

AGENDA



Thursday, March 25, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 9**

Subject: Approve the negotiation and execution of an 18-month extension option with the possibility of additional future renewals for 1,829 square feet of office space for the Accelerate Austin program of the Public Works Department, located at 105 W. Riverside Drive, Suite 220, from BYWELL I, a Texas Limited Partnership, Austin, TX, in an amount not to exceed \$52,122 for the initial renewal.

Amount and Source of Funding: Funding in the amount of \$2,835 is available in the Fiscal Year 2009-2010 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.

For More Information: Dean Harris 974-7061; Keri Juarez 974-7298; April Thedford 974-7141

The City has occupied this space since March 2009. It is used for the project management team for the 2006 Bond Proposition 1 Street Reconstruction Program, also known as Accelerate Austin. The lease expires August 31, 2010 and exercising the extension option would extend the lease through August 31, 2012.

The current lease rate is \$18.60 per square foot annually, or \$2,835 monthly. The renewal is at the same rate through February 28, 2011, and then \$19.20 per square foot annually or \$2,926 monthly through February 28, 2012. The lease rate includes all operating expenses such as property taxes, insurance, utilities, repairs and maintenance.

This renewal will allow for the continued use of the space by the City; additional negotiated terms and conditions may provide for future extensions of the lease term, including reasonable increases in rent.