RHODE ISLAND DEPARTMENT OF EDUCATION
MEMORANDUM OF AGREEMENT
SCHOOL CONSTRUCTION

In accordance with Section 1.08-2 of the Rhode Island Department of Elementary and Secondary Education ("RIDE") School Construction Regulations, effective as of May 24, 2007 (the "Construction Regulations"), the Warwick School Committee and RIDE hereby enter into this Agreement with respect to an Approved Project for School Construction for the Warwick School District (the "Approved Project" and the "District," respectively) which was approved by the Council on Elementary and Secondary Education (the "Council") on May 15, 2018.

1. **Scope of the Project:** The Approved Project consists of capital improvements at districtwide school facilities. All construction projects will be completed by the June 30, 2023 and post occupancy commissioning will be conducted. All projects will comply with the Northeast Collaborative for High Performance Schools (NECHPS), Version 3.1.

2. **Major Projects – Districtwide Repairs:** The Approved Project includes health and safety improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.

3. **Approved Values:**
   
i. Cedar Hill Elementary $734,096
   ii. Drum Rock Elementary $1,773,295
   iii. Francis Elementary $2,340,312
   iv. Greenwood Elementary $2,048,620
   v. Holliman Elementary $772,042
   vi. Hoxsie Elementary $1,917,918
   vii. Lippitt Elementary $2,709,082
   viii. Norwood Elementary $1,602,361
   ix. Oakland Beach Elementary $1,999,027
   x. Park Elementary $732,146
   xi. Robertson Elementary $2,170,875
   xii. Scott Elementary $749,242
   xiii. Sherman Elementary $1,845,304
   xiv. Warwick Neck Elementary $760,028
   xv. Wyman Elementary $1,251,893
   xvi. Warwick Veteran's Middle $2,012,352
   xvii. Winman Middle $1,340,856
   xviii. Warwick Career Tech $520,812
   xix. Pilgrim High $11,496,130
   xx. Toll Gate High $6,439,553

The Approved Project management, design fees and other soft costs shall not exceed 20% of the total general construction costs. The attached Approved Project scope breakdown sheets identify the eligible scope of work at each school.
4. Dollar Authorization (budget agreement): The parties to this Agreement understand and agree that total expenditures for this Approved Project shall not exceed $45,215,944.

7. Timelines: The design process for the Approved Project will begin promptly upon passage of the bond referendum and all necessary parties will participate in ongoing RIDE reviews at 100% Schematic Design, 100% Design Development and 60% Construction documents (pursuant to Regulations 1.09 & 1.10). All construction on the Approved Project shall be substantially complete and hold a certificate of occupancy by June 30, 2023.

8. Special Contingencies: The undersigned acknowledge and agree to obtain all jurisdictional (federal, state and local) reviews and approvals pursuant to Construction Regulations 1.03-1, 7, 8 & 9, and acknowledge and agree to participate in the energy efficiency performance annual tracking pursuant to Construction Regulation 1.12-2. The services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, shall be utilized whenever possible. Where a building has received school construction payments from RIDE for a building that has not remained in service for 50 years, RIDE may recapture at its discretion a portion of the housing aid reimbursement.

9. Standing Contingency: The undersigned acknowledge that it must have warned and conducted the vote for public approval, or have completed the appropriate municipal process to approve funding, within six months of the Council’s approval. The undersigned also acknowledge that it has received a copy of the Construction Regulations and understand the requirements imposed by these Regulations. The undersigned further acknowledge and agree that they will at all times ensure that the Approved Project is, and all activities related thereto are, in compliance with all applicable provisions of the Construction Regulations. Further, the undersigned agree to promptly notify RIDE of any deviation from the approved scope, timeline or cost of the Approved Project.

WARWICK SCHOOL COMMITTEE
(Signatures of all members of the School Committee and the Superintendent are required)

[Signatures]

Date 6-30-18

Superintendent
RHODE ISLAND DEPARTMENT OF ELEMENTARY
AND SECONDARY EDUCATION,

By

[Signature]

Name: __________________________

Title: COMMISSIONER

Date: 07/10/18
May 15, 2018

TO: Members of the Council on Elementary and Secondary Education

FROM: Ken Wagner, Ph.D., Commissioner

SUBJECT: Approval of Necessity of School Construction: Warwick

The Council on Elementary and Secondary Education has as one of its responsibilities reviewing and certifying the need for school construction projects to be reimbursed through the school housing aid program and the SBA Capital Fund. Most large projects are supported by bonds and are comprehensive projects with major renovation and/or new construction components. Article 9 of the FY16 State Budget lifted the moratorium on school construction, created the School Building Authority (SBA) at the RI Department of Education, created the SBA Capital Fund, and changed the multi-stage Necessity of School Construction application to an annual process. Because of this, the Board will be asked to review and approve projects annually at the end of each fiscal year.

