

1 **ARTICLE 4**

2 RELATING TO DEBT MANAGEMENT ACT JOINT RESOLUTIONS

3 SECTION 1. This article shall serve as joint resolution required pursuant to Rhode Island  
4 General Law § 35-18-1, *et seq.* and propose legislation related thereto.

5 SECTION 2. Section 2, Article 6 of Chapter 88 of the 2019 Public Laws is hereby amended  
6 to read as follows:

7 Section 2. *University of Rhode Island – Memorial Union – Auxiliary Enterprise*

8 WHEREAS, The Council on Postsecondary Education and the University have a long-  
9 standing commitment to the overall development of their students; and

10 WHEREAS, The University believes that the Memorial Union celebrates life at URI and  
11 acts as the nexus for campus community, student engagement, and leadership. It is an intersection  
12 connecting the academic core of campus and the campus’s socially active residential community.  
13 The student union at the University is an integral part of the educational ecosystem that shapes the  
14 student experience; and

15 WHEREAS, The Council on Postsecondary Education and the University of Rhode Island  
16 are proposing a project which involves the renovation and expansion of the Memorial Union to  
17 meet the ongoing and growing needs of their students; and

18 WHEREAS, The University engaged a qualified architectural firm, which has completed  
19 an advanced planning study for this renovation; and

20 WHEREAS, The Rhode Island Public Corporation Debt Management Act requires the  
21 General Assembly to provide its consent to the issuance or incurring by the State of Rhode Island  
22 and other public agencies of certain obligations including financing guarantees or other agreements;  
23 and

24 WHEREAS, The design and construction associated with this work of an Auxiliary  
25 Enterprise building will be financed through the Rhode Island Health and Educational Building  
26 Corporation (RIHEBC) revenue bonds, with an expected term of thirty (30) years; and

27 WHEREAS, The total project costs associated with completion of the project through the  
28 proposed financing method is ~~fifty-one million five hundred thousand dollars (\$51,500,000)~~ fifty-  
29 seven million six hundred thousand dollars (\$57,600,000), including cost of issuance. Debt service  
30 payments would be supported by revenues derived from student fees and retail lease payments  
31 associated with the respective Auxiliary Enterprises of the University of Rhode Island occupying  
32 said facility. Total debt service on the bonds is not expected to exceed ~~one hundred twelve million~~

1 ~~three hundred thousand dollars (\$112,300,000)~~ one hundred twenty-five million six hundred  
2 thousand dollars (\$125,600,000) in the aggregate based on an average interest rate of six (6%)  
3 percent; now, therefore be it

4 RESOLVED, That this General Assembly hereby approves financing in an amount not to  
5 exceed ~~fifty-one million five hundred thousand dollars (\$51,500,000)~~ fifty-seven million six  
6 hundred thousand dollars (\$57,600,000) for the Memorial Union project for the auxiliary enterprise  
7 building on the University of Rhode Island campus; and be it further

8 RESOLVED, That this Joint Resolution shall take effect upon passage.

9 SECTION 3. Section 4, Article 6 of Chapter 88 of the 2019 Public Laws is hereby amended  
10 to read as follows:

11 Section 4. *University of Rhode Island – Combined Health & Counseling Center – Auxiliary*  
12 *Enterprise*

13 WHEREAS, The Council on Postsecondary Education and the University have a long-  
14 standing commitment to the health and wellness of their students; and

15 WHEREAS, The University has a desire to create a one-stop center to address the physical,  
16 emotional, and mental health of its students; and

17 WHEREAS, The Council on Postsecondary Education and the University of Rhode Island  
18 are proposing a project which involves the construction of a new Combined Health & Counseling  
19 Center to meet the ongoing and growing health needs of their students; and

20 WHEREAS, The University engaged a qualified architectural firm, which has completed  
21 an advanced planning study for this new building; and

22 WHEREAS, The Rhode Island Public Corporation Debt Management Act requires the  
23 General Assembly to provide its consent to the issuance or incurring by the State of Rhode Island  
24 and other public agencies of certain obligations including financing guarantees or other agreements;  
25 and

