



**Lease Agreement/Renewal
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 19
AGENDA DATE: Thu 03/11/2004
PAGE: 1 of 2**

SUBJECT: Authorize negotiation and execution of a one (1) year lease renewal for \$69,540 with four (4) one (1) year extension options with 4916 IH 35 PARTNERSHIP, Austin, TX, for approximately 5,300 square feet of space located at 4916 North I.H. 35, Austin, TX, for use by the Health and Human Services Department for day labor services, in an amount not to exceed \$69,540 for the first extension option, \$71,640 for the second extension option, \$73,800 for the third extension option, and \$76,020 for the fourth extension option, for a total amount not to exceed \$360,540.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$11,590 is available in the Fiscal Year 2003-2004 Approved Operating Budget of the Health and Human Services Department. Funding for the remaining ten (10) months of the original contract period and extension options is contingent upon available funding in future budgets.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Public Works
DEPARTMENT:

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Dean Harris, 974-7061; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: Original Lease approved June 3, 1999.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: N/A

This lease renewal allows for the continued operation of the One Stop Day Labor Center at 4916 N. IH35. The purpose of this program is to link day laborers to employers and workforce development centers. Program staff register and collect information from day laborers and employers on a daily basis to help match laborer's skills with the appropriate job. Staff also educate potential employers about services available at the site in order to encourage additional job opportunities for laborers. Health screening and information about other social services are also provided for clients periodically. The Center provides English, Spanish and Bi-lingual laborers for contractors and for individual citizens in a safe environment, rather than on dangerous street corners. Last year, over 17,000 job placements were made through the Day Labor Center.

The City has occupied this space since August 1999, and the current lease expires August 16, 2004. The proposed terms include \$9,000 of finishout for repairs and improvements to the facility to be paid by the lessor. The rates shown below include base year 2003 taxes, insurance, and a portion of the building maintenance items. The current rent is \$5,795.00 per month, and would remain unchanged for two additional years under the proposed terms, which are as follows:



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Year 1: \$5,795.00 per month

The applicable rates if the extension options are exercised are as follows:

1st extension option: \$5,795 per month

2nd extension option: \$5,970 per month

3rd extension option: \$6,150 per month

4th extension option: \$6,335 per month