



Mayor James A. Diossa



McKenna Center for Teaching, Learning and Research



115 Illinois Street Central Falls, Rhode Island 02860

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What is the McKenna Center for Teaching, Learning and Research?

The McKenna Center for Teaching and learning

is.....
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Message from Mayor Diossa:



Message from Superintendent Victor Capellan:

Thank You to the donors that made this
all possible.



Mayor James A. Dlossa



BILL & MELINDA
GATES *foundation*





Mayor James A. Blossa



House Rules

All tenants at The McKenna Center for Teaching, Learning and Research at 115 Illinois St. (The Center) must do a walk-through of the house and go over these rules with the House Manager and sign their agreement by the end of their first day of occupancy:

- To be eligible for housing, person must be a student in college, student teacher or teacher in the Central Falls School District.

General Practices:

1. Be nice.
2. Tenants will agree on a weekly chore rotation that includes taking out the trash and cleaning bathrooms, kitchens, staircases, and shared spaces.
3. Parking is available on the streets surrounding 115 Illinois St.
4. You may store bikes in the basement or in your bedroom.
5. Notify all other residents of any overnight visitors. Residents must abide by the Center's visitation and escort policies at all times.
6. Residents are required to uphold and abide by City of Central Falls Recycling Procedures.

Use of Space:

7. Clean common areas immediately; do not leave personal items in common areas.
8. The washer and dryer are free to use. You provide your own detergent.
9. Quiet time starts at 10pm on weeknights.
10. Residents will be held liable for damage to or loss of The McKenna Center for Teaching, Learning and Research property based on inspection before and after occupancy. Residents are not allowed to make changes or adjustments to rooms or furnishings (i.e. deadbolt locks, construction of lofts, painting of rooms and suites, etc.) without prior approval from the Central Falls School District or the City of Central Falls. Rooms, bathrooms and suites must be left clean and in good condition. Each tenant is individually responsible for damage or loss in their room. Damages or losses in a suite or hall for which responsibility cannot be assessed to an individual will be charged to members of that particular room. Any tenant who is billed for personal damages (excluding common area charges) in excess of \$400 will have his/her housing status reviewed in light of his/her previous discipline record and personal housing damage charges.
11. No resident may add major appliances (i.e., air conditioner) or stationary sports equipment to their room/suite or move any Center property, (i.e. room, suite and lounge furniture) from assigned locations in the building without the permission.

Kitchen:

12. Keep food in your assigned areas of the refrigerator and shelves.
13. Dispose of your own food before it spoils.
14. Spices and dishes are assumed to be shared items unless marked with your name.
15. Clean and appropriately store your dishes by the end of each day.

Sensitive Topics:

16. No smoking, illegal drugs, underage drinking, or other illegal activities of any kind. Alcohol and the smoking of tobacco are not allowed in the facility.
17. Photos and videos must abide by the district social media policy. Images of minors may never be shared without guardian consent.
18. Doors that lead to the second and third floor must remain locked at all times. No one under the age of 18 or a student of the district is permitted on the 2nd and 3rd floor.
19. Residents are responsible to obey all rules of The McKenna Center for Teaching, Learning and Research regulations of the school district as printed in this contract. Changes in policies may occur during the year if necessitated by changes in state laws or for the protection of residents and must also be followed. Violators are subject to termination of their residency contract and/or disciplinary action by school district. Included in these Center regulations are restrictions against the following:
 - A. Gambling
 - B. Use, sale or possession of illegal or prescription drugs or paraphernalia (except under direction of a physician).
 - C. Improper use of fire extinguishers, tampering with fire safety equipment or causing a false fire alarm.
 - D. The housing and/or visit of any animal/pet in the facility.
 - E. The storage of vehicles/motorcycles in the building or courtyard.
 - F. Consumption and/or possession of alcoholic beverages, containers and paraphernalia (i.e. shot glass, beer funnel, etc.)
 - G. The possession of firearms, knives, explosives, (including firecrackers), incendiary (including candles and halogen lamps) or other dangerous devices.
 - H. Sales people and solicitors of college and non-college groups or sale of goods and services from a room without the written approval of the Superintendent's Office or the Mayor's Office or their designee.
 - I. Advertisements not approved by the Superintendent's Office or the Mayor's Office or their designee..
 - J. Fighting and/or use of physical force.
20. Duly authorized City/school representatives shall have the right to enter housing spaces without prior notice for the purpose of
 - A. Fire safety and health inspections,
 - B. Compliance with multiple dwelling unit laws,
 - C. Responding to clear indications of immediate danger to life, safety, health or property,
 - D. Maintaining the conditions of the facilities and furnishings. Whenever possible, students will be present during these entries. Students will be notified at least 24 hours before Health and Safety Inspections are conducted.
21. The City and school department are not responsible for injuries or loss of student property by fire, theft, water damage, etc. Residents are urged to check their family or personal insurance policies regarding coverage, and if necessary, arrange a policy to protect their valuables.
22. The City of Central Falls and/or the Central Falls School District reserves the right to...
 - A. Terminate the lease at any time.
 - B. Inspect the dormitory spaces with a 24-hour notice.

