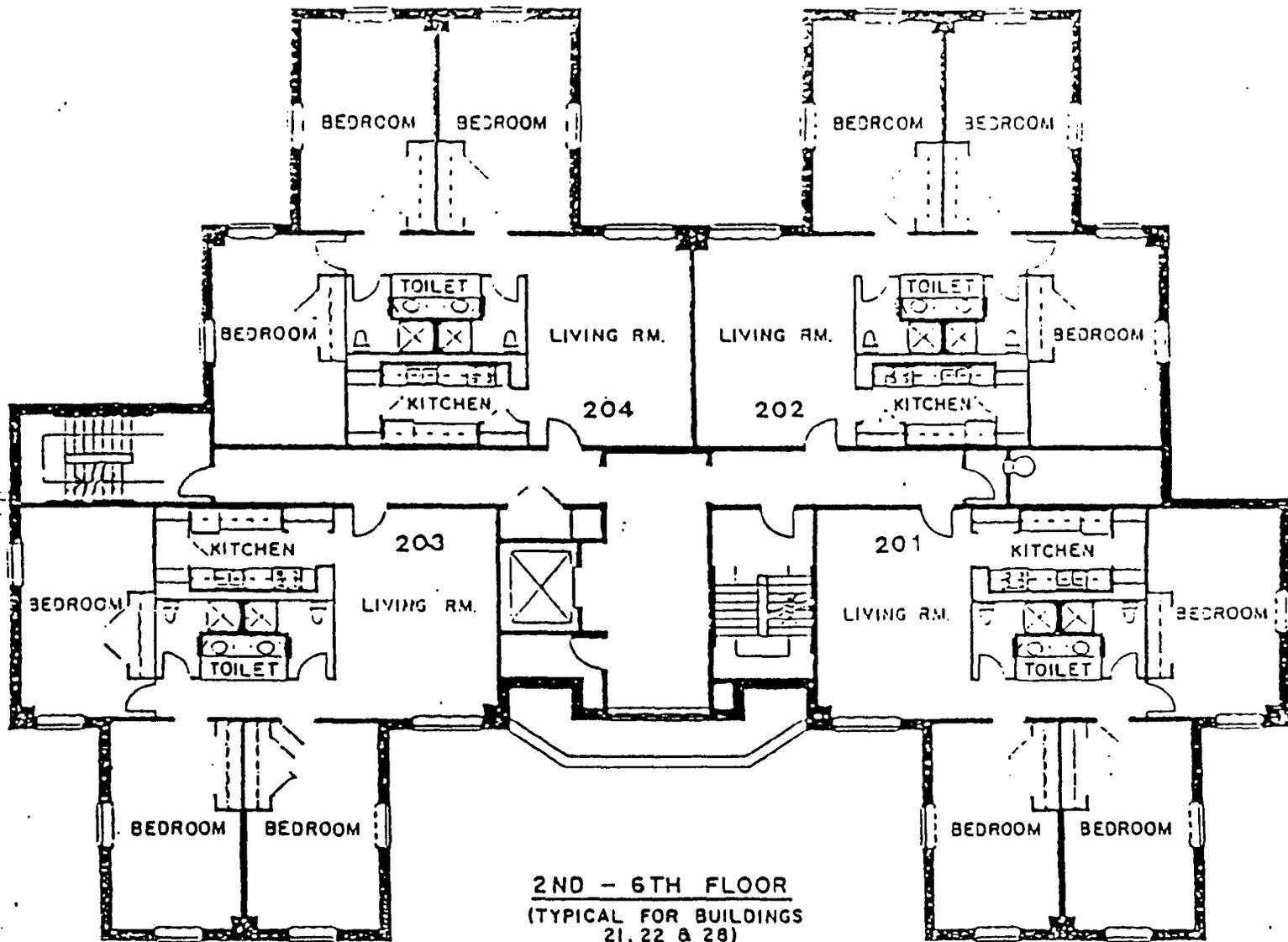
<u>No. of Floors</u>	<u>No. of Apts. This Floor</u>	<u>Use</u>	<u>No. of Occupants</u>
1st	5	Resident Handicapped Students	Resident (1) Handicapped (1) Students (18)
2nd	4	Students	24
3rd	4	Students	24
4th	4	Students	24
5th	4	Students	24
6th	4	Students	24

