

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL
Regular Meeting: April 26, 2018

Item Number: **012**

Office of Real Estate Services

Authorize negotiation and execution of a 17-month license agreement, with a 12-month extension option, with TRAVIS COUNTY for the use of 45 parking spaces for the Office of Innovation, the Communication and Technology Management Department, and the Austin Public Library within the 700 Lavaca Garage, located at 316 West 8th Street, in an amount not to exceed \$195,750.00 (District 9).

District(s) Affected: District 9

Lead Department	Office of Real Estate Services.
Fiscal Note	Funding in the amount of \$9,750.00 is available in the Fiscal Year 2017-2018 Operating Budget of the Office of Innovation. Funding in the amount of \$7,500.00 is available in the Fiscal Year 2017-2018 Operating Budget of the Communication and Technology Management Department. Funding in the amount of \$16,500.00 is available in the Fiscal Year 2017-2018 Operating Budget of the Austin Public Library. Funding for the remaining 24 months of the original contract period is contingent upon available funding in future budgets.
For More Information	Kerry O'Connor, Office of Innovation, (512) 974-1637; Stephen Elkins, Communications and Technology Management, (512) 974-1644; Roosevelt Weeks, Austin Public Library, (512) 974-7444; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649.

Additional Backup Information:

cbpat1In November 2017, the Office of Innovation (OI) relocated from City Hall into the first floor of the Faulk Library, at 800 Guadalupe Street, in order to accommodate the necessary expansion of the City Clerk’s office. The first floor of the Faulk Library had been temporarily vacated with the grand opening of the New Central Library while the Austin Public Library (APL) prepared for the planned expansion of the Austin History Center into the facility. In May 2018, the Design Group of the Communications and Technology Management Department (CTM) will join OI at the Faulk Library for 17 months, through September 2019, in order to facilitate collaboration between the departments.

Additional parking is needed near 800 Guadalupe in order to accommodate the relocated OI and CTM staff, the Design Fellows, and the APL employees that will be situated on site to manage the expansion of the Austin History Center into the facility.

Travis County has offered the City 45 parking spaces on the top floor of its 700 Lavaca Garage, located at 316 West 8th Street, for the OI, CTM, and APL staff to park for the period from May 1, 2018, through September 30, 2019. The proposed rate is for \$150 per month per space. OI will use 13 spaces at a cost of \$1,950 per month, CTM will use 10 spaces at a cost of \$1,500 per month, and APL will use 22 spaces at a cost of \$3,300 per month. The agreement will include one option to extend the term for 12 months, also at \$150 per month per space.

The table below illustrates the estimated annual real estate costs for the space:

License Term	Number of Spaces	Monthly Rent per Space	Total Monthly Rent	Total
05/01/18 - 09/30/19 (initial term)	45	\$ 150	\$ 6,750.00	\$ 114,750.00
10/01/19 - 09/30/20 (extension option)	45	\$ 150	\$ 6,750.00	\$ 81,000.00
Total Amount:				\$ 195,750.00

A market rent study was not conducted, but the operators of three nearby surface lots were contacted for quotes. Each is seeking \$200 per month per space. The State of Texas does not have parking available nearby at this time.