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STATE OF NEW HAMPSHIRE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
OFFICE OF BUSINESS OPERATIONS
BUREAU OF FACILITIES AND ASSETS MANAGEMENT

Nicholas A. Toumpas
Commissioner

Sheri L. Rockburn
Chief Financial Officer

129 PLEASANT STREET, CONCORD, NH 03301-3857
603-271-9500 1-800-852-3345 Ext. 9500
Fax: 603-271-8149 TDD Access: 1-800-735-2964

July 21, 2015

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Health and Human Services to enter into a sole source amendment to the existing lease with Riverside Properties of Nashua, Inc., 22 Kehoe Avenue, Nashua, New Hampshire 03060 (Vendor #158064) for continued occupation by the Southern District Office by increasing the price limitation in the amount of \$615,000.00 to \$3,915,462.00 from \$3,300,462.00 and by extending the term for up to twelve months from August 31, 2015 to August 31, 2016, effective September 1, 2015 or upon governor and council approval, whichever is later, through August 31, 2016. Governor and Council approved the original lease on October 21, 2009, item #56 and amendment approved February 25, 2015, item #8. General Funds 60%, Federal Funds 40%.

Funds are available in the following account for SFY 2016 and anticipated to be available in SFY 2017 upon the availability and continued appropriation of funds in the future operating budget.

05-95-95-953010-5685 HEALTH AND SOCIAL SERVICES, DEPT. OF HEALTH AND HUMAN SERVICES, HHS: COMMISSIONER, OFFICE OF ADMINISTRATION, MANAGEMENT SUPPORT

Table with 6 columns: Fiscal Year, Class/Object, Class Title, Current Modified Budget, Increase (Decrease) Amount, Revised Modified Budget. Rows include SFY 2010-2017 and a Total row.

EXPLANATION

This sole source amendment is being requested for the short term to provide continuity of Department services to the public in the Southern area while finalizing the evaluation of the Southern

District Office. Current budget constraints have required the Department to review the current availability of services to clients in this catchment area and the evaluation of the district office as to function and efficiency. The amendment reflects an increase in the term of the lease for twelve months. Extending the term will allow the Department of Health and Human Services to continue lawful payment of rent while continuing occupancy at the Premises while reviewing these services, responding to program changes and evaluating the office. The Department will need twelve months to finalize this process.

The Department of Health and Human Services, Division of Client Services, Division for Children Youth and Families, Division of Child Support Services, Bureau of Elderly and Adult Services and Bureau of Juvenile Justice Services has occupied this Southern District Office location since 2009, currently housing one-hundred-sixty-five (165) employees.

The lease amendment provides the same terms and conditions as the original lease. The current lease rate is approximately \$18.50 per square foot gross; the new rate will increase 2.5% to approximately \$18.96 per square foot gross for the amendment term. Included in the monthly rental payments are the following costs associated with the leasehold property, including: base rent, heat, electricity, janitorial services, real estate taxes, insurance and common area maintenance (including snow plowing, snow removal, general repairs and maintenance, HVAC repairs and maintenance, electrical repairs and maintenance, water and sewer, and landscaping). The total square footage remains the same at 32,437 square feet.

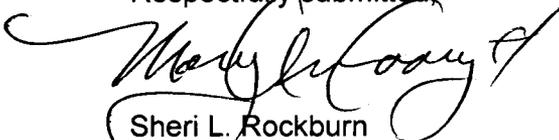
The original lease was competitively bid in March 2008, during that time the Request For Proposal was published in two newspapers and as a result only one proposal was received, resulting in a new lease with Riverside Properties of Nashua. Approval of this lease amendment will allow the Department to continue to provide services to the public in a secure environment while evaluating the office.

The area serviced by the Southern District Office is partial Hillsborough County and partial Rockingham County.

Funding for this request is General Funds 60%, Federal Funds 40% by cost allocation across benefiting programs.

In the event that the Federal Funds become no longer available, General Funds will not be requested to support this agreement.

Respectfully submitted,



Sheri L. Rockburn
Chief Financial Officer

Approved by



Nicholas A. Toumpas
Commissioner

LEASE SPECIFICS

Landlord:	Riverside Properties of Nashua, Inc. 22 Kehoe Avenue Nashua, New Hampshire 03060
Location:	3 Pine Street Extension, Suite Q First and Second Floor Nashua, New Hampshire 03060
Monthly Rent:	Year 1 \$51,250.00
Square Footage:	32,437
Square Foot Rate:	Year 1 \$18.96
Janitorial:	Included in rent
Utilities:	Included in rent
Term:	Commencing September 1, 2015 through August 31, 2016
Total Rent:	\$615,000.00

AMENDMENT

This Agreement (the "Amendment") is dated, June 24, 2015 and is by and between the State of New Hampshire acting through the Department of Health and Human Services, (the "Tenant") and Riverside Properties of Nashua, Inc., (the "Landlord") 22 Kehoe Avenue, Nashua, New Hampshire 03060.