Respectfully submitted,


Vincent Galli, Professional Engineer, R.I. #1319



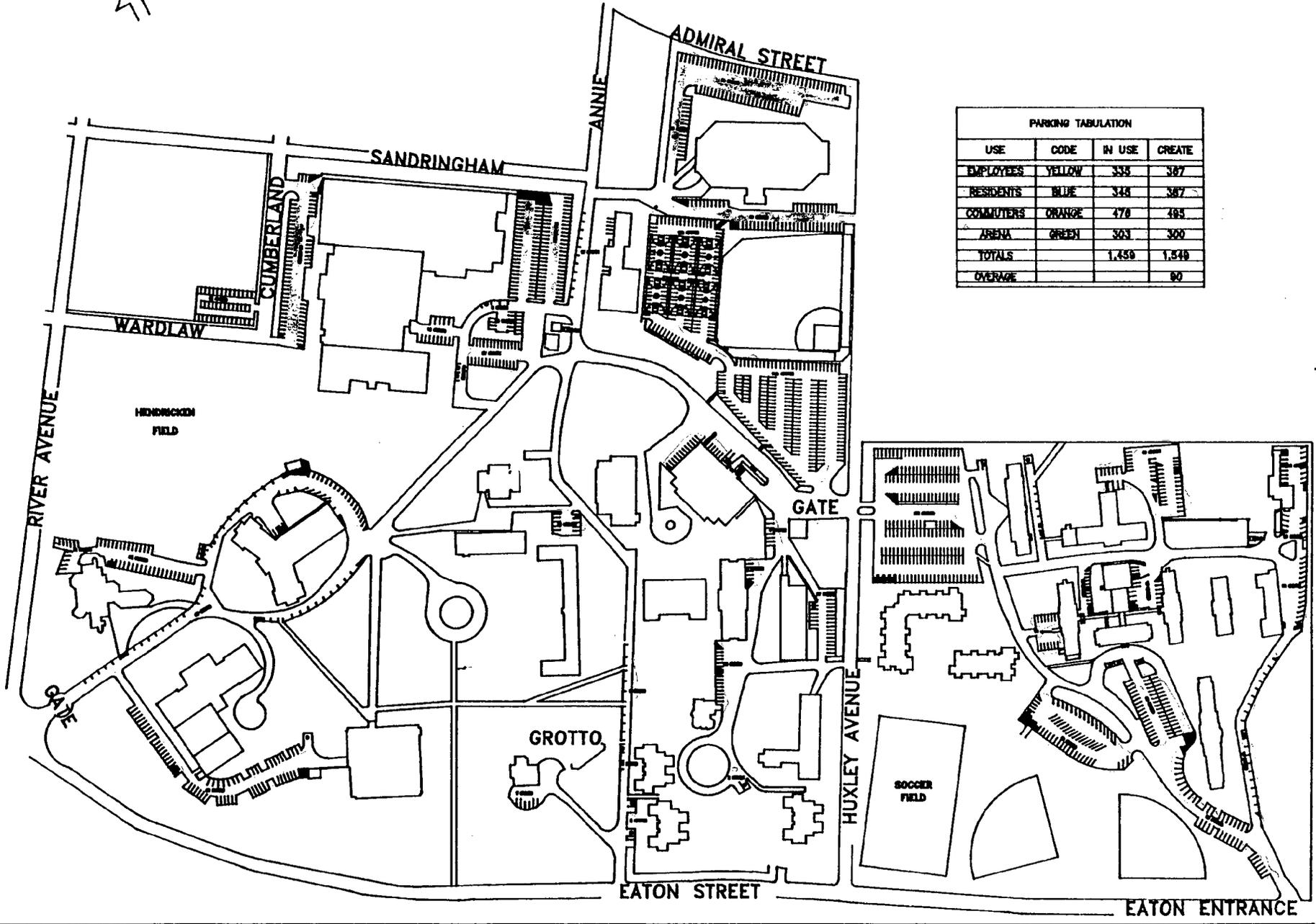
FIRST FLOOR
 (TYPICAL FOR BUILDINGS
 21, 22 & 28)



2ND - 6TH FLOOR
 (TYPICAL FOR BUILDINGS
 21, 22 & 28)

**PARKING
MASTER
PLAN**

PROVIDENCE COLLEGE



PARKING TABULATION

USE	CODE	IN USE	CREATE
EMPLOYEES	YELLOW	335	387
RESIDENTS	BLUE	344	387
COMMUTERS	ORANGE	478	485
ARENA	GREEN	303	300
TOTALS		1,459	1,549
OVERAGE			90

EDUCATIONAL FACILITIES PARKING WORK SHEET

I-2 ZONE

- A. Full time employees and approved vacancies = 1003
(Largest in attendance at any work shift) $\div 3$ per space = 335
- B. Number of non-commuting students on campus = 2761
 $\div 8$ per space = 345
- C. Number of commuting students on campus = 952
(Including continuing education, largest number in attendance during day or night) $\div 2$ per space = 476
- D. Number of seats in auditoriums, swimming pools, stadiums, gymnasiums = 3030
 $\div 10$ per space = 303

(These spaces may be provided in areas occupied by faculty or commuting students, provided that the faculty and commuting students will not be occupying these spaces at the time that events are held. All seats in each facility do not have to be counted if there is sufficient evidence that there is absolutely no way that two events cannot be taking place simultaneously on campus)

