

AGENDA



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	42434	Agenda Number	14.
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Meeting Date:	April 23, 2015
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Department:	Office of Real Estate Services
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Subject

Approve negotiation and execution of a 60-month lease renewal with MF AUSTIN RIDGE, LLC and PB AUSTIN RIDGE, LLC for 6,734 square feet of office space for the Child Protection Team of the Austin Police Department, located at 8509 FM 969, in a total amount not to exceed \$560,486.30 (District 1).

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:	
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Prior Council Action:	May 21, 2009 – Council approved original lease agreement.
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For More Information:	Commander David Mahoney, Austin Police Department, (512) 974-8233; Kim Vasquez, Office of Real Estate Services, (512) 974-9241; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

The Child Protection Team (CPT) was established in 1990 in an effort to effectively protect the children of this community by consolidating community, investigative, legal, and social services into one collaborative effort. The CPT is a collaboration among the Travis County District Attorney's Office, the Travis County Sheriff's Office and the Austin Police Department and their respective Victim Services Divisions, all other law enforcement agencies in Travis County, the Center for Child Protection, and the Texas Department of Family and Protective Services.

The lease for this space expires April 30, 2015. In order to continue to provide a facility for co-location of the entities described above, authorization is being requested to enter into a lease renewal of 6,734 square feet on the campus referred to as Austin Ridge (formerly referred to as Vision Village). This square footage is part of the approximately 14,500 square feet to be shared by the CPT. The requested authorization includes operating expenses, is based on the current rate of \$13.79 per square foot annually, and Consumer Price Index for All Urban Consumer rent increases estimated at 3% annually in subsequent years. Utilities will be sub-metered and reimbursed to the landlord. Utilities are estimated at \$2 per square foot annually, and this cost reimbursement has been included in the requested authorization for utility cost. The total amount of \$560,486.30 includes \$493,146.30 for base rent and \$67,340 for utilities cost.

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