

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	8109	Agenda Number	20.
Meeting Date:	August 25, 2011			
Department:	Office of Real Estate Services			
Subject				
Authorize the negotiation and execution of a 60-month lease for approximately 2,482 square feet of office space for use by the Health and Human Services Department for the Community Transformation Program office, located at 1106 Clayton Lane, Suite 490W, Austin, Texas, from TWIN TOWERS LTD. PARTNERSHIP, in an amount not to exceed \$224,975.				
Amount and Source of Funding				
Funding for the lease is contingent upon available funding in future budgets. The grant period is October 1, 2011 through September 30, 2016.				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	September 29, 1977 - original lease approved by Council for Austin Police Department; June 21, 1979 - lease renewal approved by Council; November 18, 1981 - lease renewal approved by Council; September 5, 1985 - lease renewal approved by Council; February 26, 1987 - additional lease space approved by Council; October 20, 1988 - additional lease space approved by Council; May 31, 1990 - lease renewal approved by Council; September 9, 1999 - lease renewal approved by Council; April 4, 2002 - additional lease space approved by Council; December 2, 2004 - lease renewal approved by Council; March 23, 2006 - lease renewal approved by Council; November 11, 2007 - lease renewal approved by Council; June 21, 2007 - lease renewal approved by Council; August 30, 2007 - lease renewal approved by Council; May 27, 2010 - new lease for Health and Human Services Department approved by Council.			
For More Information:	Wilmia Perez 972-6216; Dean Harris 974-7061; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.			
Boards and Commission Action:				

MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>On July 12, 2011, the City of Austin Health and Human Services Department submitted an application in response to a funding opportunity announcement from the U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, for federal funds from the Patient Protection and Affordable Care Act 2010, Public Prevention Health Fund: Community Transformation Grant, in the amount of \$5,000,000 per year for five years.</p> <p>The funding will provide for implementation of evidence-based policy, systems, environmental, programmatic and infrastructure changes that address tobacco-free living, active living and healthy eating, increased use of high impact quality clinical preventive services, social and emotional wellness, and healthy and safe physical environments. If awarded full funding, the City will add 10 full-time equivalent positions to an existing nine full-time equivalent positions to implement the grant requirements.</p> <p>This agenda item is to approve the negotiation and execution of a lease of space for City Health and Human Services Department staff offices and storage space, contingent upon receiving funding for the grant on or about September 30, 2011. It is necessary to request approval to negotiate and execute a lease prior to the determination of the actual grant award in order to have the facility open as soon as possible as required by the grant. Grant awards will be announced between September 15 and 30, 2011 with a beginning contract date of October 1, 2011. This lease will not be entered into if grant approval is not received.</p> <p>The proposed rate for the lease is not to exceed \$17.50 per square foot annually or \$3,619.58 per month including all operating expenses such as utilities, janitorial, maintenance, and taxes. A small storage room within the building is also proposed to be leased at an amount not to exceed \$130 per month, and is included in the requested authorization. The term of the lease is anticipated to commence on or about October 1, 2011, and will expire September 30, 2016.</p> <p>All department grant application requests are reviewed by the Budget Office prior to submission to ensure that the grant minimized the financial impact to the City.</p>	