Whereas, pursuant to a five-year Lease agreement (the "Agreement"), for 32,437 square feet of first and second floor space located at 3 Pine Street Extension, Suite Q, Nashua, New Hampshire (the "Premises") which was first entered into on September 3, 2009 and approved by the Governor and Executive Council on October 21, 2009, item #56 and amendment approved February 25, 2015, item #8, it was agreed to lease the Premises upon the terms and conditions specified in the Agreement in consideration of payment by the Tenant of certain sums as specified therein, and;

Whereas, the Landlord and Tenant are agreeable to a holdover term to facilitate the Tenant's review of the current availability of services to clients in this catchment area and facilitate the Tenant's "Request for Proposal" (RFP) process and subsequent submittal of any replacement lease to all authorizing authorities for receipt of required approvals and;

The Tenant will need up to twelve (12) months to review these services, respond to program changes and to complete such process, however, the Agreement expires well in advance of this, and;

Amendment of the current Agreement to provide a delay in the expiration of the term is necessary to authorize the Tenant's continued lawful payment of rent and occupancy while processes are concluded;

NOW THEREFORE, in consideration of the foregoing and the covenants and conditions contained in the agreement set forth herein the Landlord and Tenant hereby agree to amend the Agreement as follows:

Amendment of Agreement:

3.1 Term: The expiration date of the current agreement, August 31, 2015 is hereby amended to terminate up to twelve (12) months thereafter, August 31, 2016. During the amended Term should the Parties hereto decide to enter into a lease replacing the Agreement, and such lease is subsequently authorized by the State of New Hampshire's Governor and Executive Council, the Amendment herein shall terminate upon the same date set for commencement of the "Occupancy Term" in such replacement lease, replaced by the terms and conditions of such lease upon that date.

Initials: S/D
Date: 6/24/15

4.1 Rent: The current annual rent of \$600,084.00 which is approximately \$18.50 per square foot will increase 2.5% to \$615,000.00, which is approximately \$18.96 per square foot, prorated to a monthly rent of \$51,250.00 which shall be due on the first day of each month during the term. The first monthly installment shall be due and payable September 1, 2015 or within 30 days of the Governor and Executive Council's approval of this agreement, whichever is later. The total amount of rent to be paid under the terms of this agreement shall not exceed twelve (12) months which is \$615,000.00.

EFFECTIVE DATE OF THE AMENDMENT: This Amendment shall be effective upon its approval by the Governor and Executive Council of the State of New Hampshire. If approval is withheld, this document shall become null and void, with no further obligation or recourse to either party.

CONTINUANCE OF AGREEMENT: Except as specifically amended and modified by the terms and conditions of this Amendment, the Agreement and the obligations of the parties thereunder shall remain in full force and effect in accordance with the terms and conditions set forth therein.

Initials: SJR
Date: 6/24/13

IN WITNESS WHEREOF, the parties have hereunto set their hands;

TENANT: State of New Hampshire Department of Health and Human Services

Date: 7/28/15

By Mary Ann Conway Associate Commissioner for
Sheri L. Rockburn, Chief Financial Officer

LANDLORD: Riverside Properties of Nashua, Inc.

Date: 6/24/15

By Stephen Bonnette
Stephen Bonnette, President ~~Vice~~

Acknowledgement: State of New Hampshire, County of Hillsborough.

On (date) 6/24/2015, before the undersigned officer, personally appeared Stephen Bonnette, who satisfactorily proved to be the persons identified above as the owners, and they personally executed this document.

Signature of Notary Public or Justice of the Peace: Catherine Johnson

Commission expires: Sept 17, 2019 Seal:

Name and title of Notary Public or Justice of the Peace (please print):

Catherine Johnson Notary Public

Approval by New Hampshire Attorney General as to form, substance and execution:

By: Megan Kate May, Assistant Attorney ~~General~~, on 8/3/15.

Approval by the New Hampshire Governor and Executive Council:

By: _____, on _____

**ATTACHMENT TO EXHIBIT B
TENANT'S FISCAL YEAR SCHEDULE OF RENTAL PAYMENTS**

<i>State Fiscal Year</i>	<i>Month</i>	<i>Square Foot Rate</i>	<i>Monthly Payment</i>	<i>Yearly Total</i>	<i>Fiscal Year Total</i>
2016	9/1/2015	\$ 18.96	\$ 51,250.00		
	10/1/2015	\$ 18.96	\$ 51,250.00		
	11/1/2015	\$ 18.96	\$ 51,250.00		
	12/1/2015	\$ 18.96	\$ 51,250.00		
	1/1/2016	\$ 18.96	\$ 51,250.00		
	2/1/2016	\$ 18.96	\$ 51,250.00		
	3/1/2016	\$ 18.96	\$ 51,250.00		
	4/1/2016	\$ 18.96	\$ 51,250.00		
	5/1/2016	\$ 18.96	\$ 51,250.00		
	6/1/2016	\$ 18.96	\$ 51,250.00		\$ 512,500.00
2017	7/1/2016	\$ 18.96	\$ 51,250.00		
	8/1/2016	\$ 18.96	\$ 51,250.00		\$ 102,500.00
Total Rent				\$ 615,000.00	\$ 615,000.00

Initials: SJB
Date: 6/24/15

State of New Hampshire Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that RIVERSIDE PROPERTIES OF NASHUA INC. is a New Hampshire corporation duly incorporated under the laws of the State of New Hampshire on March 5, 1996. I further certify that all fees and annual reports required by the Secretary of State's office have been received and that articles of dissolution have not been filed.



In TESTIMONY WHEREOF, I hereto
set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 9th day of July, A.D. 2015

A handwritten signature in black ink, appearing to read "William Gardner".

William M. Gardner
Secretary of State

Exhibit A

ACTION BY UNANIMOUS WRITTEN CONSENT OF DIRECTORS OF
RIVERSIDE PROPERTIES OF NASHUA, INC.

