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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 Laws § 37-6-2 authorizing various lease agreements for office space and operating space.

SECTION 2. Department of Revenue, 238 East Main Road, Middletown.

WHEREAS, The Department of Revenue currently occupies approximately 4,200 square feet at 238 East Main Road in the Town of Middletown; and

WHEREAS, The Rhode Island Department of Revenue currently has a current lease agreement, in full force and effect, with Kenneth J. Alves for approximately 4,200 square feet of office space located at 238 East Main Road, Middletown; and

WHEREAS, The existing lease expires on October 31, 2021 and the Department of Revenue wishes to exercise its option to renew this lease for an additional five (5)-year term; and

WHEREAS, The State of Rhode Island, acting by and through the Rhode Island Department of Revenue attests to the fact that there are no clauses in the lease agreement with Kenneth J. Alves that would interfere with the Rhode Island Department of Revenue lease agreement or use of the facility; and

WHEREAS, The leased premises provide a critical regional location for the offices of the Department of Revenue from which the Department can serve the needs of Middletown and surrounding Aquidneck Island communities and otherwise fulfill the mission of the Department of Revenue; and

WHEREAS, The annual base rent in the agreement in the current fiscal year, ending June 30, 2021 is \$57,978; and

WHEREAS, The anticipated annual base rent of the agreement in each of the initial five (5) years of the term will not exceed \$63,522; and

WHEREAS, The payment of the annual base rent will be made from funds available to the Department of Revenue 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 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement

1 between the Department of Revenue and Kenneth J. Alves for leased space located at 238 East
2 Main Road, Middletown; now therefore be it

3 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
4 the lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
5 \$317,606; and it be further

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

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 Revenue, the
10 Director of Administration, the State Budget Officer, and the Chair of the State Properties
11 Committee.

12 SECTION 3. Department of Corrections, 49 Pavilion Avenue, Providence.

13 WHEREAS, The Rhode Island Department of Corrections has a current lease agreement,
14 in full force and effect, with WRR Associates, LLC for approximately 5,086 square feet of office
15 space located at 49 Pavilion Avenue, Providence; and

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

20 WHEREAS, The existing lease expires on July 31, 2021 and the Rhode Island Department
21 of Corrections wishes to renew its lease for a term of one and one-half (1.5) years; and

22 WHEREAS, The annual base rent in the current agreement in the current fiscal year, ending
23 July 31, 2021 is \$108,690; and

24 WHEREAS, The annual base rent of the agreement in each of the next one and one-half
25 (1.5) years of the term will not exceed \$108,690; and

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

29 WHEREAS, The leased premises will provide a critical location for the offices of the
30 Department of Corrections from which the Department can serve the needs of Providence and
31 surrounding communities and otherwise fulfill the mission of the Department of Corrections; and

32 WHEREAS, The State Properties Committee now respectfully requests the approval of the
33 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
34 between the Department of Corrections and a landlord to be determined, for the office space located

1 at 49 Pavilion Avenue in the City of Providence, Rhode Island; now therefore be it

2 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
3 the lease agreement, for a term not to exceed one (1) year and six (6) months and an aggregate base
4 rent not to exceed \$163,035; and it be further

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

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

11 SECTION 4. Commission for Human Rights, 180 Westminster Street, Providence.

12 WHEREAS, The Commission for Human Rights currently holds a lease agreement with
13 Dorwest Associates, LLC for approximately 9,912 square feet of office space located at 180
14 Westminster Street in the City of Providence; and

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

19 WHEREAS, The current lease expires on August 31, 2021, and the Commission for
20 Human Rights wishes to renew the lease agreement with Dorwest Associates, LLC for an additional
21 five (5) year lease term, commencing on September 1, 2021 and expiring on August 31, 2026; and

22 WHEREAS, The leased premises provide a central location from which the Commission
23 for Human Rights can serve the needs of state residents and otherwise fulfill the mission of the
24 Commission; and

25 WHEREAS, The annual rent in the agreement in the current fiscal year, ending June 30,
26 2021 is \$181,410; and

27 WHEREAS, The annual base rent of the agreement in each of the five years of the term
28 will not exceed \$185,850; and

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

32 WHEREAS, The State Properties Committee now respectfully requests the approval of the
33 House of Representatives and the Senate for the lease agreement between the Commission for
34 Human Rights and Dorwest Associates, LLC, for the facility located at 180 Westminster Street in

1 the City of Providence; now therefore be it

2 RESOLVED, That this General Assembly approves the lease agreement, for a term not to
3 exceed five (5) years and an aggregate base rent not to exceed \$929,250; and it be 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 Executive Director of the Commission for
8 Human Rights, the Director of Administration, the State Budget Officer, and the Chair of the State
9 Properties Committee.