- C. Search the premises occupied by students or the personal possessions of students upon authorization of designated District Officers or Police to determine compliances with Center regulations and State Laws where there is probable cause to believe that a violation has occurred or is taking place.
- D. Suspend a student's housing provided by this contract when the safety or health of the student or any member of the District community is threatened, pending due process action by an appropriate judicial authority or administrative officer.
- E. Suspend housing provided by this contract if money is owed to the District. This includes: room reservation and damage deposits, room and board fees, monies owed for outstanding hall damages or other bills.

I have read the House Rules for my residency at 115 Illinois and hereby assent and agree to all of the aforementioned terms.

Seth Kolker

Resident Tutor's Name

[Signature]

Signature

01/25/2018

Date

Joshua Giraldo (cos)

City Representative

[Signature]

Signature

1/25/18

Date



Mayor James A. Dlossa



House Manager Agreement

The House Manager will occupy a bedroom on the second or third floor of The McKenna Center for Teaching, Learning and Research ("The Center") at 115 Illinois St. Central Falls, have access to its shared spaces, and be responsible for the following duties:

1. A \$100 room fee is due on the first day of each month of occupancy. Partial months of occupancy are paid for at a prorated fee.
2. Utilities (electric, water, gas, heat, Internet) are provided to the House Manager free of charge.
3. Renter's insurance is the responsibility of each individual House Manager, and is not included.
4. The House Manager will be responsible for supervising activities taking place at The Center one day per week from 2:45pm to 7:00pm. In addition, the House Manager will be responsible for supervising activities taking place at The Center one Saturday each month from 8:00am to 1:00pm.

On the day assigned to the House Manager, he/she will:

- a. Be present on the first floor of The Center.
- b. Ensure that all visitors sign in.
- c. Lock doors after tutoring ends at 7:00pm.
- d. Supervise activities and use of furniture, technology, and other materials.
5. The House Manager will abide by all House Rules regarding the second and third floors.
6. The additional House Manager, responsibilities are as follows:
 - a. Collaborate with schools that have students from Central Falls to publicize the opportunity for tutoring services and to serve as a Resident Tutor at The Center.
 - b. Supervise tutoring activities from 2:45pm to 7:00pm on weekdays and from 8:00am to 1:00pm on Saturdays.
 - c. Orient new Resident Tutors to the House Rules and expectations.
 - d. Ensure that a weekly chore rotation is created and implemented effectively to take out trash and clean bathrooms, kitchens, staircases, and shared spaces.
 - e. Manage the purchase of cleaning supplies and other shared household items.
 - f. Communicate with district personnel regarding utilities, repairs, events, and other related concerns.
 - g. Manage the schedule of tutoring activities at The Center.
 - h. The House Manager will not have a weekly tutoring commitment at The Center.
 - i. The House Manager will report to a designee of the Superintendent.