(In Lieu of Special Meeting)

The undersigned, being all of the Directors of Riverside Properties of Nashua, Inc. (The "Corporation"), a New Hampshire corporation take the following action by unanimous consent, in lieu of a special meeting of the Directors of the Corporation, as permitted by New Hampshire RSA 292-A: 8:21 :

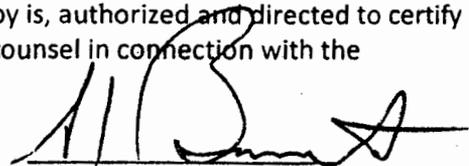
Voted: That Stephen J. Bonnette, as Vice President of the Corporation (the "Authorized Officer") is hereby authorized and directed to negotiate, execute and deliver, in the name and on behalf of the Corporation, all documents or instruments necessary or appropriate in his sole and absolute direction to effectuate the foregoing resolutions including, but not limited to, the promissory notes, mortgage deed and security agreements, ISDA Master Agreement and related documents and agreements.

Voted: That the Authorized Officer is hereby authorized and empowered in the name and on behalf of the Corporation to enter into one or more agreements with the State of N.H. in connection with lease signing for the Department of Health and Human Services.

Voted: That any and all actions heretofore or hereafter taken by the Authorized Officer of the Corporation consistent with the terms of the foregoing resolutions be, and they hereby are, ratified and confirmed as acts and deeds of the Corporation.

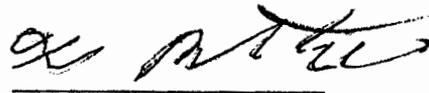
Voted: That the Secretary of the Corporation be, and he hereby is, authorized and directed to certify a copy of resolutions to third parties, including the Bank and its counsel in connection with the consummation of the agreement.

Dated: 06-30-15



Stephen J. Bonnette

DONALD J. DUNN, Jr., Justice of the Peace
My Commission Expires July 10, 2018



Alvin R. Bonnette



[View assistance for Search Results](#)

Search Results

Current Search Terms: riverside* properties* of nashua* Inc.*

Notice: This printed document represents only the first page of your SAM search results. More results may be available. To print your complete search results, you can download the PDF and print it.
No records found for current search.

Glossary

Search Results

Entity

Exclusion

Search Filters

By Record Status

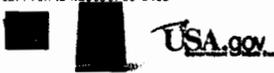
By Functional Area - Entity Management

By Functional Area - Performance Information

SAM | System for Award Management 1.0

IBM v1.P.34.20150710-1415

Note to all Users: This is a Federal Government computer system. Use of this system constitutes consent to monitoring at all times.





STATE OF NEW HAMPSHIRE

COPY

DEPARTMENT OF HEALTH AND HUMAN SERVICES

OFFICE OF BUSINESS OPERATIONS

BUREAU OF FACILITIES AND ASSETS MANAGEMENT

Nicholas A. Toumpas
Commissioner

129 PLEASANT STREET, CONCORD, NH 03301-3857
603-271-9500 1-800-852-3345 Ext. 9500
Fax: 603-271-8149 TDD Access: 1-800-735-2964

Sheri L. Rockburn
Chief Financial Officer

January 2, 2015

G&C Approved

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

Date 2-25-15
Item # 8

REQUESTED ACTION

Authorize the Department of Health and Human Services to enter into a sole source, amendment to the existing lease with Riverside Properties of Nashua, Inc., 22 Kehoe Avenue, Nashua, New Hampshire 03060 (Vendor #158064) for the Southern District Office space, by increasing the price limitation in the amount of \$300,042.00 to \$3,300,462.00 from \$3,000,420.00 and by extending the term six months to August 31, 2015, effective March 1, 2015 or upon governor and council approval, whichever is later, through August 31, 2015. Governor and Council approved the original lease on October 21, 2009 item #56. Funds are available in the following account for SFY 2015 and are anticipated to be available in SFY 2016 upon the availability and continued appropriation of funds in the future operating budgets.

05-95-953010-5685 HEALTH AND SOCIAL SERVICES, DEPT. OF HEALTH AND HUMAN SERVICES,
HHS: COMMISSIONER, OFFICE OF ADMINISTRATION, MANAGEMENT SUPPORT

Fiscal Year	Class/Object	Class Title	Current Modified Budget	Increase (Decrease) Amount	Revised Modified Budget
SFY 2010	022-500248	Rents-Leases Other than State	\$200,028.00	\$ 0.00	\$200,028.00
SFY 2011	022-500248	Rents-Leases Other than State	\$600,084.00	\$ 0.00	\$600,084.00
SFY 2012	022-500248	Rents-Leases Other than State	\$600,084.00	\$ 0.00	\$600,084.00
SFY 2013	022-500248	Rents-Leases Other than State	\$600,084.00	\$ 0.00	\$600,084.00
SFY 2014	022-500248	Rents-Leases Other than State	\$600,084.00	\$ 0.00	\$600,084.00
SFY 2015	022-500248	Rents-Leases Other than State	\$400,056.00	\$200,028.00	\$600,084.00
SFY 2016	022-500248	Rents-Leases Other than State	\$ 0.00	\$100,014.00	\$100,014.00
Total			\$3,000,420.00	\$300,042.00	\$3,300,462.00

EXPLANATION

The Department of Health and Human Services provides health and human services to the clientele in the Southern Area of New Hampshire through its Division of Client Services, Division for Children Youth and Families, Office of Child Support Services and Bureau of Elderly and Adult Services. The Department has occupied this Southern District Office location since 2009, currently housing one-hundred-sixty-five (165) employees. This request is submitted as a sole source amendment because it was determined to be a more cost effective way to secure the necessary office space for six months.

