

SITE/IMPROVEMENT DESCRIPTION

The subject site comprises approximately 16.84 acres of land area overlooking Interstate Route 95. The Property is located at the end of Goddard Road, which is a dead-end cul-de-sac as accessed off Slater Road. Slater Road in turn being the main entrance to the Howard Industrial Park as accessed from Pontiac Avenue. On the opposite site of Goddard Road is the RJ Carbone Wholesale Floral Distributors and at the Slater/Goddard intersection is the Tasca Truck Center.

While Goddard Road slightly inclines from Slater Road, the subject property's topography is level. The subject site has a relatively rectangular shape, fronts Goddard Road for approximately 653 linear feet, and is serviced by all public utilities.

The subject site is improved with three buildings, the main building identified as the former Donald Price Correctional Facility (Medium Security) and two inter-connected metal Butler-type buildings. The Donald Price building was constructed circa 1935 and the two metal buildings were constructed circa 1990. The Donald Price building is vacant and has been non-operational for the past ten (10) years. The two metal buildings are currently being utilized by the Department of Corrections for records storage and off-Pastore Center office space.

The main building (Donald Price) consists of masonry brick (concrete superstructure) construction and it contains a gross area of approximately 81,640 square feet. The first floor had been used for administrative purposes; the second and third floors as north and south barracks; the lower level (half above grade) as north and south barracks along with housing mechanical systems, laundry, and storage spaces; and the fourth floor providing for unfinished walk-up attic space. The second, third, and lower level floors also had high and low risk holding cells. The elevator servicing the building was for the upper floors only (3,000 lbs. capacity). The electrical service constituted two, 800 -amp panel with air-conditioning provided by ductless wall units. The building was protected by a full wet sprinkler system that was installed in 2017.

The larger of the two metal buildings contains 14,125 square feet and was used for paper/file records. The attached 10,000 square foot building had provided for educational classrooms and administrative space.

UTILITIES

The following public utilities are available and presently connected to the subject property:

- Water
- Sewer
- Electric
- Telephone
- Fiber Optic Cable

NOTE: The steam lines that currently service the Property from the Pastore Government complex will be severed at the property line by the State of Rhode Island in conjunction with the property transfer.