26 WHEREAS, The design and construction associated with this work of an Auxiliary  
27 Enterprise building will be financed through the Rhode Island Health and Educational Building  
28 Corporation (RIHEBC) revenue bonds, with an expected term of thirty (30) years; and

29 WHEREAS, The total project costs associated with completion of the project through the  
30 proposed financing method is ~~twenty-six nine hundred thousand dollars (\$26,900,000)~~ twenty-nine  
31 million dollars (\$29,000,000), including cost of issuance. Debt service payments would be  
32 supported by revenues derived from student fees associated with the respective Auxiliary  
33 Enterprises of the University of Rhode Island occupying said facility. Total debt service on the  
34 bonds is not expected to exceed ~~fifty-eight million seven hundred thousand dollars (\$58,700,000)~~

1 sixty-three million three hundred thousand dollars (\$63,300,000) in the aggregate based on an  
2 average interest rate of six (6%) percent; now, therefore be it

3 RESOLVED, That this General Assembly hereby approves financing in an amount not to  
4 exceed ~~twenty six million nine hundred thousand dollars (\$26,900,000)~~ twenty-nine million dollars  
5 (\$29,000,000) for the Combined Health & Counseling Center project for the auxiliary enterprise  
6 building on the University of Rhode Island campus; and be it further

7 RESOLVED, That, this Joint Resolution shall take effect upon passage.

8 SECTION 4. Section 5, Article 16 of Chapter 47 of the 2018 Public Laws is hereby  
9 amended to read as follows:

10 Section 5. *Eleanor Slater Hospital Project-Regan Building Renovation*

11 WHEREAS, The Eleanor Slater Hospital (the "Hospital") provides long-term acute care  
12 and post-acute care for approximately two hundred twenty (220) individuals with complex  
13 psychiatric and medical needs on two campuses - Pastore and Zambarano; and

14 WHEREAS, The Hospital is licensed by the Rhode Island Department of Health  
15 ("RIDOH") and accredited triennially by the Joint Commission for the Accreditation of Health Care  
16 Organizations ("JCAHO") that enables it to bill Medicare, Medicaid, and commercial insurances  
17 for the care it provides; and

18 ~~WHEREAS, The revenue the Hospital can bill Medicare, Medicaid, and other insurers~~  
19 ~~approximates \$55.0 million annually; and~~

20 WHEREAS, On the Pastore campus the patients who have psychiatric needs are currently  
21 in three buildings (Pinel, Regan and Adolph Meyer) that are older buildings that have not been  
22 updated in many years; and

23 WHEREAS, In January 2017, the Center for Medicare and Medicaid Services ("CMS")  
24 published new standards designed to address the increased number of suicides and suicide attempts  
25 in hospitals; such standards required significant renovations to reduce ligature risks on inpatient  
26 psychiatric units; and

27 WHEREAS, In September 2017, JCAHO performed its triennial survey, identified  
28 significant ligature risks at the Pinel and the Adolph Meyer Buildings and as a result, gave the  
29 Hospital a rating of Immediate Threat to Life, requiring it to submit a long-term plan to address the  
30 ligature risks in both buildings; and

31 ~~WHEREAS, The Pinel and the Adolph Meyer Buildings currently do not meet JCAHO~~  
32 ~~and CMS requirements and a loss of accreditation for not meeting the submitted plan could lead to~~  
33 ~~the loss of approximately \$55.0 million in federal Medicaid match; and~~

1           WHEREAS, The Hospital submitted to JCAHO a plan to renovate the Benton Center and  
2 the Regan Building, and to close the Pinel and Adolph Meyer Buildings, thus enabling it to achieve  
3 full accreditation; and

4           WHEREAS, A renovation of the existing Pinel and Adolph Meyer Buildings would not be  
5 financially beneficial due to the magnitude of renovations that would need to be performed on these  
6 buildings to allow the Hospital to achieve full accreditation; and