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council

January 2, 2015

Page 2

The amendment reflects an increase of six months in the term of the existing lease to facilitate the Department's finalization of the Request For Proposal process and subsequent submittal of any replacement lease to all authorizing authorities for receipt of required approvals. The Department will need a minimum of six months to complete such process. Extending the term will allow the Department of Health and Human Services to continue lawful payment of rent while continuing occupancy at the Premises.

The lease amendment provides the same terms and conditions as the original lease. The current lease rate is \$18.50 per square foot gross; the lease amendment rate remains the same for the term. Included in the monthly rental payments are the following costs associated with the leasehold property, including: base rent, heat, electricity, janitorial services, real estate taxes, and common area maintenance (including snow plowing, snow removal, general repairs and maintenance, HVAC repairs and maintenance, electrical repairs and maintenance, water and sewer, and landscaping). The total square footage remains the same at 32,437 square feet.

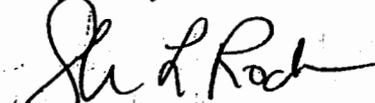
The original lease as approved by Governor and Council was competitively bid following the publication of the Request For Proposal in the New Hampshire Union Leader and the Telegraph in March 2008.

Approval of this lease amendment will allow the Department to continue to provide services to the public in a secure environment while finalizing the Request For Proposal. The area served by the Southern District Office is partial Hillsborough County and partial Rockingham County.

Funding for this request is General Funds 60%, Federal Funds 40% by cost allocation across benefiting programs.

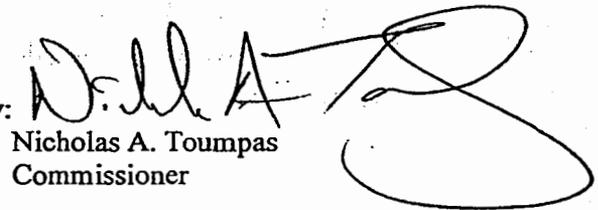
In the event that the Federal Funds become no longer available, General Funds will not be requested to support this agreement.

Respectfully submitted,



Sheri L. Rockburn
Chief Financial Officer

Approved by:



Nicholas A. Toumpas
Commissioner

The Department of Health and Human Services' Mission is to join communities and families in providing opportunities for citizens to achieve health and independence.

LEASE SPECIFICS

Landlord:	Riverside Properties of Nashua, Inc. 22 Kehoe Avenue Nashua, New Hampshire 03060
Location:	3 Pine Street Extension, Suite Q First and Second Floor Nashua, New Hampshire 03060
Monthly Rent:	Year 1: \$50,007.00
Square Footage:	32,437
Square Foot Rate:	Year 1: \$18.50
Janitorial:	Included in rent
Utilities:	Included in rent
Term:	Commencing March 1, 2015 through August 31, 2015
Total Rent:	\$300,042.00

AMENDMENT

This Agreement (the "Amendment") is dated January 5, 2015 and is by and between the State of New Hampshire acting through the Department of Health and Human Services, (the "Tenant") and Riverside Properties of Nashua, Inc., (the "Landlord") 22 Kehoe Avenue, Nashua, New Hampshire 03060.

Whereas, pursuant to a five-year Lease agreement (the "Agreement"), for 32,437 square feet of first and second floor space located at 3 Pine Street Extension, Suite Q, Nashua, New Hampshire (the "Premises") which was first entered into on September 3, 2009 and approved by the Governor and Executive Council on October 21, 2009, item #56, it was agreed to lease the Premises upon the terms and conditions specified in the Agreement in consideration of payment by the Tenant of certain sums as specified therein, and;

Whereas, the Landlord and Tenant are agreeable to a holdover term to facilitate the Tenant's "Request for Proposal" (RFP) process and subsequent submittal of any replacement lease to all authorizing authorities for receipt of required approvals and;

The Tenant will need up to six (6) months to complete such process, however, the Agreement expires well in advance of this, and;

Amendment of the current Agreement to provide a delay in the expiration of the term is necessary to authorize the Tenant's continued lawful payment of rent and occupancy while processes are concluded;

NOW THEREFORE, in consideration of the foregoing and the covenants and conditions contained in the agreement set forth herein the Landlord and Tenant hereby agree to amend the Agreement as follows:

Amendment of Agreement:

3.1 Term: The expiration date of the current agreement, February 28, 2015 is hereby amended to terminate up to six (6) months thereafter, August 31, 2015. During the amended Term should the Parties hereto decide to enter into a lease replacing the Agreement, and such lease is subsequently authorized by the State of New Hampshire's Governor and Executive Council, the Amendment herein shall terminate upon the same date set for commencement of the "Occupancy Term" in such replacement lease, replaced by the terms and conditions of such lease upon that date.

