

AGENDA



Thursday, June 21, 2007

Public Works

Item No. 55

RECOMMENDATION FOR COUNCIL ACTION

Subject: Approve the negotiation and execution of a 4-month lease renewal for approximately 22,171 square feet of office space for the Austin Police Department and Financial Services Department, located at 1106 Clayton Lane, Suite Numbers 100E, 215E, 415E, 496E, 490E and 500E, from TWIN TOWERS LTD. PARTNERSHIP, in an amount not to exceed \$97,883.25.

Amount and Source of Funding: Funding is available in the Fiscal Year 2006-2007 Operating Budget of the Austin Police Department and Financial and Administrative Services 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.

For More Information: Dean Harris 974-7061, David Cudzilo 974-6207, Laura Bohl 974-7064.

Prior Council Action: Original Lease approved September 5, 1985, additional space approved February 26, 1987, additional space approved October 20, 1988, renewal approved May 1990, renewal approved September 9, 1999, renewal approved December 2, 2004, additional space approved January 8, 2003, renewal approved March 23, 2006, renewal approved January 11, 2007.

The Austin Police Department has occupied lease space in the Twin Towers facility since 1985. This short-term renewal will allow time to relocate all Units except Family Violence and Cold Case to the Rutherford Lane Campus. Family Violence will relocate to the 4201 Ed Bluestein facility and Cold Case is currently in negotiations for a lease renewal at Twin Towers which will be brought before Council in the near future.

The current total monthly lease amount is \$50,593.44 for an average of \$14.14 per square foot annually, with the Financial Services Department Police Monitor lease expiring May 31, 2007 and all Austin Police Department leases expiring June 30, 2007. It is anticipated that this extension will be needed through September 30, 2007 for all remaining Units at Twin Towers and authorization is requested for such. The Police Monitor lease will be extended four months and all APD leases will be extended for three months.

The renewal rate for the temporary space is \$16 per square foot annually for the lease term, including all standard building operating expenses except janitorial. Due to the need for security, janitorial services will be provided during daytime hours when City personnel are present. The cost for this service is included in the attached requested authorization.