7           WHEREAS, The renovation of the Benton Center will be completed in June 2018, utilizing  
8 Rhode Island Capital Plan Fund financing, enabling the Hospital to close the Pinel Building and 2  
9 units in the Adolph Meyer Building and relocate approximately forty-five (45) psychiatric patients  
10 to Benton; and

11           WHEREAS, This will leave approximately fifty (50) to fifty-five (55) psychiatric patients  
12 remaining in the Adolph Meyer Building; and

13           WHEREAS, There are significant ligature risks that exist in Adolph Meyer and the current  
14 size of the units are twelve (12) to fifteen (15) beds sizes that are too small to be efficient in  
15 hospitals, while the size of the patient care units in Regan are twenty-four (24) to twenty-eight (28)  
16 beds - more typical of patient care units today; and

17           WHEREAS, Closing inefficient units in the Adolph Meyer Building will enable the  
18 Hospital to reduce operating costs and address the deficiencies cited by the JCAHO; and

19           WHEREAS, There are currently three (3) floors in the Regan Building that can house  
20 patients, one that is vacant, one currently with twenty-eight (28) psychiatric patients, and another  
21 with currently seventeen (17) medical patients; and whereas a fourth floor can be renovated into an  
22 inpatient unit; and

23           WHEREAS, To accommodate the remaining psychiatric patients in the Adolph Meyer  
24 Building, three (3) floors would require extensive renovations to meet the current building  
25 standards for psychiatric inpatient units, including requirements for ligature resistant features,  
26 program areas, step down areas, quiet rooms, restraint rooms and private rooms that currently do  
27 not exist in the Regan or the Adolph Meyer Buildings; and

28           WHEREAS, The renovated facility would have ~~a total of one hundred five (105) beds with~~  
29 larger inpatient units and program space within the units, thus enabling the Hospital to reduce  
30 operating costs and develop programs to assist patients in their recovery and ultimate discharge;  
31 and

32           WHEREAS, ~~Due to its age, the Regan Building requires significant infrastructure upgrades~~  
33 ~~including: elevator replacement, masonry and window leak repair, and a partial roof replacement~~  
34 ~~with an estimated total cost of nine million dollars (\$9,000,000)~~In order to accommodate patients

1 [relocating from Adolph Meyer to the 6th floor of Regan, significant ligature risk remediation work](#)  
2 [needs to be performed with an estimated total cost of seven million and nine hundred thousand](#)  
3 [dollars \(\\$7,900,000\); and](#)

4 WHEREAS, The capital costs associated with this project are estimated to be forty-nine  
5 million, eight hundred fifty thousand dollars (\$49,850,000). This includes \$27,850,000 from the  
6 Rhode Island Capital Plan Fund for the renovation of the Benton and Regan Buildings and  
7 \$22,000,000 from the issuance of Certificates of Participation to finance the Regan Building  
8 renovations [and other improvements to Eleanor Slater Hospital facilities](#). The total issuance would  
9 be \$22,000,000, with total lease payments over fifteen (15) years on the \$22,000,000 issuance  
10 projected to be \$32,900,000, assuming an average coupon of five percent (5.0%). The lease  
11 payments would be financed within the Department of Administration from general revenue  
12 appropriations; now, therefore be it

13 RESOLVED, That a renovation of the Regan Building as part of Eleanor Slater Hospital,  
14 is critical to provide patients with an environment that meets current building standards for  
15 psychiatric hospitals and to meet CMS and JCAHO accreditation requirements; and be it further

16 RESOLVED, This General Assembly hereby approves the issuance of certificates of  
17 participation in an amount not to exceed \$22,000,000 for the renovation ~~of the Regan Building,~~  
18 ~~part of the Eleanor Slater Hospital~~ [and new construction of various facilities of the Eleanor Slater](#)  
19 [Hospital system, including Regan, Benton, Mathias and Adolph Meyer Buildings on the Pastore](#)  
20 [Campus, Beazley Building on the Zambarano campus, and newly constructed facilities as may be](#)  
21 [determined to best address present and future public healthcare service needs](#); and be it further