Seth Kolber

Resident Tutor's Name

Joshua Graldo (COS)

City Representative

[Handwritten Signature]

Signature

[Handwritten Signature]

Signature

01/25/2018

Date

1/25/18

Date



Mayor James A. Diossa



McKenna Center for Teaching, Learning and Research

Resident Tutor Application

Manager *J. J. SBK*

General Information:

Name: <i>Seth Kolker</i>	
Telephone: <i>703-655-5673</i>	Email: <i>SETH.KOLKER@GMAIL.COM</i>
Address:	<i>24 SUMMER ST.</i>
	<i>CENTRAL FALLS, RI 02863</i>

Allergies: *ACDA (anticoagulant used in apheresis blood procedure)*

Other pertinent medical information: *N/A*

Emergency Contact:

Name: <i>Deborah Borton</i>	Relation: <i>Mother</i>
Telephone: <i>571-244-8828</i>	Email: <i>BORTON.LYNN@GMAIL.COM</i>

References:

Name of Reference #1: <i>Troy Silvia</i>
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Position: Principal	Organization: CFHS
Telephone: 401-727-7400	Email: viat@cfschools.net

Name of Reference #2: Amy Burns	
Position: Assistant Principal	Organization: CFHS
Telephone: 401-727-7400	Email: burnsa@cfschools.net

Please attach to your application:

1. A one-page narrative explaining why you want to participate in this program.
2. A one-page resume.
3. A safety deposit of \$500.

In addition, you will be required to obtain two background checks: a state check from the Office of the Attorney General (which can be processed immediately), and a national check with FBI via the Central Falls Police Department (which may take several weeks).

Date Application Received:

Application approval:

Seth Kolker

Resident Tutor's Name

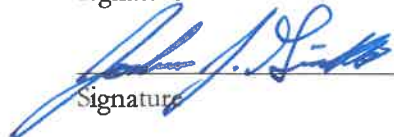
Joshua Giraldo (COS)
City Representative



Signature

01/25/2018

Date



Signature

1/25/2018

Date



Mayor James A. Blossa



Resident Tutor Agreement

The Resident Tutor will occupy a bedroom on the second or third floor of The McKenna Center for Teaching, Learning and Research ("The Center") at 115 Illinois St. Central Falls, have access to its shared spaces, and be responsible for the following duties:

1. A \$100 room fee is due on the first day of each month of occupancy. Partial months of occupancy are paid for at a prorated fee.
2. Utilities (electric, water, gas, heat, Internet) are provided to the Resident Tutor free of charge.
3. Renter's insurance is the responsibility of each individual Resident Tutor, and is not included.
4. Resident Tutor will tutor Central Falls students from 2:45pm to 7:00pm three days per week.
5. Each Resident Tutor will be responsible for supervising activities taking place at The Center one day per week from 2:45pm to 7:00pm. In addition, each Resident Tutor will be responsible for supervising activities taking place at The Center one Saturday each month from 8:00am to 1:00pm. On the day assigned to a Resident Tutor, he/she will:
 - a. Be present on the first floor of The Center.
 - b. Ensure that all visitors sign in.
 - c. Lock doors after tutoring ends at 7:00pm.
 - d. Supervise activities and use of furniture, technology, and other materials.
6. Resident Tutor will abide by all House Rules regarding the second and third floors.
7. One Resident Tutor will be the House Manager, whose responsibilities are as follows:
 - a. Collaborate with schools that have students from Central Falls to publicize the opportunity to live at The Center and recruit Resident Tutor.
 - b. Supervise activities Orient new Resident Tutors to the House Rules and expectations.
 - c. Ensure that a weekly chore rotation is created and implemented effectively to take out trash and clean bathrooms, kitchens, staircases, and shared spaces.
 - d. Manage the purchase of cleaning supplies and other shared household items.
 - e. Communicate with district personnel regarding utilities, repairs, events, and other related concerns.
 - f. Manage the schedule of tutoring activities at The Center.
 - g. The House Manager will not have a weekly tutoring commitment at The Center.

Resident Tutor's Name

Signature

Date

City Representative

Signature

Date

List of Community Resources

Central Falls School District: 401-727-7700

Central Falls Mayor's Office: 401-727-7474

Central Falls Police Department: 401-727-7411

Central Falls Fire Department: 401-727-7448

Parks & Recreation/After-School Programming: 401-727-7455

Progreso Latino: 401-728-5920

Children's Friend & Service: 401-729-0765

Central Falls Housing Authority: 401-727-9090

Notre Dame Express Health Care Center: 401-727-9090

Pawtucket Central Falls Development: 401-726-1173