10 SECTION 5. Ethics Commission, 38-40 Fountain Street, Providence.

11 WHEREAS, The Rhode Island Ethics Commission currently holds a lease agreement with
12 Gardner Building LLC for approximately 4,535 square feet of office space at 38-40 Fountain Street
13 in the City of Providence; and

14 WHEREAS, The State of Rhode Island, acting by and through the Ethics Commission,
15 attests to the fact that there are no clauses in the lease agreement with Gardner Building, LLC that
16 would interfere with the Ethics Commission lease agreement or use of the facility; and

17 WHEREAS, The existing lease expires on November 30, 2021 and the Rhode Island Ethics
18 Commission wishes to exercise its option and renew this lease for a term of ten (10) years; and

19 WHEREAS, The leased premises will provide a critical regional location for officials of
20 the Rhode Island Ethics Commission from which it can serve the needs of the Rhode Island
21 community and otherwise fulfill the mission of the office; and

22 WHEREAS, The annual rent in the agreement in the current fiscal year, ending June 30,
23 2021 is \$79,181; and

24 WHEREAS, The annual additional rent for parking in the current fiscal year, ending June
25 30, 2021 is \$24,894; and

26 WHEREAS, The anticipated annual base rent of the agreement in each of the initial five
27 (5) years of the lease term will not exceed \$83,898 and the anticipated annual base rent of the
28 agreement in years six through ten of the lease term will not exceed \$88,433; and

29 WHEREAS, The anticipated annual additional rent for parking of the agreement in each of
30 the initial five (5) years of the lease term will not exceed \$24,894 and the anticipated annual base
31 rent of the agreement in years six (6) through ten (10) of the lease term will not exceed \$24,894;
32 and

33 WHEREAS, The payment of the annual base rent and parking rent will be made from funds
34 available to the Rhode Island Ethics Commission for the payments of rental and lease costs based

1 on annual appropriations made by the General Assembly; and

2 WHEREAS, The State Properties Committee now respectfully requests the approval of the
3 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
4 between the Rhode Island Ethics Commission and Garner Building, LLC, for office space located
5 at 40 Fountain Street, in the City of Providence, Rhode Island; now therefore be it

6 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
7 the lease agreement, for a lease term not to exceed ten years and an aggregate base rent not to
8 exceed \$861,650 and an aggregate additional rent for parking not to exceed \$248,940; and it be
9 further

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

12 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
13 certified copies of this resolution to the Governor, the Secretary of the Rhode Island Ethics
14 Commission, the Director of Administration, the State Budget Officer, and the Chair of the State
15 Properties Committee.

16 SECTION 6. Department of Human Services, Office of Rehabilitative Services, 40
17 Fountain Street, Providence.

18 WHEREAS, The Rhode Island Department of Human Services (Office of Rehabilitative
19 Services) currently has a current lease agreement, in full force and effect, with the Gardner
20 Building, LLC for approximately 27,680 square feet of office space located at 40 Fountain Street,
21 Providence; and

22 WHEREAS, The State of Rhode Island, acting by and through the Department of Human
23 Services (Office of Rehabilitative Services), attests to the fact that there are no clauses in the lease
24 agreement with Gardner Building, LLC that would interfere with the Department of Human
25 Services (Office of the Rhode Island Department of Human Services (Office of Rehabilitative
26 Services) lease agreement or use of the facility; and

27 WHEREAS, The existing lease expires on November 30, 2021 and the Department of
28 Human Services (Office of Rehabilitative Services) wishes to exercise its option and renew this
29 lease for a term of ten (10) years; and

30 WHEREAS, The leased premises will provide a critical regional location for officials of
31 the Department of Human Services (Office of Rehabilitative Services) from which it can serve the
32 needs of the Rhode Island community and otherwise fulfill the mission of the office; and

33 WHEREAS, The annual rent in the agreement in the current fiscal year, ending June 30,
34 2021 is \$483,293; and

1 WHEREAS, The annual additional rent for parking in the current fiscal year, ending June
2 30, 2021 is \$198,000; and

3 WHEREAS, The anticipated annual base rent of the agreement in each of the initial five
4 (5) years of the term will not exceed \$512,808 and the anticipated annual base rent in years six (6)
5 through ten (10) of the term will not exceed \$539,760; and

6 WHEREAS, The anticipated annual additional rent for parking of the agreement in each of
7 the initial five (5) years of the lease term will not exceed \$198,000 and the anticipated annual base
8 rent of the agreement in years six (6) through ten (10) of the lease term will not exceed \$198,000;
9 and

10 WHEREAS, The payment of the annual base rent and parking rent will be made from funds
11 available to the Department of Human Services (Office of Rehabilitative Services) for the payments
12 of rental and lease costs based on annual appropriations made by the General Assembly; and

13 WHEREAS, The State Properties Committee now respectfully requests the approval of the
14 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
15 between the Department of Human Services (Office of Rehabilitative Services) and Garner
16 Building, LLC, for office space located at 40 Fountain Street, in the City of Providence, Rhode
17 Island; now therefore be it

18 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
19 the lease agreement, for a lease term not to exceed ten (10) years and an aggregate base rent not to
20 exceed \$5,262,840 and an aggregate additional rent for parking not to exceed \$1,980,000; and it be
21 further

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

24 RESOLVED, That the Secretary of State be and he hereby is authorized and directed to
25 transmit duly certified copies of this resolution to the Governor, the Secretary of the Department
26 of Human Services, the Director of Administration, the State Budget Officer, and the Chair of the
27 State Properties Committee

28 SECTION 7. Department of Human Services, Office of Disability Determination Services,
29 40 Fountain Street, Providence.

