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ARTICLE 11

RELATING TO LEASE AGREEMENTS FOR LEASED OFFICE AND OPERATING SPACE

SECTION 1. This article consists of a Joint Resolution that is submitted pursuant to Rhode Island General Law § 37-6-2(d) authorizing various lease agreements for office space and operating space.

SECTION 2. *Department of Human Services (31 John Clarke Road, Middletown).*

WHEREAS, the Department of Human Services currently occupies approximately 4,400 square feet at 31 John Clarke Road in the Town of Middletown;

WHEREAS, the Department of Human Services currently has a current lease agreement, in full force and effect, with Child and Family Services of Newport County for approximately 4,400 square feet of office space located at 31 John Clarke Road, Middletown;

WHEREAS, the existing lease expires on November 30, 2023, and the Department of Human Services wishes to exercise its option to renew this lease for an additional five (5) year term;

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 Child and Family Services of Newport County that would interfere with the Department of Human Services lease agreement or use of the facility;

WHEREAS, the leased premises provide a critical location for the offices of the Department of Human Services from which the agency can fulfill its mission;

WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June 30, 2023, is \$88,989.18;

WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years of the renewal term will not exceed \$97,196.00;

WHEREAS, the payment of the annual base rent will be made from funds available to the Department of Human Services for the payments of rental and lease costs based on annual appropriations made by the General Assembly; and

WHEREAS, the State Properties Committee now respectfully requests the approval of the General Assembly for the lease agreement between the Department of Human Services and Child

1 and Family Services of Newport County for leased space located at 31 John Clarke Road,
2 Middletown; now therefore be it:

3 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
4 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
5 \$485,980.00;

6 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
7 Assembly;

8 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
9 certified copies of this resolution to the Governor, the Director of the Department of Human
10 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
11 Properties Committee.

12 SECTION 3. *Department of Human Services (125 Holden Street, Providence).*

13 WHEREAS, the population who resides in the Greater Providence area and who qualifies
14 for Department of Human Services programming has a demonstrable need for a second customer
15 service center in the capital city that is readily accessible to residents and includes adequate parking;

16 WHEREAS, the Department of Administration has conducted of review of its State-owned
17 inventory of space. Based on this review, the current State-owned building inventory does not
18 include office space that can accommodate the space requirements of the Department of Human
19 Services;

20 WHEREAS, it is anticipated that effective January 17, 2023, the Department of Human
21 Services will enter into a one-year lease for a property located at 125 Holden Street, Providence,
22 which features a 17,000 square foot office space that meets these requirements, including fifty (50)
23 parking spaces;

24 WHEREAS, the annual base rent for the first year of the agreement is \$476,000.00;

25 WHEREAS, it is anticipated that the annual base rent of the new lease agreement in each
26 of the ten years of the term increases annually by the greater of (i) the percentage increase in the
27 Consumer Price Index (the "CPI") as published in the Bureau of Labor Statistics on December 31
28 of each lease year or (ii) three percent (3%);

29 WHEREAS, the payment of the annual base rent will be made from funds available to the
30 Department of Human Services for the payments of rental and lease costs based on annual
31 appropriations made by the General Assembly;

32 WHEREAS, the State Properties Committee now respectfully requests the approval of the
33 General Assembly for the lease agreement between the Department of Human Services and 125

1 Holden St. LLC, for the office space located at 125 Holden St. in the City of Providence, Rhode
2 Island; now therefore be it:

3 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
4 lease agreement, for a term not to exceed ten (10) years and an aggregate base rent not to exceed
5 \$5,448,840.00;

6 RESOLVED, that this joint resolution shall take effect upon passage by the General
7 Assembly;

8 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
9 certified copies of this resolution to the Governor, the Director of the Department of Human
10 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
11 Properties Committee.

12 SECTION 4. *Department of Children, Youth and Families (530 Wood Street, Bristol).*

13 WHEREAS, the Department of Children, Youth and Families currently occupies
14 approximately 15,693 square feet at 530 Wood Street in the Town of Bristol;

15 WHEREAS, the Department of Children, Youth and Families currently has a current lease
16 agreement, in full force and effect, with WSA Property, Inc. for approximately 15,693 square feet
17 of office space located at 530 Wood Street, Bristol;

18 WHEREAS, the existing lease expires on July 31, 2023, and the Department of Children,
19 Youth and Families wishes to exercise its option to renew this lease for an additional five (5) year
20 term;

21 WHEREAS, the State of Rhode Island, acting by and through the Department of Children,
22 Youth and Families, attests to the fact that there are no clauses in the lease agreement with WSA
23 Property, Inc. that would interfere with the Department of Children, Youth and Families lease
24 agreement or use of the facility;

25 WHEREAS, the leased premises provide a critical location for the offices of the
26 Department of Children, Youth and Families from which the agency can fulfill its mission;

