

RESOLUTION OF THE CITY COUNCIL

No. 314

Approved September 24, 2020

IT IS HEREBY RESOLVED, That His Honor, the Mayor, is authorized to grant an easement to the sidewalk adjacent to the property located at 250 Benefit Street in the City of Providence (the "Premises") to the State of Rhode Island, by and through the Rhode Island Administrative Office of State Courts. Said easement shall be granted specifically upon the following provisions:

1. The easement shall be utilized only for the installation and maintenance in perpetuity of twenty-six (26) sidewalk security bollards on Benefit Street, abutting the Licht Judicial Complex at AP 12, Lot 119. Each bollard shall be approximately two feet, eleven inches (2'11") tall, with a foundation of concrete and compressed gravel fill at least three feet, four inches (3'4") deep and twenty-two inches (22") wide, and shall be constructed of six inch (6") wide concrete-filled steel pipe with a black cylindrical ductile iron decorative cover. The bollards shall be installed through the existing brick pavers making up the sidewalk surface, and shall cover the length of the sidewalk (a distance of two hundred and two feet, two inches (202'2")). Existing light poles, manhole covers, warning strips and trees shall not be affected by the bollard installation. The design is depicted on the "Benefit Street Site Plan & Details" prepared by Edward Rowse Architects and attached as Appendix C to the petition for easement.
2. The Administrative Office of State Courts shall execute a Construction and Maintenance Agreement to cover all costs associated with the installation, care, or maintenance of the Sidewalk Security Bollards.
3. To the fullest extent permitted by law, the State agrees to defend, indemnify, and hold harmless the City and the officers, directors, employees, agents, parents, subsidiaries, and affiliates of the City from and against all claims, losses, liabilities, judgments, damages, costs, expenses, demands, and suits associated with the installation of the Sidewalk Security Bollards (including but not limited to fees and expenses of attorneys, experts, consultants, arbitrators, mediators, and all other costs arising out of or related to, or alleged to arise out of or be related to the performance, condition, or existence of the Sidewalk Security Bollards), provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to

injury or destruction of real or tangible personal property, but only to the extent caused by the negligent acts or omissions of the State, its contractors, or anyone directly or indirectly employed by them or for whose acts they may be liable.

The State's indemnification obligation shall: (i) survive termination of the Construction and Maintenance Agreement; and (ii) extend to claims occurring after termination of the Construction and Maintenance Agreement or completion of the installation of the Sidewalk Security Bollards.

The original of such Agreement shall be filed with the Office of the City Clerk not later than ninety (90) days following the passage of this Resolution.

4. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works and/or as may be deemed appropriate by the Mayor or the Department of Law.

IN CITY COUNCIL

SEP 17 2020

READ AND PASSED
Sabrina Mats
PRES.
Jana L. Mastrosianni
ACTING CLERK

I HEREBY APPROVE.

[Signature]

Mayor
Date: *9/24/20*

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

The State of Rhode Island, by and through the Rhode Island Administrative Office of State Courts, hereby applies to the Providence City Council for an easement to install twenty-six (26) sidewalk security bollards on the Benefit Street sidewalk abutting the Licht Judicial Complex, 250 Benefit Street, Plat 12, Lot 119. The bollards are intended to screen the courthouse's Benefit Street entrance from vehicular traffic and other physical security hazards. Please refer to the attached tax assessor's and zoning maps and property card for more detailed information regarding the subject property and contemplated easement location, attached hereto as Appendices A and B, respectively.

Each bollard shall be approximately two feet (2') eleven inches (11") tall, with a foundation of concrete and compressed gravel fill at least three feet (3') four inches (4") deep and twenty-two inches (22") wide, and shall be constructed of six inch (6") wide concrete-filled steel pipe with a black cylindrical ductile iron decorative cover. The bollards shall be installed through the existing brick pavers making up the sidewalk surface, and shall cover the length of the sidewalk (a distance of two-hundred two feet (202') two inches (2")). Existing light poles, manhole covers, warning strips, and trees shall not be affected by the bollard installation, nor shall the sidewalk's dimensions, grade, or elevation be altered in any way. Please refer to the January 11, 2020 "Benefit Street Site Plan & Details" document, by Edward Rouse Architects, attached hereto as Appendix C, for a more detailed visual description of the bollards and installation plan.

