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ARTICLE 3

RELATING TO LEASE AGREEMENTS FOR LEASED OFFICE AND OPERATING SPACE

SECTION 1. This article consists of Joint Resolutions that are submitted pursuant to Rhode Island General Laws § 37-6-2 authorizing lease agreements for office space and operating space for the Department of Human Services; the Department of Environmental Management; the Department of Children, Youth and Families; the Office of Public Defender; and the Office of Secretary of State.

SECTION 2. Human Services, 197-211 Buttonwoods Avenue, Warwick.

WHEREAS, The Department of Human Services holds a current lease agreement, in full force and effect, with Floyd Realty Company for 10,380 square feet of space located at 197-211 Buttonwoods Avenue in the City of Warwick; and

WHEREAS, The current lease expires on June 30, 2015 and the Department of Human Services wishes to renew the lease agreement with Floyd Realty Company for a period of five (5) years; and

WHEREAS, The State of Rhode Island, acting by and through the Department of Human Services, attests to the fact that there are no clauses in the lease agreement with Floyd Realty Company that would interfere with the Department of Human Services lease agreement or use of the facility; and

WHEREAS, The leased premises provide a regional location from which the Department of Human Services can serve the needs of the City of Warwick and surrounding communities and otherwise fulfill the mission of the Department; and

WHEREAS, The annual rent in the lease agreement in the current fiscal year, ending June 30, 2015 is \$103,800.00; and

WHEREAS, The annual rent of the new lease agreement in year one is not to exceed \$104,941.80 and in years two through five is not to exceed \$108,990.00; and

WHEREAS, The State Properties Committee now respectfully requests the approval of the House of Representatives and the Senate for the lease agreement between the Department of Human Services and Floyd Realty Company, for the facility located at Buttonwoods Avenue in the City of Warwick; now therefore be it

RESOLVED, That this General Assembly hereby approves the lease agreement, for a

1 term not to exceed five (5) years at a total cost not to exceed \$540,901.80; and it be further

2 RESOLVED, That this Joint Resolution shall take effect upon passage by the General
3 Assembly; and it be further

4 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit
5 duly certified copies of this Resolution to the Director of the Department of Human Services, the
6 Director of Administration, and the Chair of the State Properties Committee.

7 SECTION 3. Human Services, 77 Dorrance Street, Providence.

8 WHEREAS, The Department of Human Services holds a current lease agreement, in full
9 force and effect, with 57 Associates, LLC for 25,812 square feet of space located at 77 Dorrance
10 Street in the City of Providence; and

11 WHEREAS, The current lease expires on August 31, 2015 and the Department of Human
12 Services wishes to renew the lease agreement with 57 Associates, LLC for a period of five (5)
13 years; and

14 WHEREAS, The State of Rhode Island, acting by and through the Rhode Island
15 Department of Human Services, attests to the fact that there are no clauses in the lease agreement
16 with 57 Associates, LLC that would interfere with the Department of Human Services lease
17 agreement or use of the facility; and

18 WHEREAS, The leased premises provide a central location from which the Department
19 of Human Services can serve the needs of the Rhode Island community and otherwise further and
20 fulfill the mission of the Department; and

21 WHEREAS, The annual rent in the lease agreement in the current fiscal year, ending
22 June 30, 2015 is \$362,658.60; and

23 WHEREAS, The annual rent in the new lease agreement in year one is not to exceed
24 \$362,658.60 and in years two through five of the new term is not to exceed \$401,376.60; and

25 WHEREAS, The State Properties Committee now respectfully requests the approval of
26 the House of Representatives and the Senate for the lease agreement between the Department of
27 Human Services and 57 Associates, LLC for the facility located at 77 Dorrance Street in the City
28 of Providence; now therefore be it

29 RESOLVED, That this General Assembly hereby approves the lease agreement, for a
30 term not to exceed five (5) years and at a total cost not to exceed \$1,968,165.00; and it be further

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

33 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit
34 duly certified copies of this Resolution to the Director of the Department of Human Services, the

1 Director of Administration, and the Chair of the State Properties Committee.

2 SECTION 4. Environmental Management, 235 Promenade Street, Providence.

3 WHEREAS, The Department of Environmental Management currently holds a lease
4 agreement with Foundry Parcel 15 Associates, LLC for approximately 126,184 square feet of
5 office space located at 235 Promenade Street in the City of Providence; and