Initial: SN
Date: 1/5/15

4.1 Rent: The current annual rent of \$600,084.00 which is approximately \$18.50 per square foot will remain the same during the amended term, prorated to a monthly rent of \$50,007.00 which shall be due on the first day of each month during the term. The first monthly installment shall be due and payable March 1, 2015 or within 30 days of the Governor and Executive Council's approval of this agreement, whichever is later. The total amount of rent to be paid under the terms of this agreement shall not exceed six (6) months which is \$300,042.00

EFFECTIVE DATE OF THE AMENDMENT: This Amendment shall be effective upon its approval by the Governor and Executive Council of the State of New Hampshire. If approval is withheld, this document shall become null and void, with no further obligation or recourse to either party.

CONTINUANCE OF AGREEMENT: Except as specifically amended and modified by the terms and conditions of this Amendment, the Agreement and the obligations of the parties there under shall remain in full force and effect in accordance with the terms and conditions set forth therein.

Initials: SJ3
Date: 1/5/15

IN WITNESS WHEREOF, the parties have hereunto set their hands:

TENANT: State of New Hampshire Department of Health and Human Services

Date: 1/21/15

By [Signature]
Sher L. Rockburn, Chief Financial Officer

LANDLORD: Riverside Properties of Nashua, Inc.

Date: 1/21/15

By [Signature] V.P.
Stephen Bonnette, President

Acknowledgement: State of New Hampshire, County of Hillsborough

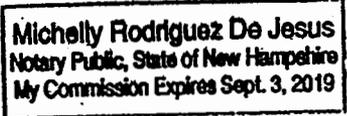
On (date) 1/17/2015, before the undersigned officer, personally appeared Stephen J. Bonnette, who satisfactorily proved to be the persons identified above as the owners, and they personally executed this document.

Signature of Notary Public or Justice of the Peace: [Signature]

Commission expires: Sep. 3, 2019 Seal:

Name and title of Notary Public or Justice of the Peace (please print):

Michelly Rodriguez De Jesus



Approval by New Hampshire Attorney General as to form, substance and execution:

By: [Signature] Assistant Attorney General, on 1/24/15
Megan A. Yodanis

Approval by the New Hampshire Governor and Executive Council:

By: _____, on _____

**ATTACHMENT TO EXHIBIT B
TENANT'S FISCAL YEAR SCHEDULE OF RENTAL PAYMENTS**

<i>State Fiscal Year</i>	<i>Month</i>	<i>Square Foot Rate</i>	<i>Monthly Payment</i>	<i>Yearly Total</i>	<i>Fiscal Year Total</i>
2015	3/1/2015	\$ 18.50	\$ 50,007.00		
	4/1/2015	\$ 18.50	\$ 50,007.00		
	5/1/2015	\$ 18.50	\$ 50,007.00		
	6/1/2015	\$ 18.50	\$ 50,007.00		\$ 200,028.00
2016	7/1/2015	\$ 18.50	\$ 50,007.00		
	8/1/2015	\$ 18.50	\$ 50,007.00	\$ 300,042.00	\$ 100,014.00
Total Rent					\$ 300,042.00

Initials: CIA
Date: 1/5/15



RIVEPRO-01 MHUTCHINS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/5/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Norton Insurance Agency 275 US Route 1 Cumberland Foreside, ME 04110	CONTACT NAME: PHONE (A/C, No, Ext): (207) 829-3450	FAX (A/C, No): (207) 829-6350
	E-MAIL ADDRESS:	
INSURED: Riverside Properties of Nashua, Inc. 22 Kehoe Ave Nashua, NH 03060	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Netherlands	NAIC # 24171
	INSURER B: Peerless Insurance Company	NAIC # 24198
	INSURER C:	
	INSURER D:	
	INSURER E:	

INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		CBP8930201	10/25/2014	10/25/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000	
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		CBP8930201	10/25/2014	10/25/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CU8930901	10/25/2014	10/25/2015	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ \$ 4,000,000	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER State of New Hampshire Dept of Health and Human Services 129 Pleasant St Concord, NH 03301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Margaret Hutchins</i>
--	--

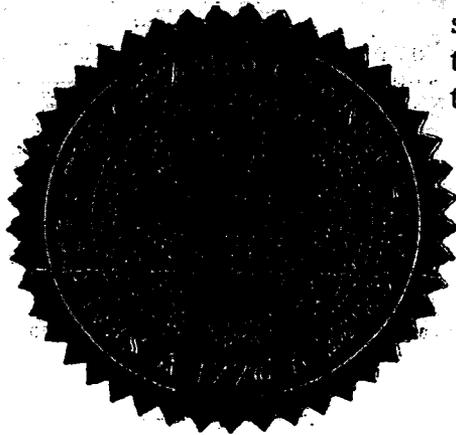
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State of New Hampshire
Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that RIVERSIDE PROPERTIES OF NASHUA INC. is a New Hampshire corporation duly incorporated under the laws of the State of New Hampshire on March 25, 1996. I further certify that all fees and annual reports required by the Secretary of State's office have been received and that articles of dissolution have not been filed.

In TESTIMONY WHEREOF, I hereto
set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 9th day of October, A.D. 2014



William M. Gardner

William M. Gardner
Secretary of State



State of New Hampshire 2014 ANNUAL REPORT

The following information shall be given as of January 1
preceeding the due date Pursuant to RSA 293-A:16.22.
REPORT DUE BY April 1, 2014
ANNUAL REPORTS RECEIVED AFTER THE DUE DATE
WILL BE ASSESSED A LATE FEE.

Filed
Date Filed: 03/04/2014
Business ID: 244855
William M. Gardner
Secretary of State

RIVERSIDE PROPERTIES OF NASHUA INC.