Please direct all communications regarding this application to Mr. Steve Kerr, Assistant State Court Administrator, Department of Facilities, Operations and Security, at skerr@courts.ri.gov and 401-222-4999. Thank you for your consideration.

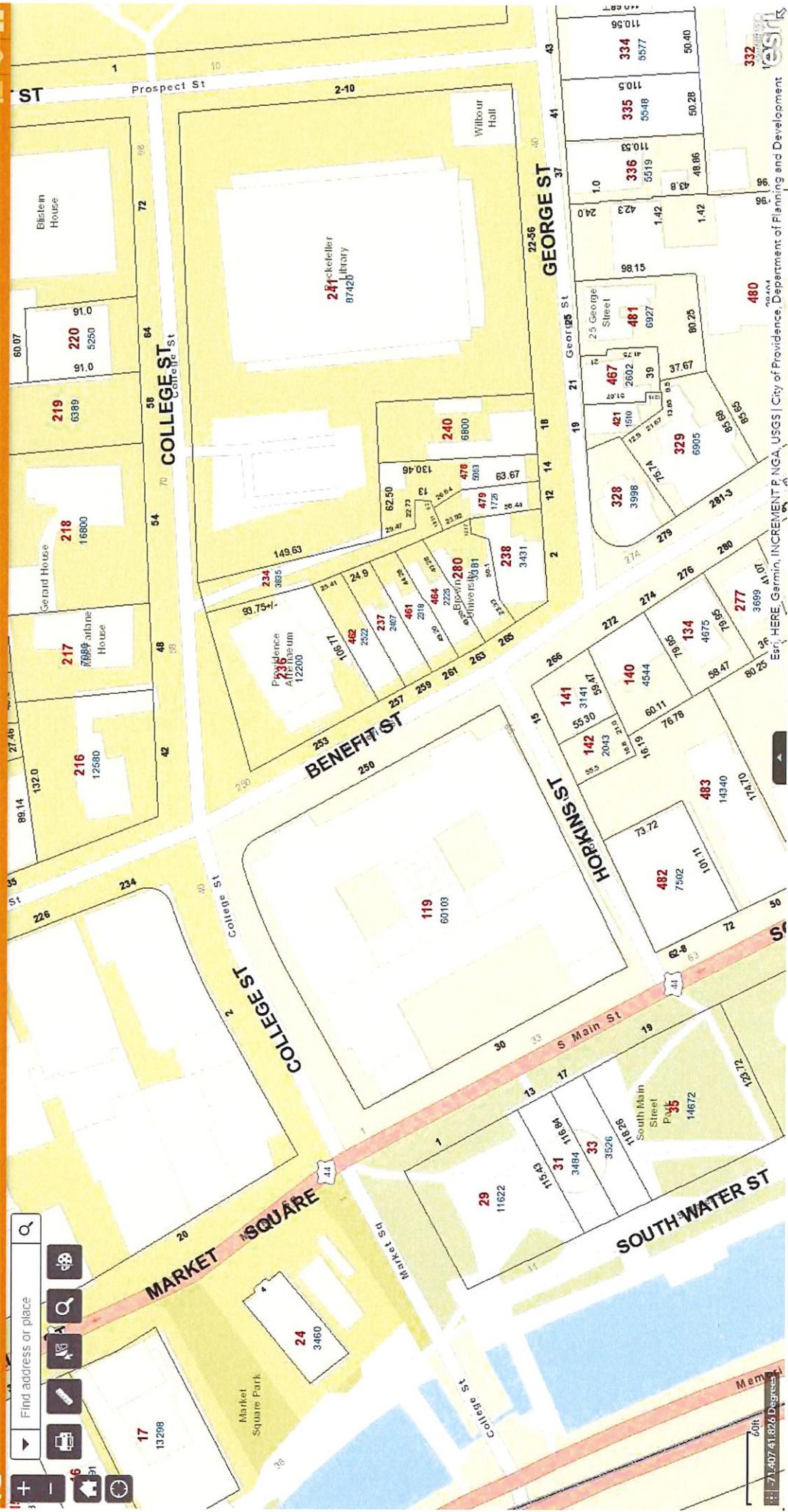
Sincerely,

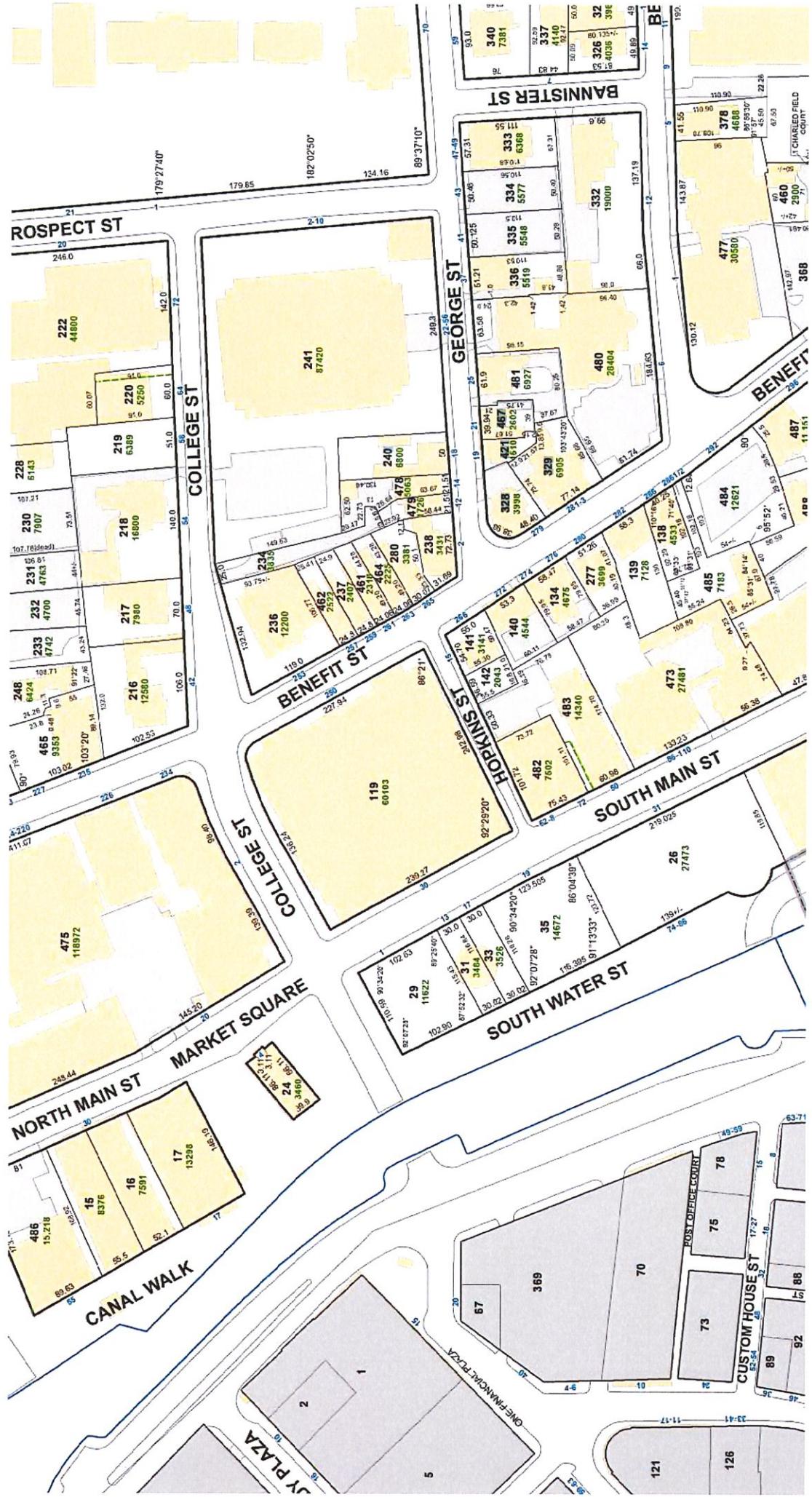


3/12/20

J. Joseph Baxter
State Court Administrator

APPENDIX A





APPENDIX B

250 BENEFIT ST

Location 250 BENEFIT ST

Plat Lot Unit 12 / 119 /

Owner State Of Rhode Island & Prov Plantations

Building Name

Assessment \$42,055,100

PID 32214

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$38,921,400	\$3,133,700	\$42,055,100

Owner of Record

Owner	State Of Rhode Island & Prov Plantations	Sale Price	\$0
Co-Owner	Rhode Island Admin Off Of State Cts	Book & Page	11408/78