22 RESOLVED, That this joint resolution shall apply to bonds issued within five (5) years of  
23 the date of passage of this resolution; and be it further

24 RESOLVED, That this joint resolution shall take effect upon passage by this General  
25 Assembly.

26 SECTION 5. *Eleanor Slater Hospital Zambarano Campus Transformation*

27 WHEREAS, The Zambarano facility (“Zambarano”) of Eleanor Slater Hospital provides  
28 mental and physical healthcare services to people with varied care and treatment needs on its  
29 Zambarano campus (“Zambarano”) located in Burrillville; and

30 WHEREAS, The healthcare services provided at Zambarano are unique in Rhode Island;  
31 and

32 WHEREAS, The healthcare services provided at Zambarano include services that are  
33 critical to the health, safety, and wellness of Rhode Islanders; and

1           WHEREAS, The Department of Behavioral Healthcare, Developmental Disabilities, and  
2 Hospitals (“Department”) projects that there will be a sustained need in Rhode Island’s healthcare  
3 system for services that will not be easily accommodated by private healthcare providers; and

4           WHEREAS, The State has an obligation to ensure that all Rhode Islanders can receive  
5 healthcare that is appropriate to their needs at the exact time they require it; and

6           WHEREAS, Support of individual freedom and integration within the community is a core  
7 principle of healthcare delivery today and has guided the Department’s strategy for ensuring that  
8 all Rhode Islanders will receive care in the least-restrictive setting appropriate for their needs; and

9           WHEREAS, Hospital-based settings are considered restrictive, in that they do not afford  
10 their patients independence over their affairs to the maximum extent appropriate even though  
11 hospital settings are a critical piece of Rhode Island’s healthcare system; and

12           WHEREAS, Healthcare settings that are less restrictive should be preferred over more  
13 restrictive settings in all cases when clinically appropriate; and

14           WHEREAS, The least-restrictive setting appropriate for present and future patients of  
15 Zambarano is assessed by the Department to be a facility that allows for the delivery of skilled  
16 nursing facility services, custodial care nursing facility services, intensive care facility services,  
17 traumatic brain injury facility services, and other services that may enable the Department to  
18 provide healthcare in the least-restrictive and most therapeutically appropriate possible setting for  
19 individuals who otherwise cannot access healthcare at their level of need; and

20           WHEREAS, Healthcare facilities are required by their accrediting bodies to adhere to  
21 certain standards regarding patient and staff safety, cleanliness, ventilation, efficiency, and other  
22 factors essential to the delivery of healthcare; and

23           WHEREAS, A modern healthcare facility is necessary to provide present and future  
24 patients at Zambarano with the highest quality healthcare; and

25           WHEREAS, Facilities on the Zambarano campus include 307,000 square feet of space  
26 across 32 buildings; and

27           WHEREAS, Of the buildings on the Zambarano campus, only the Beazley Building,  
28 formerly called the Wallum Lake Administration Building, is occupied by patients receiving care  
29 at the Hospital; and

30           WHEREAS, Construction of the Beazley Building was completed in 1938; and

31           WHEREAS, The condition of the Beazley Building has deteriorated despite renovations  
32 undertaken over the course of its use as a state healthcare facility; and

33           WHEREAS, The Beazley Building has aged past the point at which renovation of the  
34 building is considered practical; and

1           WHEREAS, Constructing a new healthcare facility on the Zambarano campus has been  
2 deemed more practical than renovating the Beazley Building according to the assessment  
3 undertaken by the Division of Capital Asset Management and Maintenance; and

4           WHEREAS, Construction of a new facility on the Zambarano campus will allow patients  
5 receiving healthcare at Zambarano today to continue to receive healthcare at Zambarano with  
6 minimal interruption to their care; and

7           WHEREAS, The Beazley Building was not designed to provide the services that the  
8 Department has deemed are most critical for a state healthcare facility at Zambarano to provide,  
9 namely skilled nursing facility services, custodial care nursing facility services, intensive care  
10 facility services, and other services that may enable the Department to provide healthcare in the  
11 least restrictive and most therapeutically appropriate possible setting for individuals who otherwise  
12 cannot access healthcare at their level of need; and