22 KEHOE AVE
NASHUA, NH 03060

ENTITY TYPE: CORPORATION

BUSINESS ID: 244855

STATE OF DOMICILE: NEW HAMPSHIRE

LAND ACQUISITION, REAL ESTATE, DEVELOPMENT

ADDRESS OF PRINCIPAL OFFICE:

22 KEHOE AVE
NASHUA, NH 03060

REGISTERED AGENT AND OFFICE:

REGA, STEVEN W, ESQ
22 TERNBERRY SQUARE
NASHUA, NH 03060

If changing the mailing or principal office address, please check the appropriate box and fill in the necessary information.

The new mailing address

The new principal office address

PO Box is acceptable.

OFFICERS

NAME AND BUSINESS ADDRESS (P.O. BOX ACCEPTABLE).
(MUST LIST AT LEAST ONE OFFICER BELOW)

A

V-PRES. Stephen James Bonnette
STREET 22 Kehoe Ave
CITY/STATE/ZIP Nashua Nh 03060

TREAS. Stephen James Bonnette
STREET 22 Kehoe Ave
CITY/STATE/ZIP Nashua Nh 03060

SECY. Stephen James Bonnette
STREET 22 Kehoe Ave
CITY/STATE/ZIP Nashua Nh 03060

PRES. Alvin Bonnette
STREET 22 Kehoe Ave
CITY/STATE/ZIP Nashua Nh 03060

BOARD OF DIRECTORS

NAME AND BUSINESS ADDRESS (P.O. BOX ACCEPTABLE).
(MUST LIST AT LEAST ONE DIRECTOR BELOW)

B

DIR. Stephen James Bonnette
STREET 22 Kehoe Ave
CITY/STATE/ZIP Nashua Nh 03060

NAME
STREET
CITY/STATE/ZIP

NAME
STREET
CITY/STATE/ZIP

NAME
STREET
CITY/STATE/ZIP

NAMES AND ADDRESSES OF ADDITIONAL OFFICERS AND DIRECTORS ARE ATTACHED

To be signed by an officer, director, or any other person authorized by the board of directors:
I, the undersigned, do hereby certify that the statements on this report are true to the best of my information, knowledge and belief.

Sign here: Stephen James Bonnette

Please print name and title of signer: Stephen James Bonnette
NAME

VICE PRESIDENT
TITLE

FEE DUE: \$100.00

E-MAIL ADDRESS (OPTIONAL):



024485520141006

WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE, BY LAW IT WILL BECOME A
PUBLIC DOCUMENT AND ALL INFORMATION PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE
REQUIRED INFORMATION MUST BE COMPLETE OR THE REGISTRATION REPORT WILL BE REJECTED

MAKE CHECK PAYABLE TO SECRETARY OF STATE

RETURN COMPLETED REPORT AND PAYMENT TO:

New Hampshire Department of State, Annual Reports, 107 N. Main St., Room 204, Concord, NH 03301

Exhibit A

ACTION BY UNANIMOUS WRITTEN CONSENT OF DIRECTORS OF

RIVERSIDE PROPERTIES OF NASHUA, INC.

(In Lieu of Special Meeting)

The undersigned, being all of the Directors of Riverside Properties of Nashua, Inc. (The "Corporation"), a New Hampshire corporation take the following action by unanimous consent, in lieu of a special meeting of the Directors of the Corporation, as permitted by New Hampshire RSA 292-A: 8:21 :

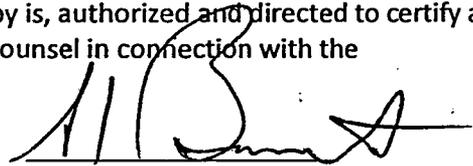
Voted: That Stephen J. Bonnette, as Vice President of the Corporation (the "Authorized Officer") is hereby authorized and directed to negotiate, execute and deliver, in the name and on behalf of the Corporation, all documents or instruments necessary or appropriate in his sole and absolute direction to effectuate the foregoing resolutions including, but not limited to, the promissory notes, mortgage deed and security agreements, ISDA Master Agreement and related documents and agreements.

Voted: That the Authorized Officer is hereby authorized and empowered in the name and on behalf of the Corporation to enter into one or more agreements with the State of N.H. in connection with lease signing for the Department of Health and Human Services.

Voted: That any and all actions heretofore or hereafter taken by the Authorized Officer of the Corporation consistent with the terms of the foregoing resolutions be, and they hereby are, ratified and confirmed as acts and deeds of the Corporation.

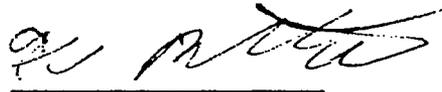
Voted: That the Secretary of the Corporation be, and he hereby is, authorized and directed to certify a copy of resolutions to third parties, including the Bank and its counsel in connection with the consummation of the agreement.

Dated: 11-30-14



Stephen J. Bonnette

DONALD J. DUNN, Jr., Justice of the Peace
My Commission Expires July 10, 2018



Alvin R. Bonnette

[View assistance for Search Results](#)

Search Results

Current Search Terms: riverside* properties* of nashua* Inc.*

Notice: This printed document represents only the first page of your SAM search results. More results may be available. To print your complete search results, you can download the PDF and print it.
No records found for current search.

