

Executive Summary of

**FY 2007-2011
HIGHER
EDUCATION
CAPITAL
IMPROVEMENT
PLAN**

August 2005

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Executive Summary

(Continuing and New Projects)

University of Rhode Island

CONTINUING PROJECTS

Project
Ranking

1 International Engineering-Chi Phi Lease/Purchase	\$	1,650,000
2 Intercollegiate Athletics Improvements (Advanced Planning)	\$	30,000
3 West Kingston Superfund Site Remediation	\$	2,982,547
4 EMS/Warehouse/Potter Addition	\$	2,294,700
5 Independence Hall Rehabilitation	\$	8,965,000
6 New Student Apartments	\$	76,019,314
7 Repaving Project Phase II	\$	2,000,000
8 New Dining Hall	\$	22,133,428
9 Fraternity Purchase/Tyler Rehabilitation	\$	3,247,000
10 Kingston Campus Parking Facilities	\$	7,975,000
11 Lippitt Hall Rehabilitation	\$	8,500,000
12 Residence Hall Modernization/Renovations	\$	65,070,000
13 Rodos Hellenic Center	\$	4,226,423
14 Pell Marine Library/Oceanographic Exploration & Research Center	\$	15,093,500
15 Ranger Hall Rehabilitation	\$	3,915,805
16 Center for Biotechnology and Life Sciences	\$	50,500,000
17 Whispering Pines Lodge/Dining Room Addition	\$	3,849,010
18 Fire Protection Project	\$	29,017,031
19 Outdoor Track Reconstruction and Rehabilitation	\$	1,921,025
20 Center for Integrative Learning & Technology	\$	10,000,000
Subtotal URI Continuing Projects	\$	319,389,783

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NEW PROJECTS (University of Rhode Island)

1 College of Pharmacy Building	\$	65,200,000
2 New Chemistry Building	\$	50,000,000
3 Nursing & Associated Health Building	\$	25,000,000
4 Energy Conservation/Performance Contracting	\$	15,960,000
5 Exterior Renovation – East, Quinn, Taft & Washburton Halls	\$	6,208,277
6 Master Plan Landscaping & Paving	\$	7,500,000
7 Police Facility Expansion & Renovation	\$	25,000
8 International Center	\$	3,760,069
9 Roger Williams Complex Renovation	\$	9,266,622
10 Washburn Hall Renovation	\$	8,202,085
11 Morrill Hall Renovations	\$	11,374,008
12 Woodward Hall Renovation	\$	15,289,293
13 Fine Arts Center Renovation	\$	42,840,608
14 Ranger Hall Phase II	\$	9,856,799
15 Fogarty Hall Renovation	\$	19,642,726
Subtotal URI New Projects	\$	290,125,487
Total - URI Continuing & New Projects	\$	609,515,270

Community College of Rhode Island

CONTINUING PROJECTS

1 Newport Campus Construction	\$	12,477,000
2 Flanagan Campus Addition	\$	20,806,646
3 Additions & Renovations to Athletic Facilities	\$	9,196,631
4 Knight Campus Renewal	\$	15,679,303
5 Sprinkler Systems	\$	3,402,653
	\$	-
Total - CCRI projects	\$	61,562,233

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UNIVERSITY OF RHODE ISLAND

CONTINUING PROJECTS

Projects are listed according to ranking of importance by each institution

1. International Engineering -Chi Phi Lease/Purchase

This project calls for the University to enter into a ten-year lease/purchase agreement with the Alumni Board of Chi Phi Fraternity so that the University may gain use of the only remaining fraternity house on Upper College Road. The facility is adjacent to the newly renovated Sigma Alpha Epsilon fraternity, home of the International Engineering Program, or IEP. The availability of the Chi Phi House will permit the successful IEP program to meet the growing demand for the combined residential/academic program experience that IEP has successfully promoted and managed.

In order to make the building vacant, the Chi Phi Fraternity Alumni Corporation will be provided with an alternate building site on Fraternity Circle. The University proposes to extend use of land, a \$50,000 loan guarantee and other provisions extended in the past to fraternity and sorority alumni corporations for the development and improvement of such houses.