6 WHEREAS, The State of Rhode Island, acting by and through the Department of
7 Environmental Management, attests to the fact that there are no clauses in the lease agreement
8 with foundry Parcel 15 Associates, LLC that would interfere with the Department of
9 Environmental Management's lease agreement or use of the facility; and

10 WHEREAS, The current lease expires on July 7, 2016, and the Department of
11 Environmental Management wishes to renew the lease agreement with Foundry Parcel 15
12 Associates, LLC for a period of ten (10) years; and

13 WHEREAS, The Department of Administration intends to enter into a Tax Stabilization
14 Agreement with the City of Providence in order to stabilize taxes during the entire lease term; and

15 WHEREAS, The proposed leased premises will provide a central location from which the
16 Department of Environmental Management can serve the needs of state residents and otherwise
17 fulfill the mission of the Department; and

18 WHEREAS, The rent in the lease agreement in the current fiscal year, ending June 30,
19 2015 is \$2,441,849.00; and

20 WHEREAS, The annual rent of the new lease agreement in each of the initial five (5)
21 years of the term is not to exceed \$2,447,969.60; and in each of the following five years is not to
22 exceed 2,586,772.00; and

23 WHEREAS, The State Properties Committee now respectfully requests the approval of
24 the House of Representatives and the Senate for the lease agreement between the Department of
25 Environmental Management and Foundry Parcel 15 Associates, LLC, for the facility located at
26 235 Promenade Street in the City of Providence; and

27 RESOLVED, That this General Assembly hereby approves the lease agreement, for an
28 initial term not to exceed ten (10) years and at a total cost not to exceed \$25,173,708.00; and it be
29 further

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

32 RESOLVED, That the Secretary of State be is hereby authorized and directed to transmit
33 duly certified copies of this Resolution to the Director of the Department of Environmental
34 Management, the Director of Administration, and the Chair of the State Properties Committee.

1 SECTION 5. Children, Youth and Families, 101 Friendship Street, Providence.

2 WHEREAS, The Department of Children, Youth and Families currently holds a lease
3 agreement with Provident Property, LLC for approximately 99,500 square feet of office space
4 located at 101 Friendship Street in the City of Providence; and

5 WHEREAS, The State of Rhode Island, acting by and through the Department of
6 Children, Youth and Families, attests to the fact that there are no clauses in the lease agreement
7 with Provident Property, LLC that would interfere with the Department of Children, Youth and
8 Families lease agreement or use of the facility; and

9 WHEREAS, The current lease expires on November 30, 2015, and the Department of
10 Children, Youth and Families wishes to renew for a period of ten (10) years the lease agreement
11 with Provident Property, LLC; and

12 WHEREAS, The Department of Administration intends to enter into a Tax Stabilization
13 Agreement with the City of Providence in order to stabilize taxes during the entire lease term; and

14 WHEREAS, The Rhode Island Department of Children, Youth and Families wishes to
15 renew the lease agreement with Provident Property, LLC for a period of ten (10) years; and

16 WHEREAS, The leased premises provide a central location from which the Department
17 or Children, Youth and Families can serve the needs of state residents and otherwise fulfill the
18 mission of the Department; and

19 WHEREAS, The rent in the lease agreement in the current fiscal year ending June 30,
20 2015 is \$2,052,240; and

21 WHEREAS, The additional rent for janitorial services and parking in the current fiscal
22 year ending June 30, 2015 is \$344,712.00; and

23 WHEREAS, The annual rent of the new lease agreement in each of the initial five (5)
24 years of the term is not to exceed \$1,990,000.00; and in second five (5) years is not to exceed
25 \$2,089,500.00; and

26 WHEREAS, The additional rent for janitorial services and parking in each year of the
27 new term is not to exceed \$359,116.00; and

28 WHEREAS, The State Properties Committee now respectfully requests the approval of
29 the House of Representatives and the Senate for the lease agreement between the Department of
30 Children, Youth and Families and Provident Property, LLC, for the facility located at a 101
31 Friendship Street in the City of Providence; now therefore be it

32 RESOLVED, That this General Assembly approves the lease agreement, for a term not to
33 exceed ten (10) years and at a total cost not to exceed \$23,988,660.00; and it be further

34 RESOLVED, That this Joint Resolution shall take effect upon passage by the General

1 Assembly; and it be further

2 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit
3 duly certified copies of this Resolution to the Director of the Department of Children, Youth and
4 Families, the Director of Administration, and the Chair of the State Properties Committee.