13           WHEREAS, Construction of a new facility allows the state to build a facility that more  
14 closely reflects present and future assessed healthcare service needs; and

15           WHEREAS, The capital costs associated with this project are estimated to be fifty-three  
16 million, six hundred thousand dollars (\$53,600,000), all of which will be dedicated to the  
17 construction of a new facility at Zambarano. The total issuance would be fifty-three million six  
18 hundred thousand dollars (\$53,600,000), with total lease payments over fifteen (15) years on the  
19 \$53,600,000 issuance projected to be sixty-six million five hundred thousand dollars (\$66,500,000)  
20 assuming an estimated average interest rate of two and seventy-five hundredths percent (2.75%).  
21 The payments would be financed within the department of administration from general revenue  
22 appropriations; and

23           RESOLVED, That construction of a new facility at Zambarano is necessary to provide  
24 patients at Eleanor Slater Hospital with the highest quality treatment in the least restrictive setting  
25 appropriate for their care; and be it further

26           RESOLVED, This General Assembly hereby approves the issuance of certificates of  
27 participation in an amount not to exceed fifty-three million six hundred thousand dollars  
28 (\$53,600,000) for the construction of the new facility at Zambarano; and be it further

29           RESOLVED, That this joint resolution shall apply to bonds issued within five (5) years of  
30 the date of passage of this resolution; and be it further

31           RESOLVED, That this joint resolution shall take effect upon passage by this General  
32 Assembly.

33           SECTION 6. *DCYF Child Welfare Information System Replacement*

1           WHEREAS, The Rhode Island department of children, youth, and families is a department  
2 of the State of Rhode Island, exercising public and essential governmental functions of the State,  
3 created by the General Assembly pursuant to chapter 72 of title 42; and

4           WHEREAS, A new Statewide Automated Child Welfare Information System would be a  
5 comprehensive, automated case management tool that supports child welfare practice. This  
6 information system would be a complete, current accurate and unified case management history of  
7 all children and families served by Rhode Island's Title IV-E. Such modern systems allow child  
8 welfare agencies to respond more adeptly to changes in standards and practices, as well as provide  
9 advanced analytics and data to ensure that children in care are kept safe; and

10           WHEREAS, The current department of children, youth, and families Child Welfare  
11 Information System (RICHIST) is over twenty two (22) years old and relies on dated technology  
12 (Sybase with PowerBuilder). The system has been highly customized over the years and is difficult  
13 to maintain. This technology, as set up today, impedes current child welfare practice through its  
14 lack of configurability, lack of mobile access for workers in the field, and lack of access to real-  
15 time information when making decisions impacting child placement and services. The system is  
16 currently on premise supported by a vendor. This dated technology also makes it difficult to acquire  
17 appropriate technical support to work on the system; and

18           WHEREAS, The project costs associated with the replacement of RICHIST are estimated  
19 to be twenty-eight million dollars (\$28,000,000) and implementation costs would be shared by the  
20 federal government at forty percent (40%) begin in fiscal year 2021.

21           WHEREAS, The total payments on the State's obligation over ten (10) years on the state's  
22 share of seventeen million dollars (\$17,000,000) issuance are projected to be nineteen million seven  
23 hundred thousand dollars (\$19,700,000), assuming an estimated average interest rate of two and  
24 seventy-five hundredths percent (2.75%). The payments would be financed within the department  
25 of administration from general revenue appropriations; and

26           WHEREAS, The department of children, youth, and families will be able to leverage  
27 federal funding available to pay for forty percent (40%) of the system implementation costs during  
28 development; now, therefore be it

29           RESOLVED, That this general assembly hereby approves financing in an amount not to  
30 exceed seventeen million dollars (\$17,000,000) for the provision of replacing the department of  
31 children, youth, and families' child welfare information system, including costs of financing; and  
32 be it further

33           RESOLVED, That this joint resolution shall take effect immediately upon its passage by  
34 the General Assembly.



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Section 7. This article shall take effect upon passage.