

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

**ARTICLE 6**

SECTION 1. This article shall serve as joint resolution required pursuant to Rhode Island General Law § 35-18-1, *et seq.*

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

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

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

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

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

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

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

WHEREAS, the total project costs associated with completion of the project through the proposed financing method is fifty-one million five hundred thousand dollars (\$51,500,000), including cost of issuance. Debt service payments would be supported by revenues derived from student fees and retail lease payments associated with the respective Auxiliary Enterprises of the University of Rhode Island occupying said facility. Total debt service on the bonds is not expected to exceed one hundred twelve million three hundred thousand dollars (\$112,300,000) in the aggregate based on an average interest rate of six (6%) percent; now, therefore be it

RESOLVED, that this General Assembly hereby approves financing in an amount not to exceed fifty-one million five hundred thousand dollars (\$51,500,000) for the Memorial Union

1 project for the auxiliary enterprise building on the University of Rhode Island campus; and be it  
2 further

3 RESOLVED, that this Joint Resolution shall take effect upon passage by this General  
4 Assembly.

5 SECTION 3. *University of Rhode Island – Fraternity Circle Master Plan Implementation*

6 WHEREAS, the Rhode Island Council on Postsecondary Education and the University of  
7 Rhode Island are proposing a project which involves improvements to the sector of the Kingston  
8 Campus devoted to fraternity and sorority houses, referred to as Fraternity Circle, on the Kingston  
9 Campus; and

10 WHEREAS, the University of Rhode Island is underway with a utility and infrastructure  
11 project to replace, improve, and reorganize aged, incrementally developed utility and paved  
12 infrastructure in Fraternity Circle, referred to in the University’s Capital Improvement Plan as  
13 “Fraternity Circle Improvements” project, including improvements to water, wastewater, electrical,  
14 telecommunications, natural gas connections, and storm water management systems, as well as  
15 roadways, walkways, and parking lots as a first phase of improvements reflected in a “master plan”  
16 for this unique neighborhood of on-campus residences serving organizations of students; and

17 WHEREAS, the second phase of the overall improvements to Fraternity Circle, referred  
18 to on the University’s Capital Improvement Plan as the “Fraternity Circle Master Plan  
19 Implementation” project is needed to complete this district of campus; and

20 WHEREAS, the design and execution of this project will improve student life and the  
21 campus's environmental impact; and

22 WHEREAS, these timely project commitments serve the objectives of both the University  
23 and the local community; and

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

28 WHEREAS, the design and construction will be financed through Rhode Island Health and  
29 Educational Building Corporation revenue bonds, with an expected term of twenty (20) years; and

30 WHEREAS, the project costs associated with completion of the project and proposed  
31 financing method is two million one hundred thousand dollars (\$2,100,000), including cost of  
32 issuance. Debt Service payments would be supported by the University's unrestricted general  
33 fund. Total debt service on the bonds is not expected to exceed three million seven hundred  
34 thousand dollars (\$3,700,000) in the aggregate based on an average interest rate of six percent

1 (6%); now, therefore be it

2 RESOLVED, that this General Assembly hereby approves financing in an amount not to  
3 exceed two million one hundred thousand dollars (\$2,100,000) for the Fraternity Circle Master Plan  
4 Implementation project at the University of Rhode Island; and be it further

5 RESOLVED, that, this Joint Resolution shall take effect upon passage by this General  
6 Assembly.

7 SECTION 4. *University of Rhode Island – Combined Health & Counseling Center –*  
8 *Auxiliary Enterprise*

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

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

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

16 WHEREAS, the University engaged a qualified architectural firm, which has completed  
17 an advanced planning study for this new building; and

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

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

25 WHEREAS, the total project costs associated with completion of the project through the  
26 proposed financing method is twenty-six million nine hundred thousand dollars (\$26,900,000),  
27 including cost of issuance. Debt service payments would be supported by revenues derived from  
28 student fees associated with the respective Auxiliary Enterprises of the University of Rhode Island  
29 occupying said facility. Total debt service on the bonds is not expected to exceed fifty-eight million  
30 seven hundred thousand dollars (\$58,700,000) in the aggregate based on an average interest rate of  
31 six (6%) percent; now, therefore be it

32 RESOLVED, that this General Assembly hereby approves financing in an amount not to  
33 exceed twenty-six million nine hundred thousand dollars (\$26,900,000) for the Combined  
34 Health & Counseling Center project for the auxiliary enterprise building on the University of Rhode

1 Island campus; and be it further

2 RESOLVED, that, this Joint Resolution shall take effect upon passage by this General  
3 Assembly.

4 SECTION 5. *Department of Corrections – High Security Center Renovation*

5 WHEREAS, the High Security Center was opened in 1981 to manage the state’s most  
6 dangerous offenders as well as those requiring protection from inmate general protection and has a  
7 residential treatment unit to treat inmates with mental health crisis or more intensive mental health  
8 issues; and

9 WHEREAS, the High Security Center’s capacity is listed at 138 inmates within 6 housing  
10 modules, but its current census is 86; and

11 WHEREAS, the High Security Center per inmate cost in the facility is \$240,000, which  
12 ranks among the highest in the nation due to poor physical design, specifically the small housing  
13 modules and the number of staff required to supervise the inmates; and

14 WHEREAS, the poor physical designed housing structure results in a 0.85 inmate to 1 staff  
15 ratio; and

16 WHEREAS, due to the age and poorly designed housing units, the High Security Center  
17 requires significant infrastructure upgrades including new housing units featuring operational  
18 improvements. The funding requested will be utilized to renovate the existing housing units, with  
19 potential expansion to achieve operational efficiencies which will improve programming space,  
20 alter facility design to reduce correctional officer – inmate ratios, provide energy/maintenance  
21 efficiencies and increase the safety of correctional officers; and

22 WHEREAS, the capital costs associated with completion of the project are estimated to be  
23 sixty million dollars (\$60,000,000). This includes \$15,000,000 from the Rhode Island Capital Plan  
24 Fund for the renovation of the High Security Center and \$45,000,000 from the issuance of  
25 Certificates of Participation. The total issuance would be \$45,000,000, with lease payments over  
26 fifteen (15) years on the \$45,000,000 projected to be \$66,156,044 assuming an average coupon of  
27 five percent (5.0%). The lease payments would be financed within the Department of  
28 Administration from general revenue appropriations, therefore be it

29 RESOLVED, that a renovation of the High Security Center as part of the Department of  
30 Corrections is critical to provide operations that are efficient, effective and safe for Correctional  
31 staff; and be it further

32 RESOLVED, that this General Assembly hereby approves the issuance of certificate of  
33 participation in an amount not to exceed \$45,000,000 for the renovation of High Security, part of  
34 the Department of Corrections, and be it further

1           RESOLVED, that, this Joint Resolution shall take effect upon passage by this General  
2   Assembly.  
3           SECTION 6. This Article shall take effect upon passage.