



STATE OF RHODE ISLAND
Department of Administration
**DIVISION OF CAPITAL ASSET MANAGEMENT
AND MAINTENANCE**

One Capitol Hill
Providence, R.I. 02908-5850
(401) 222-6200

March 28, 2022

The Honorable Representative Samuel Azzinaro
House Committee on Veterans' Affairs
82 Smith Street
Providence, Rhode Island 02903

Dear Chairperson, Azzinaro:

Thank you for providing the Department of Administration (DOA) Division of Capital Asset Management and Maintenance (DCAMM) the opportunity to comment on, bill H 6607. DCAMM would like to make you aware of the concerns of subleasing this state building.

The referenced legislation seeks to instruct the DOA to amend the existing lease, dated 1852 between the state of Rhode Island and the Providence Marine Corps of Artillery, their successors, and assigns, leasing a portion of the Benefit Street Armory for the use of the Providence Marine Corps of artillery, their successors, and assigns, for a term of one thousand (1,000) years. The bill directs DOA to amend the lease which the Providence Marine Corps of Artillery now occupies, consisting of the hall and entire room upon the street to be held to the sole and exclusive use, to include the right to use the hall for events in its discretion, to promote the arsenal, and/or grant a sublease of space in the arsenal, as deemed appropriate by the Providence Marine Corps of artillery.

DOA/DCAMM would like to present the following items for your consideration:

- As you are considering this matter, we would like to make you aware that the State currently carries insurance on this building. The insurance only covers the building under its current exclusive use by the Providence Marine Corps of Artillery use.
- As this bill moves forward the Committee should consider the impact subleasing could have on building insurance and code compliance. Depending upon the nature of any sublease the Providence Marine Corps of Artillery may enter, continued coverage under this policy may or may not be possible under the State's existing policy.
- DCAMM strongly recommends that in the event the Providence Marine Corps of Artillery is considering changes to its operations enabled by this bill, that close consultation be held with DCAMM on potential liabilities, risk management and insurance impacts.
- Control of this property for the State is with the Adjutant General. Per RIGL 30-10-1a, all arsenals, armories, quarters, military storehouses, campgrounds, rifle ranges, and other military facilities owned, leased, or controlled by the state, except those that are by law especially entrusted to the keeping of other officers, that are used for military purposes, shall be under the control of the adjutant general, who shall also have supervisory responsibility for all repairs, maintenance, upkeep, and janitorial services of these properties.

We thank you for your time and consideration of these matters. Please know that our office is available to you at any time should you have any questions, comments, or concerns.

Sincerely,

Marco Schiappa, P.E.
Assistant Director,
Department of Administration
DCAMM Division

CC: Members of The House Committee on Veterans' Affairs
Nicole McCarthy, Chief Legal Counsel
James DeCastro, Committee Clerk