

**2013 -- S 1027 SUBSTITUTE A**

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**STATE OF RHODE ISLAND**

**IN GENERAL ASSEMBLY**

**JANUARY SESSION, A.D. 2013**

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**J O I N T   R E S O L U T I O N**

THAT THE GENERAL ASSEMBLY HEREBY ENCOURAGES AND SUPPORTS THE EFFORTS OF THE RHODE ISLAND BOARD OF EDUCATION AND THE DEPARTMENT OF ADMINISTRATION TO LOCATE A NURSING EDUCATION CENTER AT THE SOUTH STREET POWER STATION IN PROVIDENCE

Introduced By: Senators DaPonte, Gallo, Goodwin, Ruggerio, and Miller

Date Introduced: June 26, 2013

Referred To: Senate Finance

1           WHEREAS, Rhode Island College (the College), the University of Rhode Island (the  
2 University), and the Community College of Rhode Island provide high-quality, public nursing  
3 education and research programs, which produce approximately 80% of the state's nursing  
4 program graduates each year; and

5           WHEREAS, The facilities housing the nursing programs at the College and the  
6 University are aging, lack current technologies and smart classrooms, and are at their physical  
7 enrollment capacities; and

8           WHEREAS, Projected local and national shortages of nursing candidates for licensure  
9 and nursing faculty are expected to adversely impact the delivery of health care in the coming  
10 years; and

11           WHEREAS, It is in the best interest of the State of Rhode Island to enable the University  
12 and the College to educate students at all levels in the sciences and caring for complex health care  
13 challenges in a low-risk environment, to provide critical continuing education in order to support  
14 workforce development, and to produce more nursing graduates at the baccalaureate, masters, and  
15 doctoral levels; and

16           WHEREAS, It is in the best interest of the State of Rhode Island to pursue cost-effective  
17 financing for its public nursing higher education facilities as outlined in the May 23, 2011,  
18 feasibility study authorized by the General Assembly in the fiscal year 2012 budget which

1 proposed the development of a single, shared, inter-institutional nursing sciences and education  
2 facility to be located in Providence's Jewelry District; and

3 WHEREAS, Location of a shared facility in Providence's Jewelry District will allow the  
4 College and the University to maximize symmetries and current collaborations with Brown  
5 University's Alpert Medical School (AMS), and the state's major hospitals and other health care  
6 providers; and

7 WHEREAS, A shared nursing education facility would be an investment by the citizens  
8 of Rhode Island that will provide Rhode Island students, and particularly students from the urban  
9 area in which the new nursing school will be located, with programs to encourage the pursuit of  
10 careers in nursing, increased opportunities to attend the College and the University to pursue  
11 nursing education, and financial and other assistance to facilitate nursing program completion;  
12 and

13 WHEREAS, Brown University and the AMS have proposed to enhance the connection of  
14 College Hill to the Jewelry District and create a campus environment on and around the Alpert  
15 Medical School; and

16 WHEREAS, Brown University and the AMS are eager to promote academic  
17 collaborations with the University, the College, and other institutions of higher education; and

18 WHEREAS, Brown University has proposed a collaboration with Commonwealth  
19 Ventures, LLC (the Developer) to renovate and develop the South Street Power Station at Davol  
20 Square into a shared facility sufficient to house Brown's administrative programming, and the  
21 nursing programs for the University and the College; and

22 WHEREAS, In order to address the projected shortage of new nurses, to attract more  
23 nursing faculty, to provide state-of-the-art technology for teaching and research capabilities, and  
24 to ensure cost-effective development of higher education facilities, the Board of Education and  
25 the Department of Administration intend to work together to enter into a partnership with Brown  
26 University and Commonwealth Ventures, LLC, to locate a Nursing Education Center ("NEC") to  
27 be shared by the College and the University in the South Street Power Station; and

28 WHEREAS, A major vehicle making the development of the abandoned and vacant  
29 South Street Power Station possible is the State's historic preservation tax credit program  
30 intended to support a previously planned use of the building and now potentially helping to  
31 enable the building to serve, in part, a beneficial State purpose; and

32 WHEREAS, The Developer has proposed that with the South Street Power Station leased  
33 in its entirety by Brown and the NEC, the developer will privately develop at least one hundred  
34 sixty five thousand (165,000) square feet of residential apartments suitable for rent by graduate,

1 medical, and upper-class advanced undergraduate student housing on the adjacent parcel; at least  
2 ten thousand (10,000) square feet of retail space; a six hundred (600) car garage (to be financed  
3 and developed by the City of Providence) on property leased by Brown University; and will  
4 develop at least fifteen thousand (15,000) square feet of incubator lab space in an adjacent  
5 facility; and

6 WHEREAS, The Developer anticipates the development of the NEC project in its  
7 entirety will launch a \$206 million economic development project that will generate local  
8 construction and other permanent jobs, and enhance a major gateway to Providence; and

9 WHEREAS, After analysis, the annual lease costs for the NEC in the South Street Power  
10 Station project represent the lowest cost alternative for this type of project, without the additional  
11 long term burden of ownership; and

12 WHEREAS, The Board of Education, the University, the College, and the Department of  
13 Administration intend to negotiate the terms and conditions for the development and lease for the  
14 NEC in the South Street Power Station with the Developer to protect the short and long-term  
15 interests of the State, the College, and the University; and

16 WHEREAS, A shared governance committee for operational purposes will be established  
17 as outlined in the feasibility study, and will be comprised of appropriate and equal numbers of  
18 individuals from the University and the College and chaired by a senior staff member of the  
19 Board of Education, with a process whereby the appeal of decisions made by the governance  
20 committee may be made by the University or College directly to the Board; and

21 WHEREAS, Decisions regarding the NEC that involve and impact both the University  
22 and College nursing programs shall not be made by either the University or College alone; now,  
23 therefore be it

24 RESOLVED, That this General Assembly hereby encourages and supports the efforts of  
25 the Rhode Island Board of Education and the Department of Administration to locate a nursing  
26 education center “(NEC)” at the South Street Power Station in Providence; and be it further

27 RESOLVED, That in the event that the State Properties Committee and/or the Board of  
28 Education approves a lease for the NEC, it shall immediately forward the proposed lease to the  
29 Chairs of the House and Senate Finance Committees of the General Assembly, for approval in  
30 accordance with subsection 37-6-2(d); and be it further

31 RESOLVED, That this Joint Resolution shall take effect immediately upon its passage by  
32 the General Assembly; and be it further

33 RESOLVED, That the Secretary of State be and hereby is authorized and directed to  
34 transmit duly certified copies of this resolution to the Governor, the Chair of the Board of

- 1 Education, the Director of the Department of Administration, the State Budget Officer, and the
- 2 Chairman of the State Properties Committee.

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