Required spaces to be provided from following areas:

Total Number of Spaces Required A+B+C	=	<u>- 1459</u>
Total Number of Spaces Provided on Campus	=	<u>+ 1549</u>
	Shortage	= <u>- 0</u>
	Excess	= <u>+ 90</u>
Number of Non-conforming Parking Spaces at Time of Passage of Institutional Zone	=	<u>+ 0</u>
	Total	<u> </u>

Based upon the above calculation the present parking conforms to the institutional requirement

Merlin A. DeConti, Jr.
Director

**NEW
CONSTRUCTION**

3 February 1993

Providence College
Residence Hall
RGB #4180-3

Gross Square Foot Take-Off

Typical Dwelling Unit: 917 GSF

• **Building One:**

Ground Floor:		10,306 S.F.
Finished	3,400 S.F.	
Unfinished	4,590 S.F.	
Entry Floor:		17,065 S.F.
Typical Floors 2-6:	16,843 S.F./FL	84,215 S.F.

• **Total:** **111,586 GSF**

• **Building Two:**

Ground Floor:		8,550 S.F.
Finished	3,400 S.F.	
Unfinished	5,150 S.F.	
Entry Floor:		8,615 S.F.
Typical Floors 2-6:	8,550 S.F./FL	42,750 S.F.