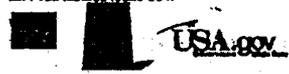
Glossary

- Search Results
- Entity
- Exclusion
- Search Filters
- By Record Status
- By Functional Area - Entity Management
- By Functional Area - Performance Information

SAM | System for Award Management 1.0

IBM v1.P.23.20141126-1047

Note to all Users: This is a Federal Government computer system. Use of this system constitutes consent to monitoring at all times.





STATE OF NEW HAMPSHIRE
 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 OFFICE OF BUSINESS OPERATIONS
 BUREAU OF FACILITIES AND ASSETS MANAGEMENT

10/21/09
 #56

COPY

Nicholas A. Toumpas
 Commissioner

James P. Fredyma
 Controller

129 PLEASANT STREET, CONCORD, NH 03301-3857
 603-271-4846 1-800-852-3345 Ext. 4846
 Fax: 603-271-8149 TDD Access: 1-800-735-2964

October 1, 2009

His Excellency, Governor John H. Lynch
 and the Honorable Executive Council
 State House
 Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Health and Human Services to enter into a new lease with Riverside Properties of Nashua, Inc., 22 Kehoe Avenue, Nashua, New Hampshire 03060 (Vendor #158064) in the amount of \$3,000,420.00 commencing effective November 1, 2009 and to end five years and four months thereafter on February 28, 2015. Occupancy of the premises and commencement of rental payments shall be four months thereafter, March 1, 2010, following completion of all specified renovations. Funds are available in the following account for SFY 2010 and SFY 2011 and are anticipated to be available in SFY 2012 through SFY 2015 upon the availability and continued appropriation of funds in the future operating budgets.

05-95-95-953010-5685 HEALTH AND SOCIAL SERVICES, DEPT. OF HEALTH AND HUMAN SERVICES, HHS: COMMISSIONER, OFFICE OF ADMINISTRATION, MANAGEMENT SUPPORT

Fiscal Year	Class/Object	Class Title	Total
SFY 2010	022-500248	Rent&Leases Other than State	\$200,028.00
SFY 2011	022-500248	Rent&Leases Other than State	\$600,084.00
SFY 2012	022-500248	Rent&Leases Other than State	\$600,084.00
SFY 2013	022-500248	Rent&Leases Other than State	\$600,084.00
SFY 2014	022-500248	Rent&Leases Other than State	\$600,084.00
SFY 2015	022-500248	Rent&Leases Other than State	<u>\$400,056.00</u>
Total			\$3,000,420.00

EXPLANATION

The Department of Health and Human Services, Division of Family Assistance, Division for Children Youth and Families, Office of Child Support Services and Bureau of Elderly and Adult Services will house one hundred sixty-five (165) employees at the Nashua District Office.

As required by Administrative Rule Adm 610.06 "Public Notice" on March 14 and 21, 2008, a space search was conducted through newspaper advertisements in the New Hampshire Union Leader and The Telegraph (see attached Advertising Schedule). The Department submitted the advertisement to the Department of

Administrative Services for inclusion on the web page <http://www.state.nh.us/das/bpm/index.html> for broadened exposure. The Department also placed the Request For Proposal (RFP) on its RFP web page.

The space search produced the following responses: the existing landlord Cameron Real Estate, Inc. of 400 Amherst Street, Nashua, New Hampshire submitted an *as is* response only; a response from Riverside Properties of Nashua, Inc., of 22 Kehoe Avenue, Nashua, New Hampshire with a proposal for space located at 5 Pine Street Extension, #6 Mill West in Nashua; and a proposal from Brady Sullivan Properties, 670 Commercial Street, Manchester, New Hampshire for property located at 160 Burke Street in Nashua. Cameron Real Estate did not provide a valid response to the RFP, only an *as is* response, Brady Sullivan Properties proposal did not meet the needs of the Department relative to the layout of the structure, its accessibility to clients and its parking allocation provided a hazardous path from the lot to the facility, dangerous for staff and clients. Riverside Properties of Nashua, Inc. provided the only viable proposal with the best location to service the Department's clients, with adequate parking and a facility that meets the accessible needs of clients and staff. Therefore, the Department pursued a new lease with Riverside Properties of Nashua, Incorporated. James Fredyma, Controller for the Department of Health and Human Services and David Clapp, Bureau Chief for the Department of Administrative Services, Bureau of Facilities and Assets Management, reviewed the proposals.

The lease rate is structured to be payable as a gross lease inclusive of heat, electricity, janitorial services, real estate taxes, insurance and common area maintenance. The lease rate is \$18.50 per square foot gross, fixed for the five-year term with no escalators. The square footage of the new office is 32,437. The proposal includes the total renovation of the existing structure with the Department occupying the entire first floor section of the building and the entire second floor. There are no options attached to this lease.

The current Nashua District Office facility located at 19 Chestnut Street in Nashua provides insufficient use of the existing space with limited security. The interview rooms have no secure access and no secure hallway separating staff and clients. The neighborhood is plagued by a shortage of adequate parking for clients and staff, inclusive of on-street parking. Often staff has been threatened when parking on the street adjacent to apartment complexes. The District Office parking lot is also inundated by vehicle break-ins and thefts. Other illicit behavior has also been noted in plain view of the District Office. The new location will remove the District Office from this location to a more business-like neighborhood best suited for clients and staff of the Department.

As part of this lease renewal agreement, a special provision (Exhibit E) will allow DHHS to request minor alterations, renovations and modifications to be made by the Landlord at DHHS' expense (not to exceed \$5,000 per year) without amending the amount of this contract.

