

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	65405	Agenda Number	34.
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Meeting Date:	12/15/2016	Department:	Office of Real Estate Services
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Subject

Authorize the negotiation and execution of a 60-month lease extension for approximately 1,440 square feet of nutrition counseling space for the Women, Infants, and Children Program of the Austin/Travis County Health and Human Services Department, located at 443 Hwy 71 West, Bastrop, Texas, from BASTROP MARKETPLACE, LTD., in an amount not to exceed \$141,000.

Amount and Source of Funding

Funding in the amount of \$28,200 is available in the Fiscal Year 2016-2017 Budget of the Austin/Travis County Health and Human Services Department. Funding for the remaining lease term is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	April 30, 2009 – Council approved the assumption and extension of the initial lease. January 30, 2014 – Council approved a three-year extension of the lease.
For More Information:	Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649.
Council Committee, Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The Austin/Travis County Health and Human Services Department has operated a Women, Infants, and Children (WIC) Clinic at 443 Hwy 71 West in Bastrop, Texas, since 2009, when it took over operation of the facility from the City of San Marcos and assumed the lease at the site. WIC is a special supplemental nutrition program for pregnant women, new mothers, and young children. Participants learn about nutrition and how to stay healthy, and receive food certificates to purchase healthy foods.

The current lease expires January 31, 2017 and includes 1,440 square feet of nutrition counseling space, as well as parking and other common-area amenities. With this five-year extension, the WIC Clinic will continue to operate out of the same facilities until the lease expires on January 31, 2022.

The City will be responsible for the cost of electricity and telephone services, and the landlord will cover all taxes and insurance costs. The table below illustrates the annual rental costs for the space.

Lease Term	Annual Rent Per SF/YR	Annual Term Rent
02/01/17 – 01/31/18	\$19.5833	\$28,200 (\$2,350/mo)
02/01/18 – 01/31/19	\$19.5833	\$28,200
02/01/19 – 01/31/20	\$19.5833	\$28,200
02/01/20 – 01/31/21	\$19.5833	\$28,200
02/01/21 – 01/31/22	\$19.5833	\$28,200
Total Amount:		\$141,000

The proposed lease includes one option to renew for five years at market rate, although any rent increase will be limited to 10% above the 02/01/21 – 01/31/22 rental rate.

The Strategic Facilities Governance Team reviewed and approved this facility request.

A map of the leased premises is attached.