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ARTICLE 14

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 Transportation, the Department of Corrections, the Department of Human Services, and the Rhode Island Board of Elections.

SECTION 2. *Transportation, 288 Allens Avenue, Providence.*

WHEREAS, The Department of Transportation currently holds a lease agreement with 288 Allens Avenue, LLC for 33,000 square feet of garage/highway maintenance facility space located at 288 Allens Avenue in the City of Providence; and

WHEREAS, The leased premises are occupied by a portion of the Department's Highway Maintenance Division staff and its heavy equipment fleet.

WHEREAS, The State of Rhode Island, acting by and through the Department of Transportation, attests to the fact that there are no clauses in the lease agreement with 288 Allens Avenue, LLC that would interfere with the Department of Transportation's lease agreement or use of the facility; and

WHEREAS, The existing lease expires on September 30, 2019 and the Department of Transportation wishes to renew the lease agreement with 288 Allens Avenue, LLC for a period of five (5) years; and

WHEREAS, The proposed leased premises will provide a central location from which the Department of Transportation can deploy highway maintenance crews to complete work on the state highway system and otherwise fulfill the mission of the Department; and

WHEREAS, The annual rent in the agreement in the current fiscal year, ending June 30, 2019 is \$525,714; and

WHEREAS, The aggregate rent for the five-year lease term is anticipated to be within the range of \$2,988,288-\$3,000,000; 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 Transportation and 288 Allens Avenue, LLC, for the facility located at 288 Allens Avenue in the City of Providence; now therefore be it

1 RESOLVED, That this General Assembly hereby approves the lease agreement, for a term
2 not to exceed five (5) years and the aggregate rent in the range of \$2,988,288-\$3,000,000; and it be
3 further

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

6 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
7 certified copies of this resolution to the Governor, the Director of the Department of Transportation,
8 the Director of Administration, the State Budget Officer, and the Chair of the State Properties
9 Committee.

10 SECTION 3. *Corrections, 249 Roosevelt Avenue, Pawtucket.*

11 WHEREAS, The Department of Corrections holds a current lease agreement, in full force
12 and effect, with PUI O, Inc. for 4,200 square feet of space located at 249 Roosevelt Avenue in the
13 City of Pawtucket; and

14 WHEREAS, The current lease expires on June 30, 2019 and the Department of Corrections
15 wishes to renew the lease agreement with PUI O, Inc. for a period of five (5) years; and

16 WHEREAS, The State of Rhode Island, acting by and through the Department of
17 Corrections, attests to the fact that there are no clauses in the lease agreement with PUI O, Inc. that
18 would interfere with the Department of Corrections lease agreement or use of the facility; and

19 WHEREAS, The leased premises provide a regional Adult Probation and Parole location
20 from which the Department of Corrections can serve the needs of the City of Pawtucket and its
21 surrounding communities and otherwise further fulfill the mission of the Department; and

22 WHEREAS, The annual all-inclusive rent (base rent/utilities/janitorial services) in the
23 agreement in the current fiscal year, ending June 30, 2019 is \$99,734; and

24 WHEREAS, The aggregate all-inclusive rent for the five-year lease term is anticipated to
25 be within the range of \$515,000-\$520,000; and

26 WHEREAS, The State Properties Committee now respectfully requests the approval of the
27 House of Representatives and the Senate for the lease agreement between the Department of
28 Corrections and PUI O, Inc., for the facility located at 249 Roosevelt Avenue in the City of
29 Pawtucket; now therefore be it

30 RESOLVED, That this General Assembly hereby approves the lease agreement, for a term
31 not to exceed five (5) years at an aggregate all-inclusive rent for the five-year lease term in the
32 range of \$515,000-\$520,000; and it be further

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

1 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
2 certified copies of this resolution to the Governor, the Director of the Department of Corrections,
3 the Director of Administration, the State Budget Officer, and the Chair of the State Properties
4 Committee.

