

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	29125	Agenda Number	30.
Meeting Date:	December 12, 2013			
Department:	Office of Real Estate Services			
Subject				
Approve negotiation and execution of a 24-month lease renewal for approximately 1,893 square feet of office space for the Construction Inspection Division of the Public Works Department, located at 105 West Riverside Drive, Suite 220, from BY WELL I, LTD., in an amount not to exceed \$73,824.				
Amount and Source of Funding				
Funding in the amount of \$21,203 is available in the Fiscal Year 2013-2014 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 lease extension option; April 5, 2012 – Council approved lease renewal.			
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Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

The City has occupied this lease space at 105 W. Riverside Drive since March 2009. It is used by the 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.

The lease expires February 28, 2014. Approval of this renewal would extend the lease through February 29, 2016. The current rate which has been in effect since March 1, 2011 is \$19.20 per square foot annually, and the renewal would be at the same rate for year one. Year two of the renewal would be at \$19.80 per square foot annually. The lease rate includes all operating expenses such as property taxes, insurance, utilities, repairs, and maintenance.