In detail, the University will enter into a ten-year lease/purchase agreement for the Chi Phi-owned building at 67 Upper College Road. Under the agreement, the University defines the scope of renovation work required, which totals \$950,000. The fraternity alumni corporation finances and performs the renovation work with University oversight. The University's commitment under the lease is to make a balloon payment of \$470,000 and an annual lease payment to the fraternity alumni corporation over ten years which provides a revenue stream, supporting the debt service for these renovations and compensates the fraternity alumni corporation for the estimated current, unimproved value of the building. Contributing to the \$470,000 balloon payment is a total of \$400,000 which came from the sale of a power yacht that was donated by a private party to support the IEP Program. At the end of the lease, the University will take possession of the building from the fraternity alumni corporation for \$1.00. Annual lease and operating expenses for the new leased IEP annex would be financed from room-and-board charges to the IEP students residing in the new property.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2006	FY 2006	\$650,000	Private Funds
		\$800,000	Chi Phi Bank Loan
		\$200,000	University Funds
	TOTAL	\$1,650,000	

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2. Intercollegiate Athletics Improvements – Advanced Planning

The Thomas M. Ryan Center opened its doors in June of 2002 and has since been the home of men and women’s basketball, the football team’s locker room, and athletic department offices and training rooms. This undertaking would augment that project and result in improvements to peripheral athletic facilities. It involves the anticipated renovations of existing space in Tootell and Keaney Gymnasium for athletic training, rehabilitation and support facilities and improved academic performance, physical fitness and student athletics.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2006	Advanced Planning	\$30,000	RICAP funds

3. West Kingston Superfund Site Remediation

This project involves the University’s negotiated share of expenditures in support of the remediation of an EPA designated Superfund site at the West Kingston Municipal Landfill and URI Disposal Area. The site was named to the National Priorities List (NPL) on October 14, 1992. The Municipal Landfill operated between the 1930s and the 1960s. The URI Disposal Area was used periodically between 1945 and 1975 for solid wastes and a transfer station was in place during the 1980s. The University, the Town of South Kingstown, the Town of Narragansett, and a private landowner are identified as “potentially responsible parties” (PRP’s).

The project is being implemented in two stages: the landfill area will be covered by an EPA/RIDEM approved cap, and the groundwater will be monitored over an extended period through a system of monitoring wells.

The project is 100% design and bids are being solicited at this time.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2003	FY 2006	\$ 172,547	Gen. Revenues
		2,810,000	RICAP
	TOTAL	\$2,982,547	

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4. EMS/Warehouse/Potter Addition

This project provides permanent headquarters for the University of Rhode Island Emergency Medical Service (EMS) and an addition of approximately 4,000 square feet of storage to the current Central Receiving Building. The addition will be used by Housing and Residential Life, as well as continuing design work for replacement of the modular portion of the Potter Building and possible co-location of the Counseling Center or another Student Affairs function.

Construction of the permanent quarters will provide bunk-rooms, a day room multipurpose room, and office space and will assist in attracting and retaining volunteers throughout their college experience. It will also garage EMS' four-year old ambulance.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2003	FY 2007	\$196,000	Asset Protection
		2,098,700	University Funds
	TOTAL	\$2,294,700	

5. Independence Hall Rehabilitation

This project involves the complete rehabilitation of Independence Hall, a 51,824 sq. ft., three-story masonry classroom and office building on the Kingston Campus. The 45 year old facility, which serves the English, Languages, and Speech Communications Departments, is a high traffic structure containing faculty and department offices, 21 general assignment classrooms, a large lecture hall, a multi-media screening room, and language laboratory facilities.

Significant, but limited repairs, including asbestos abatement and lighting and security upgrades, have been conducted within the building. The roof replacement is now complete and an architect from the Urban Design Group has developed interior design specifications.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY2005	FY 2006	\$5,060,000	Authorized G.O. Bond
		\$3,800,000	RICAP
		\$105,000	RIHEBC
	TOTAL	\$8,965,000	

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6. New Student Apartments

This project involves construction of two apartment-style residences and a suite-style dormitory targeted toward the University's upper-division student population. The apartment-style residents will house 500 to 550 bedroom units. The suite-style dormitory will contain 250-300 bedroom units. The new buildings will rise five stories, contain elevators and be universally accessible. Each will include supporting amenities such as laundry rooms and communal space. All new residences will meet current Rhode Island fire codes and have state-of-the art alarm and sprinkler systems installed.

The University has engaged the architectural & engineering firm of S/L/A/M to provide all aspects of construction, and as Program Manager, Gilbane is assisting the University develop the project.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2005	FY 2007	\$ 800,000	Authorized G.O. Bonds
		1,274,559	RICAP
		73,764,958	RIHEBC
		179,797	University Funds
	TOTAL	\$76,019,314	

7. Repaving Project Phase II

The second phase of the paving initiative is designed to address paved surfaces for the Kingston Campus and Narragansett Bay Campuses. The Campus Master Plans for Kingston and Narragansett Bay include comprehensive plans for transportation, vehicle and pedestrian circulation, and parking facilities. The plans identify the most desirable configurations, pavements and standard landscape elements for these initiatives.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2005	FY 2006	\$2,000,000	RIHEBC Bond Funds

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8. New Dining Hall

This project involves design and construction of a two-story brick facility to house a 31,700 sq. ft. dining hall, café and convenience store. It will also provide 15,300 sq. ft. of space for storage and include a receiving area. The dining area will have four servicing platforms including an Asian pasta and salad bar, a deli, a diner-style area and an Euro Kitchen which will serve hot entrees. The new facility will replace dining services currently provided in the Hope and Roger Williams Halls.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2004	FY 2007	\$14,180,362	RIHEBC (inc. interest earnings)
		7,953,066	University Funds
	TOTAL	\$22,133,428	

9. Fraternity Purchase/Tyler Rehabilitation

In recent years, the fraternity house corporations, for various reasons, have vacated a number of fraternity properties. The Board of Governors, in agreement with the fraternity corporations, reserves the right to acquire these houses. The University has leased or acquired a number of the houses and put them into useable condition for academic programs and/or student housing.

