



Recommendation for Action

File #: 20-1831, **Agenda Item #:** 17.

4/23/2020

Posting Language

Authorize negotiation and execution of a 60-month lease extension with the Center for Child Protection Services (formerly MF Austin Ridge, LLC and PB Austin Ridge, LLC) for 6,972 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 \$673,018.32.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding in the amount of \$127,578.00 is available in the FY20 Operating Budget for the Austin Police Department. Funding for the remaining lease term is contingent upon available funding in future budgets.

Prior Council Action:

May 21, 2009 - Council approved a 60-month original lease agreement;

April 23, 2015 - Council approved a 60-month lease renewal.

For More Information:

Alex Gale, Office of Real Estate Services, (512) 974-1416; Megan Herron, Office of Real Estate Services, (512) 974-5649; Michelle Schmidt, Austin Police Department.

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 the community, investigative, legal and social services into one collaborative effort. The CPT is a collaboration amongst 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, 2020. 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 extension of 6,972 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 CPT. The requested authorization includes operating expenses, is based on the current rate of \$16.30 per square foot annually, the CPI-U (Consumer Price Index for All Urban Consumers) increases estimated at 3% annually in subsequent years. Utilities will be sub-metered and reimbursed to the landlord; it is estimated at \$2.00 per square foot annually and this cost reimbursement has been included in the requested authorization for utility cost. The total amount of \$673,018.32 includes \$603,298.32 for base rent and \$69,720.00 for utilities costs.

City-owned space is the preferred recommendation for a location of City Departments, including the possibility of purchasing new City facilities. This space is owned by the Center for Child Protection Services. The collaborative efforts amongst the Travis County District Attorney's Office, the Travis County Sheriff's Office, 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 makes this space an ideal location for the Austin Police Department's Child Protection Team.

Strategic Outcome(s):

Health and Environment.