Agency *072 ELEMENTARY AND SECONDARY EDUCATION*

Project ID/Name: MC2 Metropolitan Career and Tech - East Bay

Project Description:

The Regents request $8,815,687 for the study, design, and construction of the East Bay Campus of the Metropolitan Regional Career and Technical Center. The request includes: 1. $100,000 that was spent to conduct a comprehensive feasibility study to confirm facility requirements for the growing student enrollment at the School's East Bay Campus. 2: $1,000,000 that was spent for design costs and property acquisition 3: $7,715,687 for construction and associated soft costs. A due diligence comprehensive feasibility study assessed the educational facility needs to accommodate the student enrollment growth. The study considered renovation of the existing Newport Career and Technical Center facility and reviewed other potential sites and facilities in order to develop a master plan for long term facility needs. This report recommended a $10M budget and the Florence Gray Community Center as the site for the Met School – East Bay Campus. The report also recommended an option of renovating the Newport Career and Technical Center for $8.8M. The Met preferred the programmatic benefits of their own building, as opposed to retrofitting an existing building that would not be suited to their need, as as long as this could be accomplished for the $8.8M cost of the Newport CTC option.

Project Justification:

The School currently enrolls 90 students, 30 students short of the full 120 student enrollment count. The school is currently a housed in the State Owned Florence Gray Community Center, a facility never meant to be a school for 60 teenagers, much less 120. The State purchased the site in August 2011. The School has been forced to operate in make-shift, antiquated and educationally inadequate spaces. There is no space for a library, laboratories, art instruction, locker rooms, or adequate classrooms. In order to have an effective curriculum with strong science, engineering, math and arts, the existing facility will need major renovations and expansions. The School has initiated numerous partnerships and programs that benefit area youth, including career ladder programs in health care, marine trades, science technology and hospitality. The students' intern with dozens of local businesses and volunteer at every major social service agency in the area.

Project Status:

Funding of $105,122 for the initial study was appropriated and expended prior to FY 2012 and additional RICAP funds are requested in the following manner, FY2013 - $5,573,988 and FY2014 - $2,580,000. The initial study has been completed and a purchase and sales agreement for the property currently owned by the Newport Housing Authority was approved by the State Properties Committee. The Metropolitan Regional Career and Technical Center and the Newport Housing Authority drafted a facilities use agreement for the shared usage of the facility which also received approval from the State Properties Committee.

An environmental phase II survey was executed during the summer of 2010 to confirm the costs and scope of soil remediation on the site which was required by the purchase and sales agreement and necessary to construct the facility. The survey identified an area within the site boundaries that requires remediation during construction. A remediation plan was submitted and approved by the Rhode Island Department of Environmental Management. Given that all requirements set forth by the State Properties Committee as part of the purchase and sales agreement were met, the Rhode Island Department of Education and the Metropolitan Regional Career and Technical Center purchased the property the summer of 2011.

Since this time, the Rhode Island Department of Education has solicited bids for a design/build contract for the

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construction of the school. Bids were received and reviewed and the Rhode Island Department of Education and State Purchasing are weeks away from issuing a contract. The MET looks forward to breaking ground in August 2012 with an expected occupancy in September 2013.

Strategic Criteria

Safety Concerns ..... Major

Safety Narrative
The existing facility is not adequate in size to handle the student population.

Code Violations ..... Minor

Code Narrative
The increase in student enrollments creates overuse of the facility with an impact on emergency egresses.

Energy Impact ..... None

Energy Narrative

Customer Service ..... Major

Customer Narrative
Student and staff expect that school sessions will be held in adequate facilities.

Geographic Significance ..... Local

Geographic Narrative
This project will only affect the East Bay campus of the Met School.

Agency Mission ..... High

Agency Narrative
The mission of the school is to educate students in a safe and healthy learning environment and provide a safe work environment for all staff.

User Financing 0

User Narrative

Asset Management ..... Mixed

Asset Narrative
This project may include new construction and/or rehabilitation.

Operating ..... None

Operating Narrative

Historic Preservation ..... No

Historic Narrative

Budgeted ..... Yes

Budget Narrative

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Critical Criteria

Critical Life Safety ..... Yes

Critical Life Safety Narrative

The current facility is antiquated and with 120 students above occupancy capacity. Overcrowding is a critical life safety issue that would be addressed with this project.

Critical Legal Liability ..... Yes

Critical Legal Liability Narrative

Overcrowding at this facility is a legal liability for the state.

Prior Binding Commitment ..... No

Prior Binding Commitment Narrative

FY 2014 - FY 2018
Capital Improvement Plan Request System
Agency Request vs. Plan

Funding Source	Pre FY 2013	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Post FY 2018	Total
Agency 072 ELEMENTARY AND SECONDARY EDUCATION									
Project: MC2 Metropolitan Career and Tech - East Bay									
Status: Plan									
RI Capital Plan Fund	$2,635,687	$3,600,000	$2,580,000	$0	$0	$0	$0	$0	$8,815,687
Subtotal Plan	*$2,635,687*	*$3,600,000*	*$2,580,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$8,815,687*
Status: Request									
RI Capital Plan Fund	$661,699	$5,573,988	$2,580,000	$0	$0	$0	$0	$0	$8,815,687
Subtotal Request	*$661,699*	*$5,573,988*	*$2,580,000*	*$0*	*$0*	*$0*	*$0*	*$0*	*$8,815,687*