5 SECTION 6. Office of Public Defender, 160 Pine Street, Providence.

6 WHEREAS, The Office of Public Defender currently holds a lease agreement with
7 Forward Point, LLC for approximately 19,777 square feet of office space located at 160 Pine
8 Street in the City of Providence; and

9 WHEREAS, The State of Rhode Island, acting by and through the Office of Public
10 Defender, attests to the fact that there are no clauses in the lease agreement with Forward Point,
11 LLC that would interfere with the Office of Public Defender's lease agreement or use of the
12 facility; and

13 WHEREAS, The aforementioned lease expires on March 31, 2016 and the Office of
14 Public Defender wishes to renew the lease agreement with Forward Point, LLC for a period of ten
15 (10) years; and

16 WHEREAS, The Department of Administration intends to enter into a Tax Stabilization
17 Agreement with the City of Providence in order to stabilize taxes during the entire lease term; and

18 WHEREAS, The proposed leased premises will provide a central location from which the
19 Office of Public Defender can serve the needs of state residents and otherwise fulfill the mission
20 of the Office; and

21 WHEREAS, The annual rent in the lease agreement in the current fiscal year, ending
22 June 30, 2015 is \$352,063.00; and

23 WHEREAS, Additional rent for janitorial services and parking in the current fiscal year,
24 ending June 30, 2015 is \$88,500.00; and

25 WHEREAS, The annual rent of the new lease agreement in each of the initial five (5)
26 years of the term is not to exceed \$365,874.50; and in the following five (5) years is not to exceed
27 \$393,166.76; and

28 WHEREAS, The additional rent for janitorial and parking in each year of the new ten
29 (10) year term is not to exceed \$95,700.00; and

30 WHEREAS, The State Properties Committee now respectfully requests the approval of
31 the House of Representatives and the Senate for the lease agreement between the Office of Public
32 Defender and Forward Point LLC, for the facility located at 160 Pine Street in the City of
33 Providence; now therefore be it

34 RESOLVED, That this General Assembly hereby approves the lease agreement, for a

1 term not to exceed ten (10) years and at a total cost not to exceed \$4,752,206.30; and it be further

2 RESOLVED, That this Joint Resolution shall take effect upon passage by the General
3 assembly; and it be further

4 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit
5 duly certified copies of this Resolution to the Director of the Office of Public Defender, the
6 Director of Administration, and the Chair of the State Properties Committee.

7 SECTION 7. Office of Secretary of State, Providence.

8 WHEREAS, The Office of Secretary of State currently holds a lease agreement with
9 West River Development, LLC for approximately 12,152 square feet of office space located at
10 148 West River Street in the City of Providence; and

11 WHEREAS, The aforementioned existing lease expires on December 31, 2015 and the
12 Office of Secretary of State wishes to advertise a Request for Proposals to secure new office
13 space located in the City of Providence; and

14 WHEREAS, The Department of Administration intends to enter into a Tax Stabilization
15 Agreement with the City of Providence in order to stabilize taxes during the entire lease term; and

16 WHEREAS, The proposed leased premises will provide a location from which the Office
17 of Secretary of State can serve the needs of the Providence and surrounding communities and
18 otherwise fulfill the mission of the Office; and

19 WHEREAS, The rent in the lease agreement in the current fiscal year, ending June 30,
20 2015 is \$337,704.08; and

21 WHEREAS, The annual rent of the new lease agreement in each of the ten (10) years of
22 the term is not to exceed an estimated amount of \$270,000.00; now therefore be it

23 RESOLVED, That this General Assembly hereby approves the lease agreement, for a
24 term not to exceed ten (10) years and at a total cost not to exceed an estimated amount of
25 \$2,700,000.00; and it be further

26 RESOLVED, That this Joint Resolution shall take effect upon passage by the General
27 assembly; and it be further

28 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit
29 duly certified copies of this Resolution to the Office of Secretary of State, the Director of
30 Administration, and the Chair of the State Properties Committee.

31 SECTION 8. This article shall take effect upon passage.