His Excellency, Governor John H. Lynch
and the Honorable Executive Council
October 1, 2009
Page 3

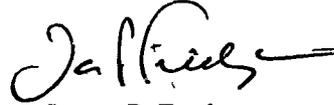
Approval of this new lease agreement will allow the Department to move to a new location, better suited for the distribution the Department's services and in an accessible, secure and confidential environment.

The area serviced by the Nashua District Office is fifty percent of Hillsborough County and partial Rockingham County.

Funding for this request is General Funds 60%, Federal Funds 40% by cost allocation across benefiting programs.

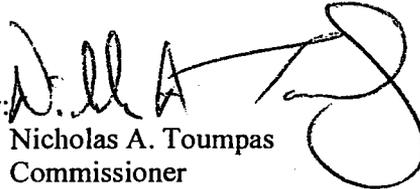
In the event that the Federal Funds become no longer available, General Funds will not be requested to support this agreement.

Respectfully submitted,



James P. Fredyma
Controller

Approved by:



Nicholas A. Toumpas
Commissioner

The Department of Health and Human Services' Mission is to join communities and families in providing opportunities for citizens to achieve health and independence.

Request for Proposal

Wanted to rent in Nashua, New Hampshire for a term of five (5) or alternately ten (10) years, approximately 23,900 to 28,750 square feet of space for use by the State of NH Department of Health and Human Services (DHHS) to provide a new District Office. All interested parties must offer the option of either a 5 or 10 year lease term which shall commence after approval by the Governor and Executive Council, with a delay in Tenant occupancy thereafter for completion of construction and/or renovation of no more than twelve (12) months. The space offered must be renovated to meet State's programmatic specifications, which must be reviewed in advance of submitting a Letter of Interest in response to this solicitation. To obtain a copy of these specifications please contact Leon Smith, Administrator, Bureau of Planning and Management, 129 Pleasant Street, Concord, NH 03301, (603 271-4821) or alternately, obtain the specifications by logging on to the State's lease WEB site at: <http://admin.state.nh.us/bpm/index.asp>. Any and all Letters of Interest regarding this request must be received by 2:00 p.m. on Monday, April 14, 2008. The State of NH reserves the right to accept or reject any or all proposals.

Ad Placement schedule:

	Run 1	Run 2
The New Hampshire Union Leader	Friday 3/14/08	Friday 3/21/08
Manchester, NH		
The Telegraph	Friday 3/14/08	Friday 3/21/08
Nashua, NH		

LEASE SPECIFICS

Landlord:	Riverside Properties of Nashua, Inc. 22 Kehoe Avenue Nashua, New Hampshire 03060
Location:	5 Pine Street Extension, #6 Mill West First and Second Floor Nashua, New Hampshire 03060
Monthly Rent:	Year 1 \$50,007.00 Year 2 \$50,007.00 Year 3 \$50,007.00 Year 4 \$50,007.00 Year 5 \$50,007.00
Square Footage:	32,437
Square Foot Rate:	Year 1 \$18.50 Year 2 \$18.50 Year 3 \$18.50 Year 4 \$18.50 Year 5 \$18.50
Janitorial:	Included in rent
Utilities:	Included in rent
Term:	Commencing March 1, 2010 through February 28, 2015
Total Rent:	\$3,000,420.00

**DEPARTMENT OF ADMINISTRATIVE SERVICES
SYNOPSIS OF ENCLOSED LEASE CONTRACT**

FROM: Mary Belec, Administrator II
Department of Administrative Services
Bureau of Planning and Management

DATE: August 4, 2015

SUBJECT: Attached Lease Amendment;
Approval respectfully requested

TO: Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

LESSEE: Department of Health and Human Services, 129 Pleasant Street, Concord NH

LESSOR: Riverside Properties of Nashua, Inc., 22 Kehoe Avenue, Nashua, NH 03060

DESCRIPTION: Lease Amendment: Approval of the enclosed will authorize continued short term occupancy of the Departments' Southern Area Office comprised of 32,437 square feet of office and storage space located on the 1st and 2nd floors of 5 Pine Street Extension, #6 Mill West, Nashua NH. During the extended term the Department will review how to best respond to budget constraints while also efficiently providing services to clients in this catchment area.

TERM: Twelve (12) month term extension: commencing September 1, 2015 ending August 31, 2016.

RENT: Current annual rent of \$600,084.00 (approx. \$18.50 per SF) will increase 2.5% to \$615,000.00 (approx. \$18.96 per SF); due in monthly payment of \$51,250.00

JANITORIAL: included in annual rent
UTILITIES: included in annual rent

TOTAL COST: Not to exceed twelve (12) months: \$615,000.00

PUBLIC NOTICE: Sole Source amendment of current contract, however any subsequent long term lease will conform to "Public Notice" and RFP requirements.

CLEAN AIR PROVISIONS: Not applicable to the amended lease.

BARRIER-FREE DESIGN COMMITTEE: Approval/review not required for the amended lease.

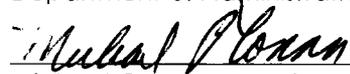
OTHER: Approval of the enclosed is recommended

The enclosed contract complies with the State of NH Division of Plant and Property Rules
And has been reviewed & approved by the Department of Justice.

Reviewed and recommended by:
Bureau of Planning and Management


Mary Belec, Administrator II

Approved by:
Department of Administrative Services


Michael Connor, Deputy Commissioner