

## A G E N D A



## Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	13597	Agenda Number	22.
Meeting Date:	April 5, 2012			
Department:	Office of Real Estate Services			
Subject				
Approve the negotiation and execution of a 24-month lease renewal for approximately 1,898 square feet of office space for the Construction Inspection Division of the Public Works Department, located at 105 W. Riverside Drive, Suite 220, from BY WELL I, LTD., in an amount not to exceed \$72,883.20.				
Amount and Source of Funding				
Funding in the amount of \$21,257.60 is available in the Fiscal Year 2011-2012 Approved Operating Budget of the Public Works Department. Funding for the remaining contract period is contingent upon available funding in future budgets.				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	March 25, 2010: Council approved negotiation and execution of an 18-month lease extension.			
For More Information:	James Snow 974-9795; Patricia Wadsack 974-7199; Dean Harris 974-7061; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:	13715, 13719			
Additional Backup Information				

The City has occupied this lease space in the facility located at 105 W. Riverside Drive since March 2009. It is used by the Public Works Department's Construction Inspection Division Office, which provides construction phase services for capital projects to include project setup, closeout, field engineering and inspection. The focus of these efforts is to provide contract compliance, document quantities for payment, and assure quality and safety in the constructed project.

Approval of the renewal would extend the lease through February 2014. The current lease rate is \$19.20 per square foot annually and the renewal would be at the same rate for the two-year term. The rate includes all operating expenses such as property taxes, insurance, utilities, repairs and maintenance. The renewal also includes the finish-out required for an additional 69 square feet of space.