At the present time, one fraternity house is vacated on the Kingston Campus, with outstanding loan obligations to a major bank and its national affiliate. The Board of Governors has a \$50,000 guarantee outstanding on a renovation loan for the subject property. The structure is located at 22 Alumni Avenue amidst academic buildings and is a target for purchase and removal to permit the construction of an 8,600 sq. ft., multi-story addition to the adjacent Tyler Hall building.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2005	FY 2006	\$3,247,000	RIHEBC bond

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10. Kingston Campus Parking Facilities and System

During Phase I of the project, Parking Services was established to manage the University's parking and transportation system. Lots were constructed to accommodate 1,000 additional daytime commuter vehicles, meet Ryan Center/Boss Arena event parking requirements and generally improve the existing parking structure.

By September 1, 2005, Phase II of the project will bring nearly 1,500 more parking slots to the campus, streamline lot designation and expand shuttle service. The commuter lot will more than double in size with the addition of 833 spaces. A new lot to be constructed on Flagg Road, dedicated to resident students, will add another 650 slots.

RIPTA plans to initiate an express track service on the Kingston Campus. During peak hours, a 66-passenger vehicle will transport riders from the outer parking areas to the center of Campus.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2002	FY 2006	\$7,975,000	RIHEBC Series 2002

11. Lippitt Hall Rehabilitation

This project involves rehabilitation of one of the University's oldest granite buildings on the Quadrangle. Lippitt Hall, a 36,852 sq. ft. granite block, three-story building with a slate roof, was constructed in 1897 as a dining hall and gymnasium. The building presently houses a portion of the Information Technology Services operation, the Honors Program, and an engineering lab. An annex to the building houses the Central Steam Plant.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2003	FY 2006	\$4,980,000	Authorized G.O. Bond
		\$3,520,000	RICAP
	TOTAL	\$8,500,000	

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12. Residence Hall Modernization/Renovations

Since 1997, the University has made steady progress in the \$65.0 million plan to renovate its residence halls and surrounding landscapes. The Phase I “Freshman Village” component included renovations to Barlow, Weldin, Bressler, Butterfield, Adams and Browning Halls. Phase II renovations involve upgrades to the Heathman, Fayerwether and Gorham residences as well as Hutchinson, Peck, Merrow and Tucker. Phase II will also include fire and life safety code upgrades, accessibility improvements, and general system modernization.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2000	FY 2007	\$21,890,000	Issued - Authorized G.O. Bonds
		19,900,000	Unissued – Authorized G.O.Bonds
		21,010,599	RIHEBC (incl. Interest earnings)
		92,405	Gov. Comm. on Disabilities
		2,176,996	University funds
	TOTAL	\$65,070,000	

13. Rodos Hellenic Center

This project involves design and construction of the Greek Cultural Heritage Center on a site just east of the Fine Arts building. The Center will consist of the Rodos Building for Hellenic Studies and a classic, open-air Greek amphitheater. The 17,000 sq. ft. Rodos Building will contain classrooms, a small lecture hall with audio-visual support, offices, a library, archival storage, a chapel and exhibit space. A replica of the three pillars from the Acropolis of Rodos will be a prominent feature of the building and the theatre will be patterned after the ancient theatres of Greece.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2001	FY 2007	\$4,226,423	Private Funds

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14. Pell Marine Library/Oceanographic Exploration & Research Center

This project involves the complete rehabilitation of the existing 14,048 sq. ft. Pell Marine Science Library - a two-level masonry building built in 1968 on the Narragansett Bay Campus with a new 38,000 sq. ft. multi-purpose facility that will integrate library and educational functions, administration, research and social activity into a state-of-the art facility to be renamed the Pell Marine Science Library/Oceanographic Exploration & Research Center.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2003	FY 2008	\$14,000,000	Authorized G.O. Bonds
		1,000,000	Federal Funds
		93,500	University Funds
	TOTAL	\$15,093,500	

