

## A G E N D A



## Recommendation for Council Action (Real Estate)

|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                |          |       |               |     |
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| Austin City Council -<br>Commissioners Court Meeting                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                | Item ID: | 37156 | Agenda Number | 17. |
| Meeting Date:                                                                                                                                                                                                                                                                                                                                | October 23, 2014                                                                                                                                                                                                                                               |          |       |               |     |
| Department:                                                                                                                                                                                                                                                                                                                                  | Office of Real Estate Services                                                                                                                                                                                                                                 |          |       |               |     |
| Subject                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                |          |       |               |     |
| Authorize the negotiation and execution of a 60-month lease renewal for 1,000 square feet of office warehouse space for the Environmental Resource Management Division of the Watershed Protection Department, located at 720 Bastrop Highway, Suite 218, Austin, Texas with BASTROP BUSINESS PARK, LP, in an amount not to exceed \$56,400. |                                                                                                                                                                                                                                                                |          |       |               |     |
| Amount and Source of Funding                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                |          |       |               |     |
| Funding for the lease term 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:                                                                                                                                                                                                                                                                                                                        | September 25, 2008 - Council approved lease renewal.<br>April 21, 2011 - Council approved lease renewal.                                                                                                                                                       |          |       |               |     |
| For More Information:                                                                                                                                                                                                                                                                                                                        | Roger Glick, Watershed Protection Department, (512) 974-2096; Mashell Smith, Office of Real Estate Services, (512) 974-7149; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173. |          |       |               |     |
| Boards and Commission Action:                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                |          |       |               |     |
| MBE / WBE:                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                |          |       |               |     |
| Related Items:                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                |          |       |               |     |
| Additional Backup Information                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                |          |       |               |     |

The City has leased this space since 1993. The Water Quality Monitoring Section uses the space to store, repair, retrofit and maintain water quality monitoring equipment. The leased space is 1,000 square feet with office and storage area, and the lease currently expires October 31, 2014.

The current rent is \$850 monthly or \$0.85 per square foot per month, which was established in 2011. Except for a rental rate change, the proposed renewal is at the same terms and conditions for the five-year term which would commence November 1, 2014, and expire October 31, 2019. The renewal rate changes are as follows: months 1-24, rent shall be \$900 monthly; months 25-48, rent shall be \$950 monthly; months 49-60, rent shall be \$1,000 monthly. These rates include taxes, insurance and common area maintenance. The Landlord will replace the heating, ventilation, and air conditioning system on or before November 1, 2014.

This lease renewal was reviewed and approved by the Strategic Facilities Governance Team.