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**ARTICLE 17**

RELATING TO LEASE AGREEMENT FOR LEASED OFFICE AND OPERATING SPACE

SECTION 1. This article consists of a Joint Resolution that is submitted pursuant to Rhode Island General Laws §37-6-2, et seq., authorizing a lease agreement to rent parking space for the Rhode Island Nursing Education Center project.

SECTION 2. *Parking Space for Rhode Island Nursing Education Center Project.*

WHEREAS, on June 16, 2014, the Rhode Island Board of Education approved a lease agreement between the Rhode Island Board of Education and Commonwealth Ventures South Street Landing Master Tenant, LLC; and

WHEREAS, during the 2014 General Assembly session, the General Assembly approved the proposed lease agreement for a term not to exceed seventeen (17) years; and

WHEREAS, on October 14, 2015 the Rhode Island Board of Education approved Amendments to the Lease including a State Unit Parking Sublease Agreement between CV SSL Garage LLC & South Street Landing LLC that provides for the construction of an eight level, approximately 744 parking space garage; and

WHEREAS, the State Unit Parking Sublease Agreement grants the State Premises the right to the parking of two hundred (200) automobiles in the Parking Garage; and

WHEREAS, additional parking spaces are needed to accommodate the projected number of University and College students enrolled in classes offered at the Rhode Island Nursing Education Center (“the RINEC”); and

WHEREAS, a draft transportation and parking analysis was conducted to identify potential parking facilities that would accommodate a minimum of four hundred (400) automobiles in the vicinity of within one mile of the RINEC; and

WHEREAS, the off-site parking facilities will be comprised of no greater than two (2) locations, with a minimum number of one hundred and fifty (150) spaces in one of the two locations; and

WHEREAS, the parking surface will be paved and all spaces shall be striped, if not already available in an existing garage or parking lot. The perimeter of the lot will be fenced or otherwise cordoned off from adjacent properties and the street. Entrances and exits will provide a means to control access and egress during the school operating hours. On-site security will be provided

1 including a security guard during operating hours; and

2 WHEREAS, shuttle service will be required to transport students to and from the RINEC  
3 to and from the parking facility(s) and space will be provided in the off-site parking facilities for  
4 loading and unloading; and

5 WHEREAS, the Department of Administration is soliciting proposals from qualified firms  
6 to provide aforementioned off-site parking facilities; and

7 WHEREAS, the solicitation of proposals requires an initial contract period of five years  
8 with two (2) consecutive two-year options available; and

9 WHEREAS, the estimated annual parking costs as presented in the draft analysis is five  
10 hundred thousand dollars (\$500,000) per year, exclusive of estimated shuttle service; and

11 WHEREAS, Rhode Island General Law 37-6-2(d) requires that the General Assembly  
12 approve any lease agreement that carries a term of five (5) years or longer, where the state is tenant  
13 and the aggregate rent of the terms exceeds five hundred thousand dollars (\$500,000); now,  
14 therefore, be it

15 RESOLVED, that this General Assembly hereby approves the financing of the off-site  
16 parking facilities currently estimated at five hundred thousand dollars (\$500,000) annually, but will  
17 be later informed by the final lease for off-site parking facilities for the RINEC, which will be  
18 approved by the Council on Postsecondary Education and the State Properties Committee; and be  
19 it further

20 RESOLVED, that this Joint Resolution shall take effect immediately upon its passage by  
21 the General Assembly; and be it further

22 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly  
23 certified copies of this resolution to the Governor, the Chair of the Board of Education, the Director  
24 of Administration, the State Budget Officer, and the Chair of the State Properties Committee.

25 SECTION 3. This article shall take effect upon passage.