27 WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June
28 30, 2023 is \$356,701.80;

29 WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years
30 of the renewal term will not exceed \$337,399.50 in years one (1) through three (3) and \$353,092.50
31 in years four (4) through five (5);

32 WHEREAS, the payment of the annual base rent will be made from funds available to the
33 Department of Children, Youth and Families for the payments of rental and lease costs based on
34 annual appropriations made by the General Assembly; and

1 WHEREAS, the State Properties Committee now respectfully requests the approval of the
2 General Assembly for the lease agreement between the Department of Children, Youth and
3 Families and WSA Property, Inc. for leased space located at 530 Wood Street, Bristol; now
4 therefore be it:

5 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
6 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
7 \$1,718,383.50;

8 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
9 Assembly; and be it further

10 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
11 certified copies of this resolution to the Governor, the Director of the Department of Children,
12 Youth and Families, the Director of Administration, the State Budget Officer, and the Chair of the
13 State Properties Committee.

14 SECTION 5. *Department of Revenue (2000 Diamond Hill Road, Woonsocket).*

15 WHEREAS, the Department of Revenue currently occupies approximately 4,877 square
16 feet at 2000 Diamond Hill Road in the City of Woonsocket;

17 WHEREAS, the Department of Revenue currently has a current lease agreement, in full
18 force and effect, with Woonsocket Mall, LLC for approximately 4,877 square feet of office space
19 located at 2000 Diamond Hill Road, Woonsocket;

20 WHEREAS, the existing lease expires on November 30, 2023 and the Department of
21 Revenue wishes to exercise its option to renew this lease for an additional five (5) year term;

22 WHEREAS, the State of Rhode Island, acting by and through the Department of Revenue,
23 attests to the fact that there are no clauses in the lease agreement with Woonsocket Mall, LLC that
24 would interfere with the Department of Revenue lease agreement or use of the facility;

25 WHEREAS, the leased premises provide a critical location for the offices of the
26 Department of Revenue from which the agency can fulfill its mission;

27 WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June
28 30, 2023 is \$75,770.00;

29 WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years
30 of the renewal term will not exceed \$78,519.70;

31 WHEREAS, the payment of the annual base rent will be made from funds available to the
32 Department of Revenue for the payments of rental and lease costs based on annual appropriations
33 made by the General Assembly;

1 WHEREAS, the State Properties Committee now respectfully requests the approval of the
2 General Assembly for the lease agreement between the Department of Revenue and Woonsocket
3 Mall, LLC for leased space located at 2000 Diamond Hill Road; now therefore be it:

4 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
5 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
6 \$392,598.50;

7 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
8 Assembly;

9 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
10 certified copies of this resolution to the Governor, the Director of the Department of Revenue, the
11 Director of Administration, the State Budget Officer, and the Chair of the State Properties
12 Committee.

13 SECTION 6. *Department of Elementary and Secondary Education (To Be Determined).*

14 WHEREAS, the Department of Elementary and Secondary Education currently occupies
15 approximately 61,044 square feet of State-owned space in the Shepard Building located at 259
16 Westminster Street in the City of Providence;

17 WHEREAS, the Department of Administration wishes to surplus the Shepard Building
18 property and relocate the Department of Elementary and Secondary Education to another suitable
19 space;

20 WHEREAS, the Department of Administration has conducted a review of its State-owned
21 inventory of space. Based on this review, the current State-owned building inventory does not
22 include office space that can accommodate the space requirements of the Department of Elementary
23 and Secondary Education;

24 WHEREAS, the Department of Administration is currently working with the Department
25 of Elementary and Secondary Education on the advertisement of a Request for Proposals to lease
26 approximately 25,000-30,000 square feet of office space and associated parking spaces in the City
27 of Providence for a term of five (5) years;

28 WHEREAS, the leased premises to be determined will provide a critical location for the
29 offices of the Department of Elementary and Secondary Education from which the agency can
30 fulfill its mission;

31 WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years
32 of the renewal term will not exceed a commercially reasonable amount determined through a
33 procurement process;

1 WHEREAS, the payment of the annual base rent will be made from funds available to the
2 Department of Elementary and Secondary Education for the payments of rental and lease costs
3 based on annual appropriations made by the General Assembly;

4 WHEREAS, the State Properties Committee now respectfully requests the approval of the
5 General Assembly for the lease agreement between the Department of Elementary and Secondary
6 Education and a Landlord to be determined for leased space located at a location to be determined;
7 now therefore be it:

8 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
9 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed a
10 commercially reasonable amount to be determined through a procurement process;

11 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
12 Assembly;

13 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
14 certified copies of this resolution to the Governor, the Commissioner of the Department of
15 Elementary and Secondary Education, the Director of Administration, the State Budget Officer,
16 and the Chair of the State Properties Committee.

17 SECTION 7. This Article shall take effect upon passage.