15. Ranger Hall Rehabilitation

This project involves the renovation of Ranger Hall, a 36,000 sq. ft., four-story granite block laboratory building constructed on the Kingston Campus in 1913. The goal of the project is to extend the life of the building and its internal systems by twenty years. Ranger will retain its distinctive period features while becoming handicap accessible and energy efficient. In the future, the building, which currently houses Nutrition and Food Sciences, will be converted from a lab-based building to one better suited for classroom and office use.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 1998	FY 2007	\$3,802,185	Authorized G.O. Bonds
		113,620	University Funds
	TOTAL	\$3,915,805	

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16. Center for Biotechnology and Life Sciences

This project involves construction of a 93,484 sq. ft. building and demolition of the existing Biological Services Center to address the needs of the University’s Environmental Biotechnology and Biological Sciences communities, including teaching and research facilities. The project would provide new and fully upgraded laboratory facilities, upgraded animal care facilities, and new and renovated office space.

The architectural firm of Payette Associates has completed its programming and design work and is currently updating the cost of construction.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY2006	FY 2008	\$ 50,000,000	Authorized G.O. Bond
		500,000	University Funds
	TOTAL	\$50,500,000	

17. Whispering Pines Lodge/Dining Room Addition

This project involves the construction of a seventh lodge on the W. Alton Jones Campus and the addition of 1,156 sq. ft. to the existing Whispering Pines Conference Center. The proposal includes the construction of a new 16,742 sq. ft. two-story wood structure building, similar to the Sycamore Lodge that was constructed in 1992. Each room and common area in the facility would be equipped with modern amenities, including televisions, telephones and Internet access. The building would be constructed within close proximity to the Laurel Lodge, facing Louttit Pond.

The new cottage would add 20 guest rooms and a modern conference area to the Center’s current 32 guest rooms and four meeting rooms. The proposed addition would add 1,156 sq. ft. to the Conference Center’s dining room and 90 sq. ft. to its serving kitchen, enhancing the Center’s ability to maximize the number of groups it serves.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2003	FY 2007	\$3,829,010	RIHEBC Bond
		20,000	University Funds
	TOTAL	\$3,849,010	

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18. Fire Protection Project

This project involves the installation of fire-suppressing sprinkler systems, the upgrade or replacement of existing fire alarm systems, and recommended life safety improvements in University of Rhode Island’s occupied buildings in accordance with recent sweeping changes in the Rhode Island State Fire Code. The University’s extensive physical plant was developed between 1890 and the present. A substantial number of buildings were constructed prior to the last revisions to the State of Rhode Island Fire Code when building sprinkler systems became necessary in new construction and major renovation projects. This project encompasses existing residential, academic, assembly, office and other support buildings that are not planned for major renovation within the next five years and proposes to install sprinkler and upgraded alarm systems between FY 2006 and 2010.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
Pre-FY2006	FY 2010	28,982,131	RICAP fund
		11,250	Memorial Union Fund Bal.
		23,650	HRL Fund Balance
	TOTAL	\$29,017,031	

19. Outdoor Track Reconstruction and Rehabilitation

Due to “the deteriorated condition of the track and the various specialty areas such as long jump runs and pole vault areas”, the University’s Safety and Risk Management Director closed URI’s Slade Outdoor track in March 1999. Use of the outdoor track bleachers was banned in 1998 and they were dismantled as a safety precaution. The closure directive stated “there is absolutely no way that the University could defend itself in any lawsuit involving an injury generated within the area.” This project includes the total rehabilitation and renovation of the entire outdoor track facility including:

- Installation of new subsurface drainage, irrigation, regrading and base.
- Resurfacing and relining the entire track surface with a poured in place 13-mm thick synthetic surface with encapsulated granules and seamless construction.
- Resurfacing jumping (long/triple jump and pole vault) runways.
- Reconfiguring and resurfacing the existing high jump apron and increasing the amount of all weather competition and instructional space.
- Fixing the drainage system in the steeplechase pit.
- Pouring two concrete pads (approximately 15 x 15 feet) at the main finish line for a timing stand and timing crew.
- Adding a discus ring and cage on the infield of the track facility.
- Repairing and reconfiguring the existing hammer cage to adequately protect athletes and spectators.
- Adding bleacher seating for 1,000 spectators.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2008	\$1,921,025	RICAP funds

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20. Center for Integrative Learning & Technology

The Center for Integrative Learning & Technology includes the College of Environment and Life Sciences. This project involves the design and construction of a facility that would integrate with the Center for Biotechnology and Life Sciences and other science and health sciences buildings to be located in the North District. The Center's first floor would house the College of Environmental Life Sciences' Undergraduate Programs and an Experiential Learning Center. Other space would be dedicated to student offices, for student work areas, conference rooms and a Student Resource Center. An atrium lobby would extend to the upper floor and contain plasma screens exhibiting student projects and real-time research activities. Adjacent to the atrium would be a dedicated presentation space featuring student and faculty work.