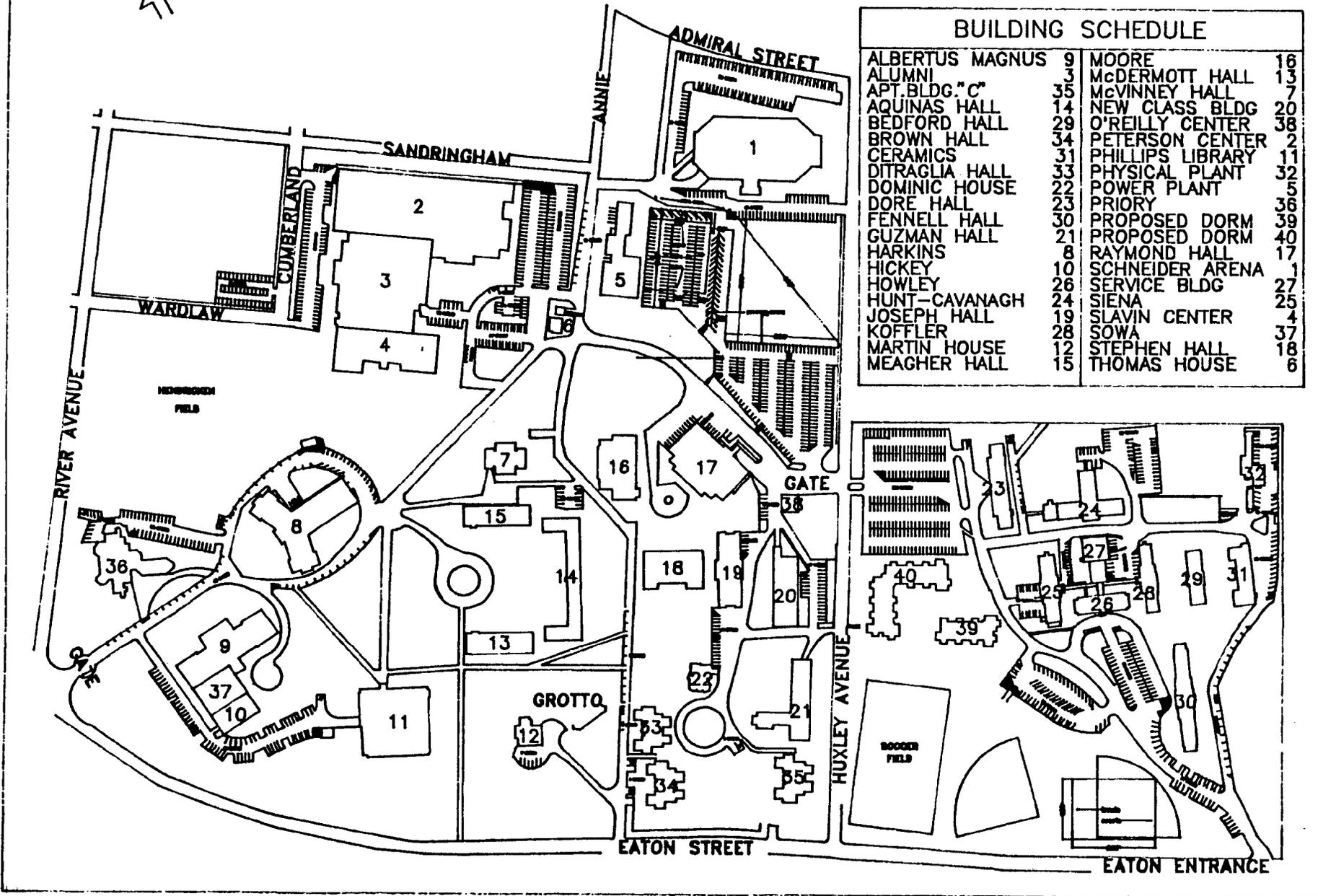
• **Total:** **59,915 GSF**

• **Total GSF:** **171,501 GSF**

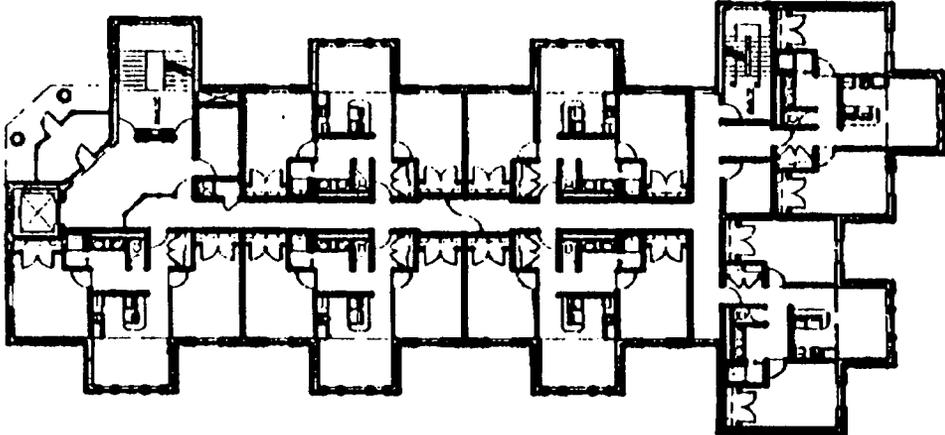
PROVIDENCE COLLEGE



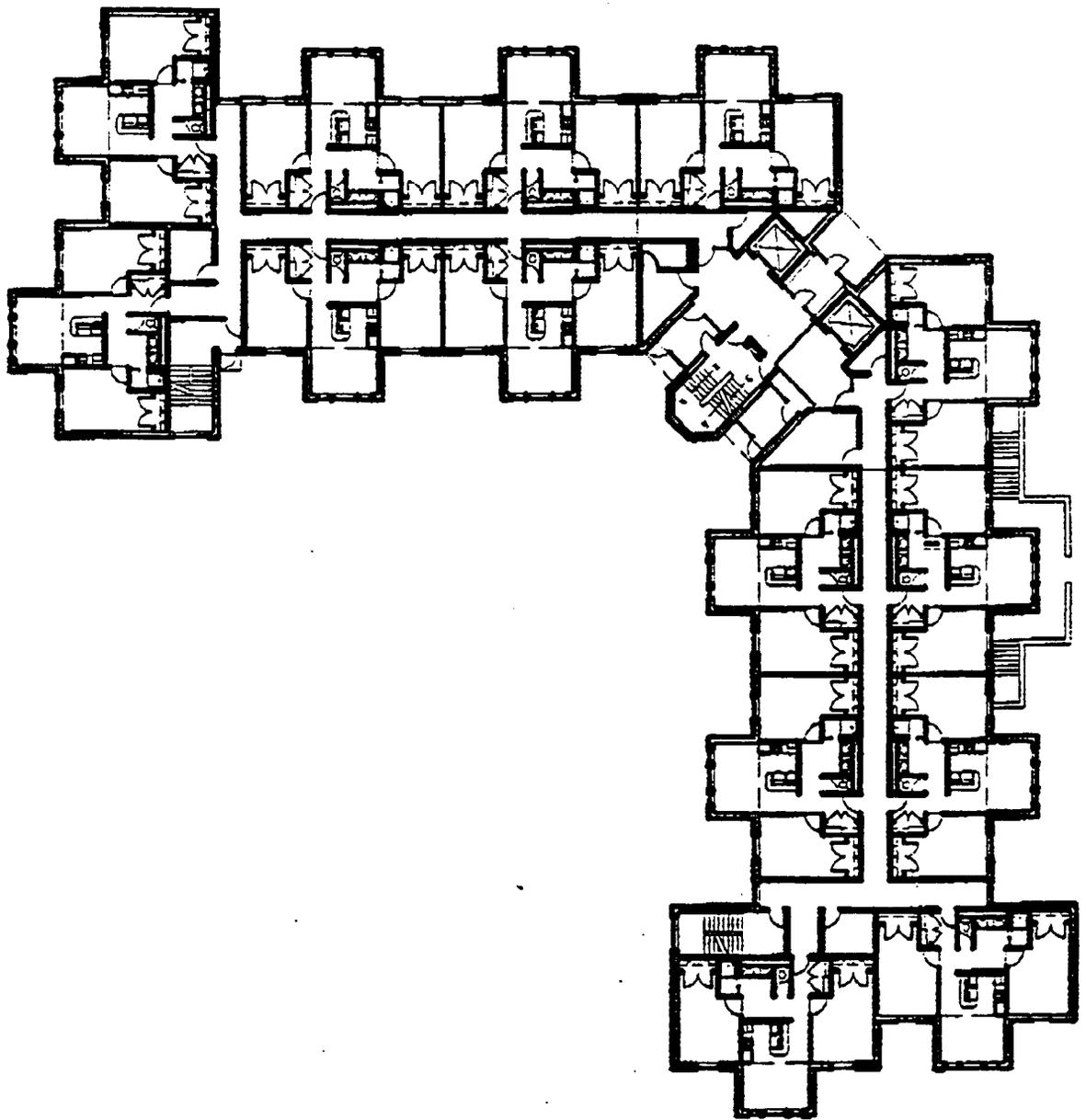
BUILDING SCHEDULE		
ALBERTUS MAGNUS	9	16
ALUMNI	3	13
APT. BLDG. "C"	35	7
AQUINAS HALL	14	20
BEDFORD HALL	29	38
BROWN HALL	34	2
CERAMICS	31	11
DITRAGLIA HALL	33	32
DOMINIC HOUSE	22	5
DORE HALL	23	36
FENNEL HALL	30	39
GUZMAN HALL	21	40
HARKINS	8	17
HICKEY	10	1
HOWLEY	26	27
HUNT-CAVANAGH	24	25
JOSEPH HALL	19	4
KOFFLER	28	37
MARTIN HOUSE	12	18
MEAGHER HALL	15	6
MOORE		16
McDERMOTT HALL		13
McVINNEY HALL		7
NEW CLASS BLDG		20
O'REILLY CENTER		38
PETERSON CENTER		2
PHILLIPS LIBRARY		11
PHYSICAL PLANT		32
POWER PLANT		5
PRIORY		36
PROPOSED DORM		39
PROPOSED DORM		40
RAYMOND HALL		17
SCHNEIDER ARENA		1
SERVICE BLDG		27
SIENA		25
SLAVIN CENTER		4
SOWA		37
STEPHEN HALL		18
THOMAS HOUSE		6