Address	One Capital Hill Providence, RI 02903	Sale Date	06/01/2016

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
State Of Rhode Island & Prov Plantations	\$0	11408/78	06/01/2016
RHODE ISLAND DEPT OF ADMIN	\$0	9764/ 054	07/07/2010

Building Information

Building 1 : Section 1

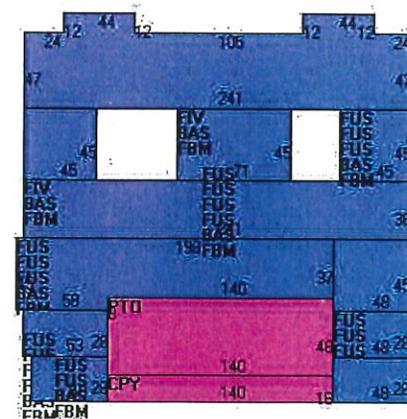
Year Built: 1900
Replacement Cost: \$47,812,042
Building Percent Good: 80
Replacement Cost Less Depreciation: \$38,249,600

Building Attributes	
Field	Description
STYLE	Other State
MODEL	Comm/Ind
Grade:	A+
Stories:	6
Occupancy:	1
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Slate

Building Photo

Building Photo
[\(http://images.vgsi.com/photos/ProvidenceRIPhotos//\00\07\78/\)](http://images.vgsi.com/photos/ProvidenceRIPhotos//\00\07\78/)

Building Layout



<http://images.vgsi.com/photos/ProvidenceRIPhotos//Sketches/3>

Interior Wall 1:	Plaster
Interior Wall 2:	
Interior Floor 1:	Marble
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Hot Water
AC Type:	Central
Bldg Use:	State Com Bldg 94
Ttl Rooms:	
Ttl Bedrms:	18
Ttl Baths:	
Ttl Half Baths:	99
Ttl Xtra Fix:	
1st Floor Use:	
Heat/AC:	Heat/Ac Split
Frame Type:	Masonry
Baths/Plumbing:	Average
Rooms/Prtns:	Average
Wall Height:	14
% Comn Wall:	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	102,691	102,691
FIV	Five Stories Finished	11,871	59,355
BAS	First Floor	43,770	43,770
FBM	Finished Basement	43,770	21,885
CPY	Canopy	2,240	0
PTO	Patio	6,720	0
		211,062	227,701

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
SPR1	Sprinklers-Wet	227701 SF	\$491,800	1
ELV2	Pass per stop	9 STOPS	\$180,000	1