30 WHEREAS, The Rhode Island Department of Human Services (Office of Disability
31 Determination Services) currently has a current lease agreement, in full force and effect, with the
32 Gardner Building, LLC for approximately 16,024 square feet of office space located at 40 Fountain
33 Street, Providence which will expire on November 30, 2021; and

34 WHEREAS, The State of Rhode Island, acting by and through the Department of Human

1 Services (Office of Disability Determination Services), attests to the fact that there are no clauses
2 in the lease agreement with Gardner Building, LLC that would interfere with the Department of
3 Human Services (Office of Disability Determination Services) lease agreement or use of the
4 facility; and

5 WHEREAS, The existing lease expires on November 30, 2021 and the Department of
6 Human Services (Office of Disability Determination Services) wishes to exercise its option and
7 renew this lease for a term of ten (10) years.

8 WHEREAS, The leased premises will provide a critical regional location for officials of
9 the Department of Human Services (Office of Disability Determination Services) from which it can
10 serve the needs of the Rhode Island community and otherwise fulfill the mission of the office; and

11 WHEREAS, The annual rent in the agreement in the current fiscal year, ending June 30,
12 2021 is \$279,779; and

13 WHEREAS, The annual additional rent for parking in the current fiscal year, ending June
14 30, 2021 is \$108,000; and

15 WHEREAS, The anticipated annual base rent of the agreement in each of the initial five
16 (5) years of the term will not exceed \$296,444 and the anticipated annual base rent of the agreement
17 in years six (6) through ten (10) will not exceed \$312,468; and

18 WHEREAS, The anticipated annual additional rent for parking of the agreement in each of
19 the initial five (5) years of the lease term will not exceed \$108,000 and the anticipated annual base
20 rent of the agreement in years six (6) through ten (10) of the lease term will not exceed \$108,000;
21 and

22 WHEREAS, The payment of the annual base rent and parking rent will be made from funds
23 available to the Department of Human Services (Office of Disability Determination Services) for
24 the payments of rental and lease costs based on annual appropriations made by the General
25 Assembly; and

26 WHEREAS, The State Properties Committee now respectfully requests the approval of the
27 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
28 between the Department of Human Services (Office of Disability Determination Services) and
29 Gardner Building, LLC, for office space located at 40 Fountain Street, in the City of Providence,
30 Rhode Island; now therefore be it

31 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
32 the lease agreement, for a lease term not to exceed ten (10) years and an aggregate base rent not to
33 exceed \$3,044,560 and an aggregate additional rent for parking not to exceed \$1,080,000; and it be
34 further

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

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

7 SECTION 8. Department of Human Services, 249 Roosevelt Avenue, Pawtucket.

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

11 WHEREAS, The current lease expires on July 31, 2021 and the Department of Human
12 Services wishes to renew the lease agreement with PUI O, Inc. for a period of ten (10) years; and

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

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

19 WHEREAS, The annual rent (includes systems furniture throughout leased premises and
20 access to 190 parking spaces) in the agreement in the current fiscal year, ending June 30, 2021 is
21 \$453,598; and

22 WHEREAS, The annual base rent (includes systems furniture throughout leased premises
23 and access to 190 parking spaces) shall not exceed \$453,598 for the initial three (3) years of the
24 lease term, \$441,169 for the next three (3) years and six (6) months of the lease term and \$456,610
25 for the final three (3) years and six (6) months of the lease term; and

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

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

33 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
34 the lease agreement, for a lease term not to exceed ten years and an aggregate base rent not to

1 exceed \$4,503,021; 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 duly
5 certified copies of this resolution to the Governor, the Director of the Department of Human
6 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
7 Properties Committee.

8 SECTION 9. Department of Human Services, 77 Dorrance Street, Providence.

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

12 WHEREAS, The current lease expires on August 31, 2021 and the Department of Human
13 Services wishes to renew the lease agreement with 77 Dorrance, LLC for a period of five (5) years;
14 and

15 WHEREAS, The State of Rhode Island, acting by and through the Rhode Island
16 Department of Human Services, attests to the fact that there are no clauses in the lease agreement
17 with 77 Dorrance, LLC that would interfere with the Department of Human Services lease
18 agreement or use of the facility; and

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

22 WHEREAS, The annual rent in the agreement in the current fiscal year, ending June 30,
23 2021 is \$395,791; and

24 WHEREAS, The anticipated annual base rent (includes janitorial services) in each of the
25 five (5) years of the new lease term is not to exceed \$412,992; and

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

29 WHEREAS, The State Properties Committee now respectfully requests the approval of the
30 House of Representatives and the Senate for the lease agreement between the Department of
31 Human Services and 77 Dorrance, LLC, for the facility located at 77 Dorrance Street in the City of
32 Providence; now therefore be it

33 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
34 the lease agreement, for a lease term not to exceed five (5) years and an aggregate base rent not to

1 exceed \$2,064,960; and it be further

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

6 SECTION 10. This article shall take effect upon passage.