BUILDING II: FIRST FLOOR PLAN



BUILDING J - FIRST FLOOR PLAN



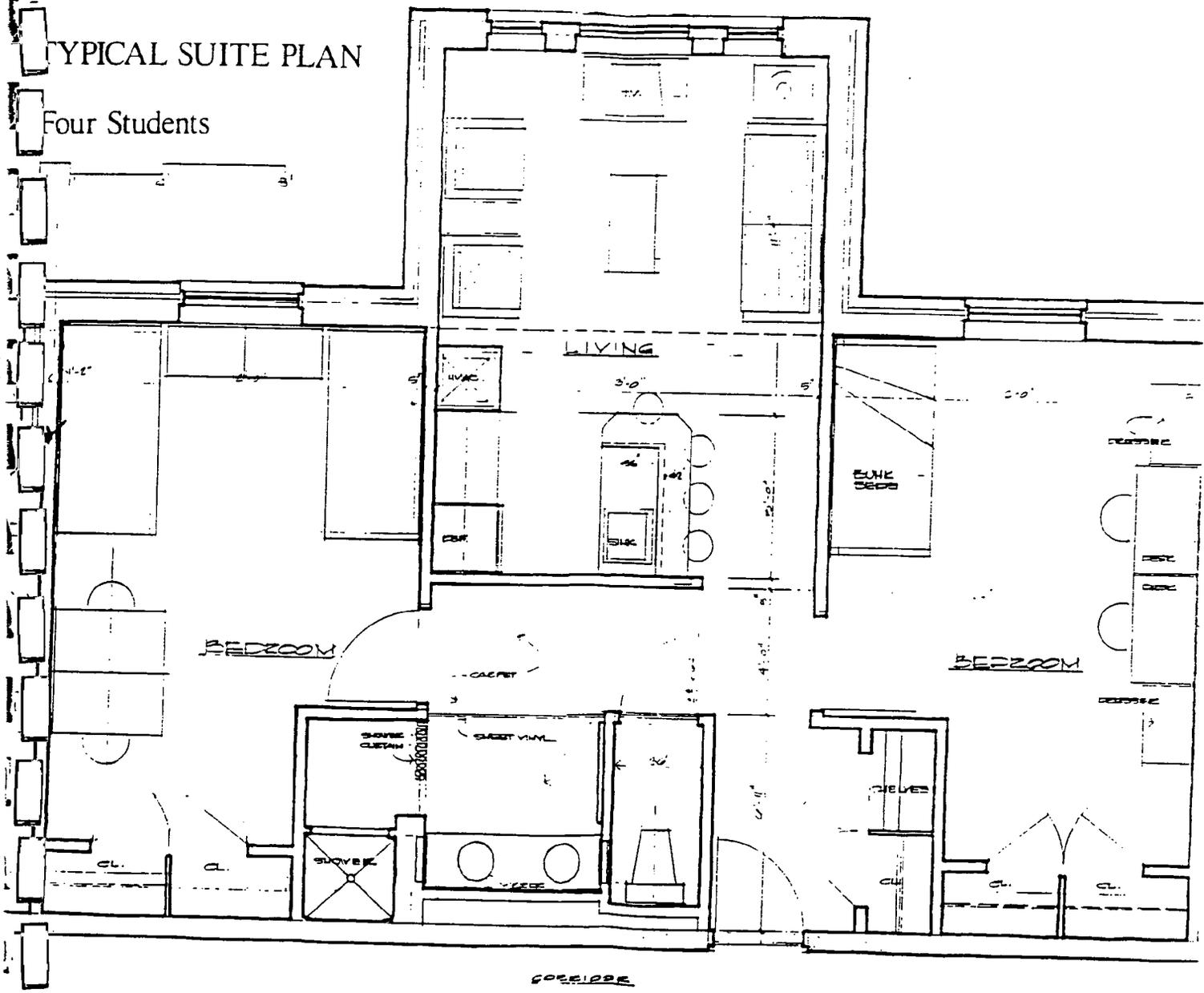
Providence College Residence Hall

The Robinson Green Beretta Corporation

20-3'

