



Recommendation for Action

File #: 21-2780, **Agenda Item #:** 83.

9/30/2021

Posting Language

Ratify a contract with Lincoln Property Company Commercial, Inc., for property management services at the City's Planning and Development Center, in the amount of \$1,949,040. Related to Item 84.

(Note: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Building Services Department.

Fiscal Note

Funding was available in the Fiscal Year 2020-2021 Operating Budget of the Building Services Department.

Purchasing Language:

Ratification.

Prior Council Action:

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>> or to Claudia Rodriguez, at 512-974-2959 or ClaudiaR.Rodriguez@austintexas.gov <<mailto:ClaudiaR.Rodriguez@austintexas.gov>>.

Council Committee, Boards and Commission Action:

Additional Backup Information:

City Council approved the acquisition of the Planning and Development Center (PDC) located at 6310 Wilhelmina Delco Drive on August 17, 2017 and the Office of Real Estate Services completed the final acquisition of the facility in June 2020. The PDC acquisition includes a 5.164-acre land tract, an office building of approximately 264,000 gross square feet, structured parking, and related site amenities. Highland Mall PDC, LLC, the prior owner of the property executed the contract with Lincoln Property Company Commercial, Inc. for the property management services and the City assumed the contract with this acquisition.

This ratification is to approve the term of February 2020 through September 2021 in the amount of \$1,949,040 to cover the monthly operational costs and reimbursable expenses. In addition to the management fees and personnel provided, the contract reimburses the contractor for utilities, refuse and recycling collection,

maintenance and repairs for building systems and services, fire suppression system support, roof maintenance, painting, flooring, and other facility services. Security and custodial services at PDC are provided by Building Services Department (BSD) employees.

The contractor provides personnel and services to operate, sustain, and service the property, process contractual payments, work with City contractors and departments that impact operations at the PDC, perform inspections, and maintain the quality of the building for its tenants. The contractor works in coordination with the BSD to ensure timely repairs and implement safe, sustainable, and energy efficient practices.

Lincoln Property Company Commercial, Inc. has managed the PDC property from the time the building was purchased by the City and Highland Mall PDC, LLC rated the contractor as the best to provide these services based on program concept and solutions, demonstrated company experience and personnel qualifications, total cost, and local business presence.

Strategic Outcome(s):

Government that Works for All.