A high-tech classroom and learning space for programs in Geographic Information Systems (GIS), Computer Aided Design (CAD) and other technologies would be located on the second floor. A central area for servers, plotters, printers and production space would also be housed on this level.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2008	FY 2011	\$10,000,000	Private Funds

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(University of Rhode Island)

NEW PROJECTS

1. College of Pharmacy Building

This project involves the design and construction of a 150,000 sq. ft. building to house the College of Pharmacy. The facility will accommodate college teaching laboratories and classrooms, research laboratories, faculty and administrative offices, and outreach programs. The structure would be located near the new Center for Biotechnology and Life Sciences, the new Chemistry and Nursing Buildings, the Center for Integrative Learning & Technology and the Kingston Coastal Institute, promoting a synergy of activities to enhance the health and environmental sciences focus of the area.

The architectural firm Payette Associates of Boston, MA has been assigned to this project and has developed a preliminary space program and conceptual design for the facility. Further program analysis will proceed in order to develop a project cost estimate. The University wishes to place this project on the November 2006 referendum.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2006	FY 2011	\$65,200,000	New G.O. Bond

2. New Chemistry Building

This project involves design and construction of a building to house the Department of Chemistry. The facility will accommodate college teaching laboratories and classrooms, research laboratories, faculty and administrative offices. The structure would be located near the new Center for Biotechnology and Life Sciences, the new Nursing and Pharmacy buildings, the Center for Integrative Learning & Technology and the Kingston Coastal Institute.

The University intends to contract with a qualified architectural/engineering firm that specializes in higher education science facilities to develop a program, conceptual design, and cost estimate for this project, for inclusion on the November 2006 bond referendum.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2008	FY 2011	\$50,000,000	New G.O. Bond

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3. Nursing & Associated Health Building

This project involves construction of a new 50,000 sq. ft. building for the College of Nursing and related Associated Health programs. The facility would accommodate college teaching laboratories and classrooms, research space, faculty and administrative offices, clinical practice areas, and outreach programs. The structure would be located near the new Center for Biotechnology and Life Sciences, the new Pharmacy and Chemistry buildings, the Center for Integrative Learning & Technology and the Kingston Coastal Institute.

The University will select a consultant to plan and prepare documents for bidding in preparation for inclusion as a potential November 2006 referendum item.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY2008	FY2011	\$25,000,000	New G.O. Bond

4. Energy Conservation/Performance Contracting

The University has participated with the State Department of Central Services in a request for proposal process to enter into an Energy Performance Contract (EPC) with an Energy Service Company (ESCO) to purchase energy-saving improvements in buildings and infrastructure, where the basis for payments is the performance level guaranteed in the contract. Energy Management Services (EMS) is an arrangement structured so that the cost of implementing the Energy Conservation Measures (ECM) is recovered from cost avoidance achieved by the performance of those measures. Equipment purchased and installed using EMS may include any cost-effective equipment or system upgrade designed to conserve energy or water. This includes improvements to existing equipment. What distinguishes these contracts is the provision of a guarantee on energy savings from the installed retrofit measures, and the provision of investment-grade energy audit evaluations, design, installation, and maintenance services. Depending on the nature of the improvement, the contract period for particular ECMs can range from 5 to 10 years.

The University has completed its technical evaluation of ESC proposals and with concurrence from State Purchasing, a notice of tentative award has been made to an experienced energy service company.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2006	FY 2008	\$15,960,000	Lease/Purchase

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5. Exterior Renovation – East, Quinn, Taft & Washburn Halls

This project involves exterior renovations to East, Quinn, Taft and Washburn Halls, prominent granite buildings with slate roofs surrounding the main Quadrangle on the Kingston Campus. The goal of the project is to provide new life for the building envelopes and finishes by restoring their attractive features and making them more energy-efficient.

Upon completion of advanced planning, an architectural firm will be assigned to assist with the design and development of the project, including scope, schedules and costs.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2009	\$6,208,277	RICAP funds

6. Master Plan Landscape & Paving Improvements

The Campus Master Plans for the Kingston and Narragansett Bay Campuses emphasize the physical improvement of the University and provide design guidelines and policies for current and future development of buildings, grounds and infrastructure. The Plans also establish standards for landscape elements that are needed to create more inviting, unified, and aesthetically pleasing campus environments. Preservation of the natural topography and native vegetation enrich the character of the campuses and allow them to act simultaneously as classroom, laboratory, and a source of inspiration while creating a memorable sense of place within an ordered environment.

The firm, Carol R. Johnson Associates has provided preliminary designs for the two phases of improvements.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2006	FY 2010	\$7,500,000	RICAP funds

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7. Police Facility Expansion & Renovation

This project would entail renovation and expansion of the URI Police Facility located at 85 Briar Lane. The renovated structure would house each of its public safety units under one roof, enable the department to meet anticipated levels of service, and satisfy requirements necessary to achieve professional accreditation through the Commission on Accreditation for Law Enforcement Agencies, Inc., (CALEA). The expansion plan would incorporate police, security, communication and record keeping units within the same facility. Private offices and supplementary rooms for proper evidence processing and handling would be constructed. Additional locker space and separate shower facilities would also be added.