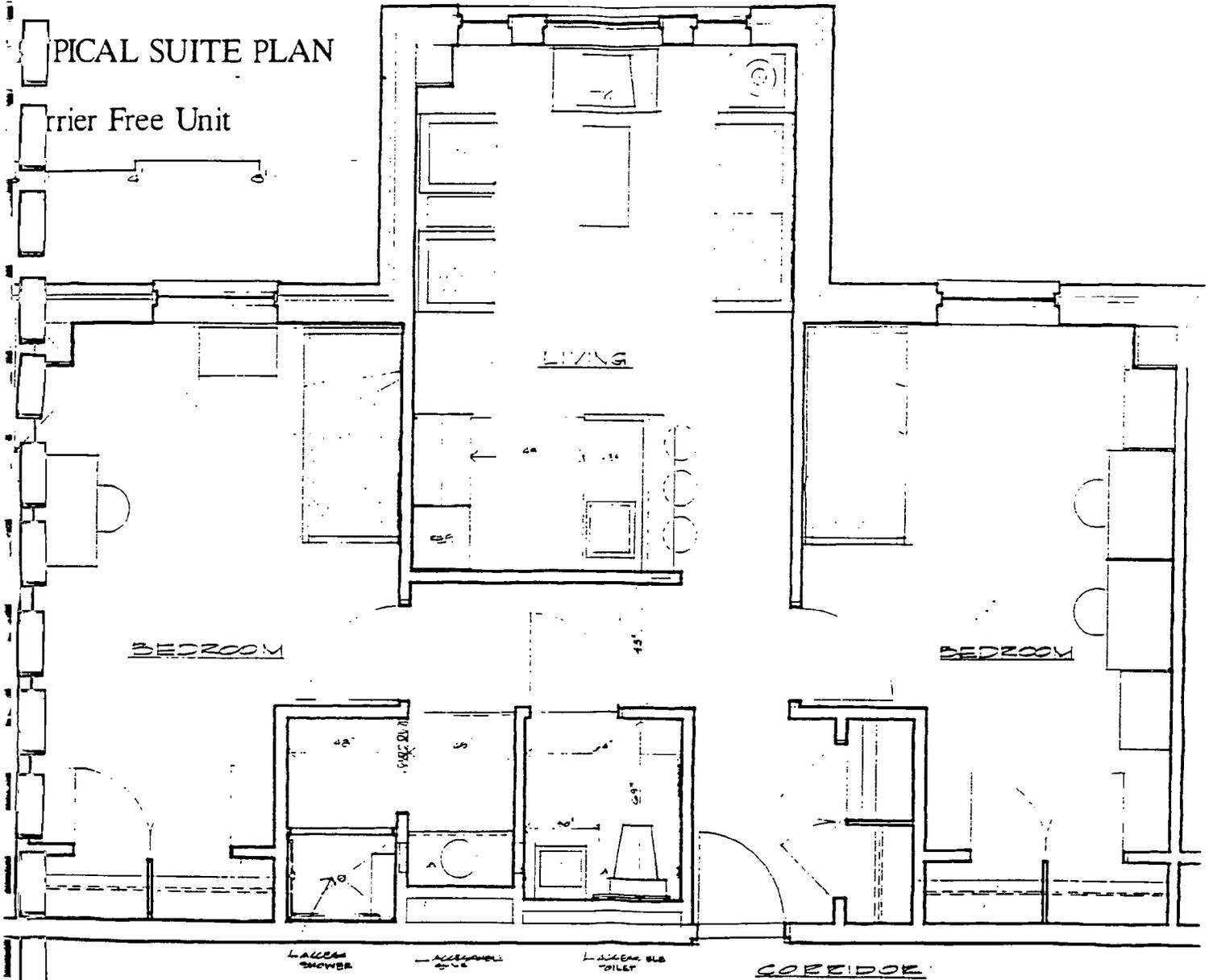
TYPICAL SUITE PLAN

Four Students



TYPICAL SUITE PLAN

Barrier Free Unit

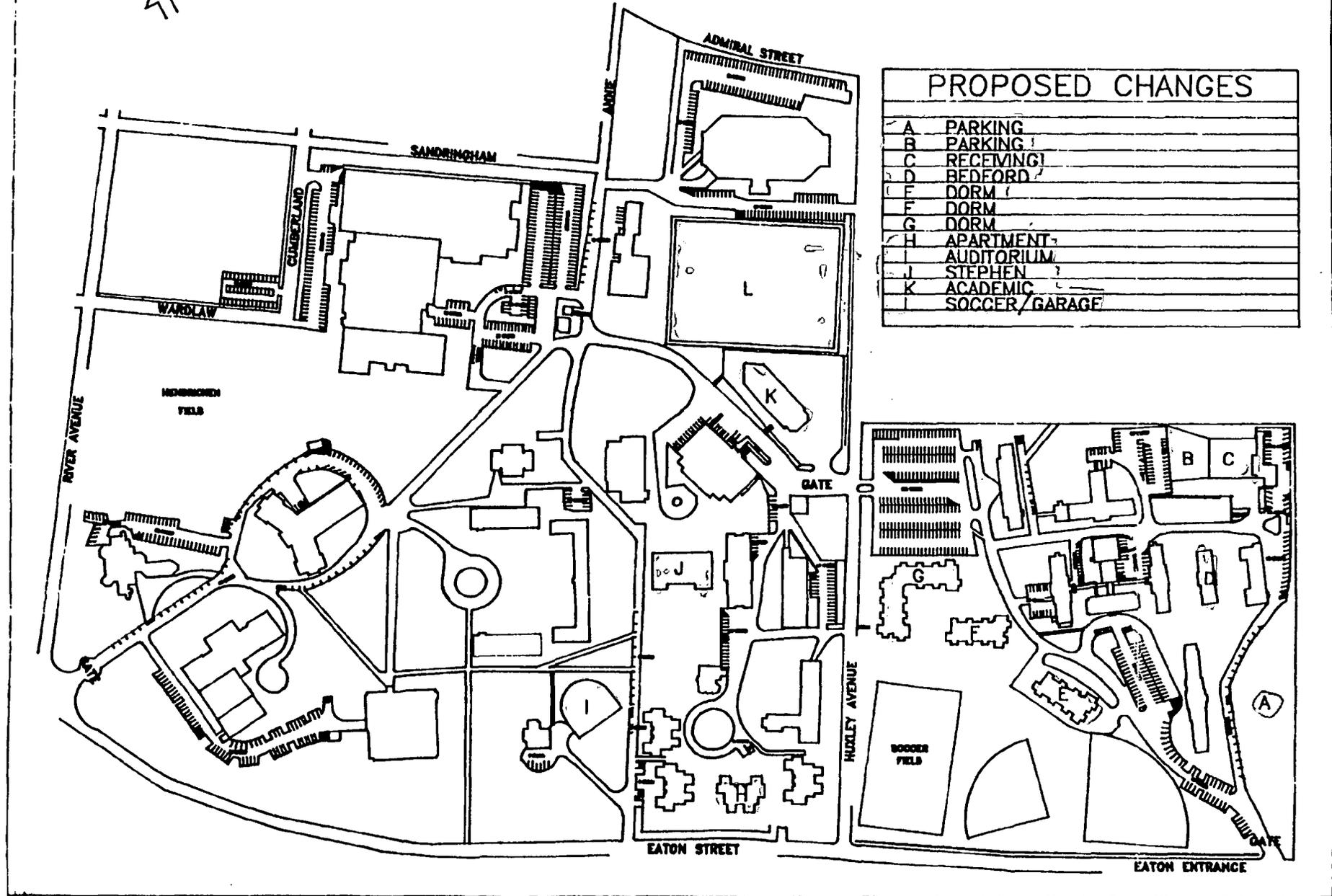


**POSSIBLE CHANGES/
CAPITAL IMPROVEMENTS**

PROVIDENCE COLLEGE



PROPOSED CHANGES	
A	PARKING
B	PARKING
C	RECEIVING
D	BEDFORD
E	DORM
F	DORM
G	DORM
H	APARTMENT
I	AUDITORIUM
J	STEPHEN
K	ACADEMIC
L	SOCCER/GARAGE



