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Agency **072 ELEMENTARY AND SECONDARY EDUCATION**

Project ID/Name: **WARCT1 Warwick Career & Tech. Projects**

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**Project Description:**

The Regents request \$1,688,036 to replace the roofing system at the Warwick Career and Technical Center, unchanged from the FY 2013 approved plan. Warwick Public Schools will not accept transfer of the Career and Technical Center in its current condition. A feasibility study will be conducted in FY 2013 to determine the actual needs of the Career and Technical Center. This year's budget has divided the work over three years spanning FY 2013 to FY 2015, with a request of \$688,036 for FY 2013, \$500,000 for FY 2014, and \$500,000 for FY 2015.

Similar to the Chariho, Newport, and East Providence transfer agreement process, this amount will allow the district to consider taking ownership of the facility. Currently, there are two district career and technical centers that are still under state-control and that have no transfer agreement in place. These centers are Warwick and Woonsocket.

This request will partially cover the shortfall from a \$15 million bond issued in November of 2004 needed to address "high priority" renovations and repairs at the career and technical centers. Voters had approved the \$15 million bond to make long-overdue repairs and improvements to the state's career and technical centers. The \$15 million figure was determined by adding preliminary estimates provided by the individual schools. There was considerable variation in the quality of these estimates and concerns that the \$15 million might not cover even the most urgent facilities needs. Architects were engaged to prioritize needed work and to develop a scope of work of the highest needs for each school, including building, fire, energy, security codes, life safety requirements, and ADA compliance. The work was prioritized into the following categories: 1 - immediately; 2 - within one to five years; or 3 - within five to ten years.

**Project Justification:**

The existing membrane roofing system at Warwick Career and Tech is over 20 years old and is in need of replacement. There are numerous roof leaks throughout the facility. As they occur they are repaired but the damage done is substantial. This water damage promotes the growth of mold and mildew which significantly compromises indoor air quality. In addition, the water leaks compromise the structural integrity of the roof framing system. Finally, the roof insulation insulating value has been compromised due to water damage. This has resulted in significant rises in operational expenses due to increasing heating and cooling costs.

This Priority 1 repair is necessary for the safety of students and staff in these buildings, to protect investments the State has already made with the \$15 million bond proceeds and to address the final issues to ensure all of the State-owned centers are in compliance with RI's fire and life safety codes. The State has proposed that the State-owned career and technical centers be transferred back to the districts that house them, which would result in State savings on insurance and emergency repairs. The State has committed significant funds to renovate these facilities, including the \$15 million bond referenced above, as well as RICAP funds to cover life safety issues in an attempt to get districts to take ownership of these facilities. Warwick was unwilling to take the building back in its current condition. This request seeks to address the abovementioned repairs so that Warwick will accept the transfer of the facility.

**Project Status:**

No work has been performed yet.

**Strategic Criteria**

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Safety Concerns ..... Major

**Safety Narrative**

This bond was put before the voters due to Representative Crowley and a team of legislators' determination that there were significant safety concerns at the states' career and technical centers. Leaking roofs can result in a "sick building", possibly causing illness in the students, and may damage furniture, equipment, ceilings, and flooring.

Code Violations ..... Major

**Code Narrative**

Funding will only cover critical building code violations, including roof, needed to meet building codes and the new fire code standard

Energy Impact ..... Major Positive

**Energy Narrative**

Roof repairs are expected to have a major positive impact on the energy efficiency of these facilities.

Customer Service ..... Major

**Customer Narrative**

Students and teachers expect and deserve a safe learning environment. Prospective students and their parents touring the school would find buildings in need of critical repair. Since these are state-owned schools, the state is responsible for every individual in these buildings.

Geographic Significance ..... Local

**Geographic Narrative**

The state-owned career and technical centers are located throughout Rhode Island and their presence has a positive impact on the surrounding neighborhoods, including the increase of property values.

Agency Mission ..... High

**Agency Narrative**

The mission of schools is to educate the students in a safe and healthy learning environment and provide a safe work environment for all staff. Appropriate measures must be implemented by the state so that students are able to learn and staff is able to teach the skills needed to prosper in a chosen trade. As they now stand, the current facilities are not equipped to offer the state-of-the-art training needed in order to successfully enter careers in growth industries.

User Financing ..... 0

**User Narrative**

Asset Management ..... Rehabilitation

**Asset Narrative**

These funds will support needed repair and/or renovation projects at the state-owned career and technical center.

Operating ..... Minor

**Operating Narrative**

Undertaking necessary repairs and renovations to the building will facilitate the transfer back to the district and thereby reduce the state's future costs. Districts are unwilling to accept the buildings in their current condition. If the buildings are transferred back to the districts, RJDE would save funds related to emergency repairs at and insurance costs for the facilities.

Agency 072 ELEMENTARY AND SECONDARY EDUCATION

Project ID/Name: WARCT1 Warwick Career & Tech. Projects

Historic Preservation ..... No  
Historic Narrative

Budgeted ..... Yes  
Budget Narrative

**Critical Criteria**

Critical Life Safety ..... Yes

**Critical Life Safety Narrative**

The deteriorating structure potential as a result of the roofing system failure is a critical life safety emergency issue.

Critical Legal Liability ..... Yes

**Critical Legal Liability Narrative**

Since this is a state-owned school, the state would be liable for any injuries resulting from an out-of-code building.

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
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**Agency 072 ELEMENTARY AND SECONDARY EDUCATION**

**Project: WARCT1 Warwick Career & Tech. Projects**

<b>Status: Plan</b>									
RI Capital Plan Fund	\$458,036	\$230,000	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$1,688,036
<b>Subtotal Plan</b>	<b>\$458,036</b>	<b>\$230,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,688,036</b>
<b>Status: Request</b>									
RI Capital Plan Fund	\$0	\$688,036	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$1,688,036
<b>Subtotal Request</b>	<b>\$0</b>	<b>\$688,036</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,688,036</b>