The University intends to engage a qualified architectural/engineering firm to develop plans for the renovation based on the programmatic needs identified.

<i>Start Date</i>	<i>End Date</i>	<i>Advanced Planning</i>	<i>Projected Total Cost</i>	<i>Source of Funding</i>
FY 2006		\$25,000		General Revenues

8. International Center

This project involves construction of a three-story, approximately 6,000 net assignable sq. ft. building to be connected to the Multicultural Center on the Kingston Campus for the creation of an International Center. The proposed addition would provide 2,800 sq. ft. in office and office support space, increase the existing Hodge Forum multipurpose space by 900 sq. ft. to 2,500 sq. ft., and create a lobby and patio space adjacent to the buildings. The University plans to fund this project entirely from private contributions.

The University has engaged the architectural firm of Lerner Ladds + Bartels to develop a program, conceptual design, cost estimate, and materials suitable for fundraising.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY2006	FY2010	\$13,500	Asset Protection
		\$3,746,569	Private Funds
	TOTAL	\$3,760,069	

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9. Roger Williams Complex Renovation

This project involves renovation of the second, and possibly first, floor of the Roger Williams Commons, a 29,618 sq. ft. two-story masonry building constructed in 1969. The facility currently accommodates Housing and Residential Life offices on the first floor, and Roger Williams Dining hall on the second. With the completion of the new Dining Hall in January 2007, the University will renovate the vacated space for student affairs and services.

The University is progressing through an internal planning and programming effort to determine the desired activities to put into Roger Williams.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2010	\$9,266,622	RICAP funds

10. Washburn Hall Renovation

This project involves a full interior renovation, including the provision of accessibility and utilization of the fourth floor, of Washburn Hall, one of the University's older granite buildings on the Main Quadrangle on the Kingston Campus. Washburn has benefited from a recent slate roof replacement and will receive exterior refurbishment as part of a building exterior renovation project in an earlier phase of the Capital Improvement Program.

Advance planning is sought for this interior renovation.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2010	\$8,202,085	RICAP funds

11. Morrill Hall Renovations

This project involves renovations to Morrill Hall, a 32,036 sq. ft., four-story masonry building constructed in 1965. This building will be vacated in 2009 when the Department of Cell and Molecular Biology relocates to the new Center for Biotechnology and Life Sciences. The renovated facility would house (tentatively) the Department of Nutrition & Food Science, as well as general assignment classrooms.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2010	\$11,374,008	RICAP funds

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

12. Woodward Hall Renovation

This project involves renovation of up to half of Woodward Hall, a four-story masonry laboratory building built in 1959. It currently houses the offices of the Dean of the College of Environment and Life Sciences, offices, teaching and research laboratories for the Departments of Geosciences, Plant Sciences, and Fisheries, Animal and Veterinary Science (FAVS). The Dean's offices as well as many of the faculty in Plant Sciences and FAVS will relocate to the new Center for Biotechnology and Life Sciences (CBLS) upon its completion in 2009. The space vacated will then require renovation to provide offices and laboratories for faculty currently in the Biological Sciences Center and Ranger Hall who will not be moving into the CBLS.

The University's Office of Capital Planning and Design is currently working with the College of the Environment and Life Sciences to determine the exact needs of the faculty, who would go into Woodward Hall and to what extent the building will require renovation.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2010	\$15,289,293	RICAP funds

13. Fine Arts Center Renovation

The project involves the complete renovation and enhancement of the 120,720 sq. ft. Fine Arts Center on the Kingston Campus, which serves the University's programs in the musical, theatrical, visual, and graphic arts. The renovation project is anticipated to require an extensive program of structural and building systems reconstruction and replacement as well as reconfiguration of interior spaces and enhancements to the performance and studio facilities within the building. .

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2011	\$42,840,608	New G.O. Bond

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

14. Ranger Hall Phase II

This project continues the phased renovation of Ranger Hall. The initial project, begun in 1998, involved replacing the slate roof, windows and doors of this 1913 four-story granite block building. This second phase will provide accessibility, mechanical system and HVAC upgrades as well as programmatic renovations to convert this early 20th century laboratory building into dry office and classroom space for the Department of Communication Studies, the Graduate School, the Research Office, Affirmative Action, and other academic support units.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2010	\$9,856,799	RICAP funds

15. Fogarty Hall Renovation

Assuming successful passage of a bond referendum in 2006 to construct the new College of Pharmacy Building, the present home of the College, Fogarty Hall, a 60,550 sq. ft., five-story masonry building completed in 1964, will be vacated. Current planning calls for Fogarty Hall to be renovated to house Administrative and Business Services offices coming from Carlotti Hall, an academic department (potentially Textiles or Art), as well as general assignment classrooms. Substantial renovations would be required, including building envelope, mechanical systems, HVAC, and replacement or removal of leaking steam lines, as well as any necessary reconfiguration to meet the needs of the new occupants.