5 SECTION 4. *Human Services, 249 Roosevelt Avenue, Pawtucket.*

6 WHEREAS, The Department of Human Services holds a current lease agreement, in full
7 force and effect, with PUI O, Inc. for 24,400 square feet of space located at 249 Roosevelt Avenue
8 in the City of Pawtucket; and

9 WHEREAS, The current lease expires on June 30, 2019 and the Department of Human
10 Services wishes to renew the lease agreement with PUI O, Inc. for a period of five (5) years; and

11 WHEREAS, The State of Rhode Island, acting by and through the Department of Human
12 Services, attests to the fact that there are no clauses in the lease agreement with PUI O, Inc. that
13 would interfere with the Department of Human Services lease agreement or use of the facility; and

14 WHEREAS, The leased premises provide a regional location from which the Department
15 of Human Services can serve the needs of the City of Pawtucket and its surrounding communities
16 and otherwise further fulfill the mission of the Department; and

17 WHEREAS, The annual rent (inclusive of janitorial services and systems furniture) in the
18 agreement in the current fiscal year, ending June 30, 2019 is \$453,598; and

19 WHEREAS, The aggregate rent (inclusive of janitorial services and systems furniture) for
20 the five-year lease term is anticipated to be within the range of \$2,375,000-\$2,700,000; and

21 WHEREAS, The State Properties Committee now respectfully requests the approval of the
22 House of Representatives and the Senate for the lease agreement between the Department of
23 Human Services and PUI O, Inc., for the facility located at 249 Roosevelt Avenue in the City of
24 Pawtucket; now therefore be it

25 RESOLVED, That this General Assembly hereby approves the lease agreement, for a term
26 not to exceed five (5) years at an aggregate rent (inclusive of janitorial services and systems
27 furniture) for the five-year lease term in the range of \$2,375,000-\$2,700,000; and it be further

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

30 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
31 certified copies of this resolution to the Governor, the Director of the Department of Human
32 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
33 Properties Committee.

34 SECTION 5. *Board of Elections, 2000 Plainfield Pike, Cranston.*

1 WHEREAS, The Board of Elections currently occupies space in a state-owned building
2 located at 50 Branch Avenue in the City of Providence; and

3 WHEREAS, The property located at 50 Branch Avenue will require a significant capital
4 investment over the course of the next five (5) years; and

5 WHEREAS, The Governor's Efficiency Commission has recommended the immediate sale
6 of the property located at 50 Branch Avenue and the relocation of the Board of Elections into leased
7 space; and

8 WHEREAS, The Board of Elections recently advertised a Request for Proposals to secure
9 a new location that will feature both office and warehouse space; and

10 WHEREAS, Upon completing an evaluation of the submitted lease proposals, the Rhode
11 Island Board of Elections wishes to enter into a ten-year lease agreement with Dean Warehouse
12 Services Inc. and Berkeley Acquisition Inc. for office and warehouse space located at 2000
13 Plainfield Pike in the City of Cranston. The leased premises provide an efficient and centralized
14 location from which the Board of Elections can serve the needs of all the municipalities located in
15 the State of Rhode Island and otherwise further and fulfill the mission of the Board; and

16 WHEREAS, The aggregate rent for the ten-year lease term is anticipated to be within the
17 range of \$6,000,000-\$6,500,000;

18 WHEREAS, The State Properties Committee now respectfully requests the approval of the
19 House of Representatives and the Senate for the lease agreement between the Rhode Island Board
20 of Elections and Dean Warehouse Services Inc. and Berkeley Acquisition Inc., for the facility
21 located at 2000 Plainfield Pike in the City of Cranston; now therefore be it

22 RESOLVED, That this General Assembly hereby approves the lease agreement, for a term
23 not to exceed ten (10) years and at an aggregate rent in the range of \$6,000,000-\$6,500,000; and it
24 be further

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

27 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
28 certified copies of this resolution to the Governor, the Executive Director of the Rhode Island Board
29 of Elections, the Director of Administration, the State Budget Officer, and the Chair of the State
30 Properties Committee.

31 SECTION 6. This article shall take effect upon passage.