Land

Land Use

Use Code 911
Description State Com Bldg 94
Neighborhood 2594
Alt Land Appr No

Land Line Valuation

Size (Acres) 1.38
Assessed Value \$3,133,700

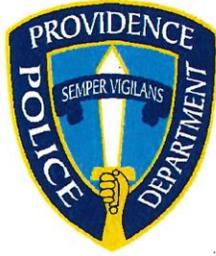
Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$38,272,500	\$3,133,700	\$41,406,200

APPENDIX C



PROVIDENCE POLICE DEPARTMENT
Patrol Bureau
325 Washington St., Providence, RI 02903

6-1-20

To: Sheri A. Petronio, City of Providence First Deputy City Clerk
From: Cpt Luis F. San Lucas, Traffic Bureau Commanding Officer
Subject: Petition to the City Council for granting of Easement to install ballards on Benefit St

Sir,

After reviewing the petition for granting of easement to install ballards on the Benefit St sidewalk, abutting the Licht Judicial Complex (250 Benefit St), dated March 12, 2020, The Providence Police Department has no objection to the request.

Respectfully Submitted

Luis F. San Lucas
////original signed////////

Leo J. Perrotta
Director



Jorge O. Elorza
Mayor

DEPARTMENT OF PUBLIC WORKS
"Building Pride in Providence"

MEMO

TO: SHERI PETRONIO, DEPUTY CITY CLERK
FROM: NATALE D. URSO, PE, PTOE, TRAFFIC ENGINEER *NDU*
DATE: MAY 26, 2020

Re:

Petition from J. Joseph Baxter, State Court Administrator, dated March 12, 2020, submitting an easement to install twenty-six (26) sidewalk security bollards on the Benefit Street sidewalk abutting the Licht Judicial Complex located on Assessor's Plat 12, Lot 119 (250 Benefit Street).

XC: Leo J. Perrotta , Public Works Director

I have reviewed the request and have no comments relative to Traffic Flow or Safety



385 Myles Standish Blvd
Taunton, MA 02780

June 18, 2020

City of Providence
Office of the City Clerk
25 Dorrance Street – Rm 311
Providence, Rhode Island 02906

ATTN: Sheri A. Petronio, First deputy City Clerk

RE: EASEMENT FOR SECURITY BOLLARDS (26)

Dear Ms. Petronio,

Upon investigation, it has been determined that Verizon will not object to the granting of said Easement, provided that in the event the Easement is granted, the petitioner will permit Verizon the retention of its facilities in existing locations with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities.

If it is decided by the petitioner that telephone facilities are to be relocated, the petitioner will assume all costs of the relocation.

Sincerely,

Verizon New England Inc.
Attn: Daryl Crossman - ROW
385 Myles Standish Blvd
Taunton, MA 02780

(774) 409-3191 - Office
(774) 409-3930 – Fax
daryl.crossman@verizon.com - Email

June 23, 2020

Sheri A. Petronio, First Deputy City Clerk
City of Providence
25 Dorrance Street
Providence, RI 02903

VIA Email: Spetronio@providenceri.gov and US Mail

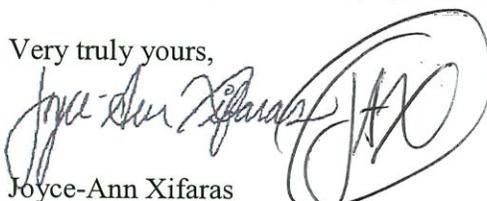
Re: Petition from J. Joseph Baxter, State Court Administrator for an Easement Over a Portion of Benefit Street abutting the Licht Judicial Complex.

Dear Ms. Petronio:

Please be advised that after review, it has been determined that National Grid has no objection to the proposed easement for the installation of bollards and no special conditions or requirements.

Please call me if you have any questions.

Very truly yours,


Joyce-Ann Xifaras
Real Estate Representative
National Grid
(401) 784-7513
Joyce-ann.xifaras@national grid.com

Enclosures: Letter

Cc (Via email): S. Kerr, RI Administrative Office of State Courts

SEARCHED
SERIALIZED
INDEXED
JUN 23 2020
FBI - PROVIDENCE