An architectural firm has been assigned to assist with the design and development of the program, including scope, schedules and costs bidding in preparation for inclusion as a potential November 2008 referendum item.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2011	\$19,642,726	RICAP funds

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

COMMUNITY COLLEGE of RHODE ISLAND

CONTINUING PROJECTS

1. Newport Campus Construction

This project involves the construction of an approximately 75,000 sq. ft. campus facility on land in the North End section of Newport. The new facility will accommodate a comprehensive array of classrooms, laboratories, and offices as well as a library, auditorium, food services, and areas for student dining and study. It is anticipated that the Community College will occupy 6 - 7 acres of the total 15 acres that were made available. The remaining space will be developed for housing, recreation and daycare. Both the facility and the initial parking, which will provide 300 spaces, will be built to allow for expansion.

The project is 95% complete. Anticipate occupancy for Fall academic term.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2003	FY 2006	\$10,007,028	Authorized G.O. Bond
		925,972	Unissued G.O. Bond
		1,544,000	R.I. Capital
	TOTAL	\$12,477,000	

2. Flanagan Campus Addition

This project will add approximately 50,000 sq. ft. to the Flanagan Campus. The addition will create much-needed classrooms and computer labs as well as additional faculty office space. A small dedicated Theater Arts space along with increased student lounge and study areas will also be included in the addition. The project will also include a Planetarium which will be built as a separate structure on the campus, along with rehabilitation of some roadways and parking areas, and relocation of the RIPTA bus shelter, which currently falls outside ADA guidelines.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2008	FY 2010	\$20,806,646	New G.O. Bond

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

3. Additions & Renovations to Athletic Facilities

This project involves the addition of several new sports venues along with significant improvements to the field houses and existing fields.

Principal additions include an outdoor track at the Knight Campus and outdoor tennis courts at both the Knight and Flanagan campuses. The Community College does not presently have an outdoor track or tennis courts, unlike all other Rhode Island higher education institutions. A new softball field at the Knight Campus and improvements to the existing softball field at Flanagan are included in the plan and have significant Title IX implications. Improvements to existing fields include lighting, irrigation, bleachers, and fencing and a small addition to the Knight Campus field house for the development of a new Wellness Program.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2008	FY 2009	\$9,196,631	New G.O. Bond

4. Knight Campus Renewal

This project will entail a comprehensive renewal of the megastructure interior. Renovations will include painting, lighting, and floor surfaces as well as rehabilitation of the existing theatre area. It is estimated that over 280,000 sq. ft. of the 385,000 sq. ft original megastructure will be impacted as well as several antiquated HVAC units. Also included in the project are lighting, roadway, and landscape improvements for the main entrance road and facility entrance as well as improvements to several buildings on the Knight Estate. Technology upgrades are included to increase the number of “smart classrooms” which includes the use of wireless technology.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2010	Post FY2011	\$15,679,303	New G.O. Bond

5. Sprinkler Systems

This project involves the installation of a state-of-the-art sprinkler system for approximately 500,000 sq. ft. of floor space at the Knight and Flanagan Campuses. The system will be engineered to current standards and is designed to cover high occupancy areas as well as storage areas that are not routinely monitored.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2008	FY 2009	\$3,402,653	New G.O. Bond

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

RHODE ISLAND COLLEGE

CONTINUING PROJECTS

1. New Residence Hall

This project involves the construction of a new residence hall to meet on-campus housing demand. A feasibility study concluded that there is a market demand for as many as 370 new housing units. The report projected total cost of \$30.0 million of a 366 unit, 128,000 sq. ft. facility. There were three sites recommended for this facility as well as proposed room rates, and a state subsidy was provided. Proposed room rate revenues combined with budgeted debt service payments in the Department of Administration will fund this project.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2006	FY 2007	\$30,000,000	New GO Bond

2. Renovations of DCYF Facilities Phase III & Master Plan Site Improvements

Phase III of the DCYF Renovation project involves continued facility renovations of the former DCYF buildings 2, 3, and 7 and the master plan site improvements identified for the new campus. Program planning for a Day Care Center in one of the remaining buildings has been initiated. Planning for landscape improvements and road realignment was delayed during Phases I and II for budgetary reasons.