At this meeting, the Council is being asked to approve prioritized Major Projects and Fast Track Repairs. A chart summarizing Warwick School District’s projects is provided in Attachment 1.

RECOMMENDATION: THAT, the Council on Elementary and Secondary Education approve the necessity of school construction projects totaling $45,215,944 pursuant to 16-7-41.1 as follows (please note that when the applicable reimbursement share ratios are applied to the estimated total project costs noted below, the state share is expected to be $15,825,580):

<table>
<thead>
<tr>
<th>Warwick</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Cedar Hill Elementary</td>
<td>$ 734,096</td>
</tr>
<tr>
<td>ii. Drum Rock Elementary</td>
<td>$ 1,773,295</td>
</tr>
<tr>
<td>iii. Francis Elementary</td>
<td>$ 2,340,312</td>
</tr>
<tr>
<td>iv. Greenwood Elementary</td>
<td>$ 2,048,620</td>
</tr>
<tr>
<td>v. Holliman Elementary</td>
<td>$ 772,042</td>
</tr>
<tr>
<td>vi. Hoxsie Elementary</td>
<td>$ 1,917,918</td>
</tr>
<tr>
<td>vii. Lippitt Elementary</td>
<td>$ 2,709,082</td>
</tr>
<tr>
<td>viii. Norwood Elementary</td>
<td>$ 1,602,361</td>
</tr>
<tr>
<td>ix. Oakland Beach Elementary</td>
<td>$ 1,999,027</td>
</tr>
</tbody>
</table>
x. Park Elementary  $ 732,146
xi. Robertson Elementary  $ 2,170,875
xii. Scott Elementary  $ 749,242
xiii. Sherman Elementary  $ 1,845,304
xiv. Warwick Neck Elementary  $ 760,028
xv. Wyman Elementary  $ 1,251,893
xvi. Warwick Veteran’s Middle  $ 2,012,352
xvii. Winman Middle  $ 1,340,856
xviii. Warwick Career Tech  $ 520,812
xix. Pilgrim High  $11,496,130
xx. Toll Gate High  $ 6,439,553
## SUMMARY: FY 2018 NECESSITY OF CONSTRUCTION PROJECTS

<table>
<thead>
<tr>
<th>WARWICK SCHOOL DISTRICT</th>
<th>BRIEF DESCRIPTION</th>
<th>JUSTIFICATION</th>
<th>FY 2018 AID SHARE RATIO*</th>
<th>ESTIMATED PROJECT COST</th>
<th>STATE SHARE</th>
<th>STATE SHARE W/ INTEREST**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Districtwide Fast Track Repairs</td>
<td>This project will address repairs at Warwick School District's Cedar Hill Elementary, Drum Rock Elementary, Francis Elementary, Greenwood Elementary, Holliman Elementary, Hoxsie Elementary, Lippitt Elementary, Norwood Elementary, Oakland Beach Elementary, Park Elementary, Robertson Elementary, Scott Elementary, Sherman Elementary, Warwick Neck Elementary, Wyman Elementary, Warwick Veteran’s Middle, Winman Middle, Warwick Career Tech, Pilgrim High, and Toll Gate High School.</td>
<td>This project includes health and safety improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.</td>
<td>35%</td>
<td>$40,000,000 (Bond)</td>
<td>$14,000,000</td>
<td>$19,880,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$5,215,944 (Capital Reserve)</td>
<td>$1,825,580</td>
<td>$1,825,580</td>
</tr>
</tbody>
</table>

* State share ratio is based on FY2018 calculation. District may be eligible for additional reimbursement through bonus incentives.

** Only bonds financed through RIHEBC are eligible for reimbursement on interest. Warwick intends to pay for projects out of both bond proceeds and capital reserve funds as detailed above.