

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	25910	Agenda Number	21.
Meeting Date:	August 22, 2013			
Department:	Office of Real Estate Services			
Subject				
Approve the negotiation and execution of a 60-month lease for 5,000 square feet of warehouse space for the Austin Police Department's Organized Crime Division, located at 6014 Techni Center Drive, Building 2, from TECHNICAL CENTER PARTNERS LTD., in an amount not to exceed \$161,892.				
Amount and Source of Funding				
Funding in the amount of \$2,650 is available in the Fiscal Year 2012-2013 Operating Budget of the Austin Police Department. Funding for any 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.				
Purchasing Language:				
Prior Council Action:	March 4, 2004 - Council approved original lease. June 21, 2007 - Council approved renewal lease. March 11, 2010 - Council approved renewal lease.			
For More Information:	Norris McKenzie 974-8630; Dean Harris 974-7061; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

The Transportation Department has occupied 10,000 square feet in this warehouse facility since May 2004, and is now vacating the space. The Austin Police Department (APD) proposes to reduce the leased area to 5,000 square feet and renew the lease. The space would be used to house investigative vehicles and equipment. As part of APD's relocation to this space, they would terminate a 1,643 square foot lease at a different location which costs \$1,600 per month. The additional square footage would be used to consolidate operations and provide a more secure environment for equipment currently stored outside at various locations.

The 10,000 square foot Transportation Department lease rate has been approximately \$0.47 per square foot per month for the past 36 months including taxes, insurance, and common area maintenance. APD's proposed 60-month term for 5,000 square feet includes \$12,000 in tenant improvements and would commence on or about September 1, 2013. The rate would be \$0.53 per square foot per month, or \$2,650 per month for years one through three including taxes, insurance, and common area maintenance. Years four and five would have 3% annual increases.