Phase III is intended to complete the remaining renovations and to implement the site improvements described in the 1999 Campus Master Plan. Many of the issues of traffic circulation, parking, and integration of the two properties are addressed in the Campus Master Plan which is available on the Rhode Island College web site at www.ric.edu, by clicking on the Administration link.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2009	\$7,790,000	R.I. Capital Funds

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

3. Art Center Facility Renovation

This project involves the renovation of the existing 34,000 sq. ft. Art Center and the construction of a 6,000 sq. ft. wrap-around addition for a total of a 40,000 sq. ft. Art Center Facility with adequate faculty offices, classrooms, studios (i.e. printmaking, metals, ceramics, photography, sculpture, etc.), workshop areas, a slide library, photography lab, computer lab and multipurpose presentation areas. The new facility would centralize the Art Program activities currently scattered around campus.

The feasibility study and cost estimate, conducted by RGB is attached.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2009	\$9,733,059	G.O. Bond
		20,000	Asset Protection
	TOTAL	\$9,753,059	

4. Upgrade and Modernize Road Interchanges, and Parking Lots

The 1999 Campus Master Plan identified traffic circulation, parking, entrance identification, and signage as important elements for Campus improvements. The proposed project involves the upgrade of two key road interchanges on College Road, the modernization of eight parking lots and a comprehensive update of on-campus and off-campus identification signage. The 1999 Campus Master Plan can be found on the Rhode Island College website at www.ric.edu/masterplan

Gateways into the College have been improved with the reconstruction of the Mount Pleasant Avenue and Fruit Hill Avenue entrances, designed by Beckman-Weremay, Landscape Architects. Parking lots J, H and I have been completed.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2008	\$4,607,045	New G.O. Bonds

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

5. Alternative Entrance & Master Plan Site Improvements Phase II

This project involves improvements to the College's Hennessey Street alternative entrance for vehicles and delivery trucks and the development of a satellite warehouse for the Dining Services operation. An internal driveway off the improved Hennessey Street access road would serve the Alumni House, the Center for Economic Education and the University Affiliated Program facilities and eliminate the blind driveways on the Fruit Hill Avenue curve. The project requires the acquisition of several properties adjoining the College, located east of Fruit Hill Avenue along the northwestern corner of the campus property line. A new road would be constructed off Fruit Hill Avenue into the College and a small warehouse would be constructed.

Related design and acquisition activity has already commenced in preparation for this project. An engineering study of parking lots H, I and J, the connector road from the planned new truck entrance and Library road has been completed. The RIC Foundation acquired several critical parcels, as properties became available, in order to prevent increased acquisition costs at a later date.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2008	\$4,775,680	New G.O. Bond
		24,320	Asset Protection
	TOTAL	\$4,800,000	

6. Modernization of Recreation Center

This project is a modernization and renovation of the existing RIC Recreation Center. The existing two-story original brick building does not have an elevator, has an antiquated HVAC system and its layout is not functional. The pool, track and building roof need modernization and improvement. A feasibility study will be completed first to establish a priority of the areas in greatest need for modernization.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2008	\$2,720,000	RHIEBC Bond
		75,000	Other
	TOTAL	\$2,795,000	

FY 2007-2011 HIGHER EDUCATION CAPITAL IMPROVEMENT PLAN

(Rhode Island College)

NEW PROJECTS

7. Four-Phase Modernization and Rehabilitation of Academic Buildings

This project is the modernization and rehabilitation of four major academic buildings on Rhode Island College that require: modernization of single pane window walls; upgrade and modernization of elevators; upgrade and modernization of restrooms; cosmetic enhancement of classrooms, corridors and staff offices (lights, ceiling tiles, floor surfaces); removal of asbestos tiles; exterior power washing and sealing of brick and slate walls. The facilities are: Adams Library, Craig Lee Hall, Clarke Science Hall, and the Henry Barnard School. Each building would be a phase and be funded every two years over an eight-year period.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	Post-FY 2014	\$14,427,600	RICAP funds
		80,000	Asset Protection
	TOTAL	\$14,507,600	

8. Infrastructure Modernization

This project involves the modernization and replacement of steam lines, steam condensate lines, water lines, and electrical distribution system. Numerous steam plumes occur regularly throughout campus requiring expensive and disruptive repairs that indicate that the system is aging and needs modernization. The water supply lines consistently deliver water to newly-renovated facilities that is rust-colored or brown. In portions of the east campus only bottle water can be used for drinking because the water is so brown. Repeated power failures indicate that the electrical distribution system is inadequate to properly service the current campus demand and requires modernization.

An RFP for an infrastructure feasibility study is currently in development to better define the problem, prioritize solutions and provide better cost estimates for modernizing the existing systems.

<i>Start Date</i>	<i>End Date</i>	<i>Cost</i>	<i>Source of Funding</i>
FY 2007	FY 2010	\$6,722,550	RICAP fund
		20,000	Asset Protection
	TOTAL	\$6,742,550	