 possible future
 Pending Variance

POSSIBLE CHANGES/CAPITAL IMPROVEMENTS

- A Parking - possible 105 spots
- B Parking - possible 50 spots
- C Receiving - possible central receiving/Physical Plant addition
- D Bedford Hall - possible existing building use change (from Residence to office use)
- E Apt/Dorm - possible 168 students in 4 person apartments
- F Apt/Dorm - proposed 168 students in 4 person apartments pending variance
- G Apt/Dorm - proposed 336 students in 4 person apartments pending variance
- H Apt/Dorm - possible 140 students in 6 person apartments
- I Auditorium - possible person auditorium
- J Stephen Hall - possible use change (from residence to academic use)
- K Academic Center - possible high tech classroom facility
- L Soccer/Garage - possible parking garage for 475-900 cars w/Athletic Field on the roof

FILED

JUL 15 2 53 PM '93

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

CONTENTS

1. List of Administrative offices, Deans, and members of the Board of Trustees.
2. Institution's mission and role.
3. Longrange Plan/Executive Study
4. Institution's mission and role within the next five years.
5. Relationship of institution's mission and role to that of other educational institutions.
6. Institution's population and changes.
7. Institution's population needs.
8. Providence College's major goals and objectives for the next five years.
9. Relationship with the neighborhood and the community.
10. Property/Building Fact Sheets.
11. Condition of Property
12. Parking Master Plan
13. Proposed New Construction (Pending Variance to allow kitchens)
14. Possible Changes/Capital Improvements

FILED

AUG 19 10 20 AM '93

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

JANE B. SHERMAN
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE CITY PLAN COMMISSION

"Planning Providence's Future"

August 16, 1993

Michael R. Clement, City Clerk
City Hall
Providence, Rhode Island 02903

RE: Providence College Master Plan 1993

Dear Mr. Clement:

At its August 4, 1993 meeting, the Providence City Plan Commission reviewed the Master Plan that was submitted by Providence College in accordance Section 2-256 of the city Code of Ordinances. The purpose of this review was to determine if the plan was in conformance with the city's Comprehensive Plan and code requirements.

Review of the master plan found it to be in general conformance with code requirements. The plan: elaborates on the college's efforts to improve neighborhood relations; contains a good building inventory with a description of building condition; indicates compliance with parking requirements; and, discusses, in general, the development of new facilities and changes to existing buildings.

The Commission voted to recognize Providence College Master Plan 1993 as the official planning document for Providence College, finding that the plan meets the requirements of Section 2-256 of the city Code of Ordinances and conforms to Providence 2000: The Comprehensive Plan. This document will be valid until December 31, 1997 unless the college makes major revisions in its plan.

Sincerely,

A handwritten signature in black ink, appearing to read "T. E. Deller", written over a large, loopy flourish.

Thomas E. Deller, AICP
Recording Secretary

cc: Michael A. Bahry, Providence College
James A. Briden, Armstrong, Gibbons
John F. Palmieri

Department of Planning and Development

**400 Westminster Street
Providence, Rhode Island, 02903**

*Michael R. Clement
City Clerk*

61277

AUG 19 10 26 AM '93

DEPT. OF PUBLIC CLERK
PROVIDENCE, R.I.

ARMSTRONG, GIBBONS

ATTORNEYS AT LAW

THE PACKET BUILDING
155 SOUTH MAIN STREET
PROVIDENCE, R.I. 02903
(401) 751-1500
TELECOPY (401) 751-4124

JAMES F. ARMSTRONG
(1944-1969)

WALTER F. GIBBONS
JOSEPH G. KINDER
ANDREW M. GILSTEIN
RALPH M. KINDER

JAMES A. BRIDEN*

PETER G. DE SIMONE**
OF COUNSEL

*ALSO ADMITTED IN MASSACHUSETTS
**ALSO ADMITTED IN MARYLAND

July 13, 1993

Providence City Clerk's Office
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Providence Planning Commission Hearing for Approval of
Providence College's Five Year Comprehensive Plan

Dear Clerk:

Enclosed please find a copy of the Comprehensive Plan for
Providence College. The Providence Planning Commission will meet
on Wednesday, July 21, 1993 at 4:00 p.m. in order to consider for
approval Providence College's Five Year Comprehensive Plan.

Very truly yours,

James A. Briden
James A. Briden

JAB:ko

Enclosure

IN CITY COUNCIL

SEP 2 1993

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Michael A. Clement CLERK

DEFENSE DEPT
PROVIDENCE, R.I.

JUL 14 1 02 PM '93

FBI