



Recommendation for Action

File #: 21-3310, **Agenda Item #:** 87.

10/14/2021

Posting Language

Ratify a contract with Lincoln Property Company Commercial, Inc., for property management services at the City's Planning and Development Center, for a term of two weeks in the amount of \$75,029.

(Note: This contract is exempt from the City Code Chapter 2-9 (C) 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 is available in the Fiscal Year 2021-2022 Operating Budget of the Building Services Department.

Purchasing Language:

Ratification.

Prior Council Action:

September 30, 2021 - Council authorized ratification of the contract, item 83, on an 11-0 vote.

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>>.

Additional Backup Information:

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 completed the final acquisition of the facility in June 2020. The PDC acquisition included 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. (Lincoln) for property management services and the City assumed the contract with this acquisition.

Council approved ratification of the contract with Lincoln on September 30, 2021 for the initial 19 months of the contract. This ratification is to approve the contract term of October 1, 2021 through October 14, 2021 in the amount of \$75,029 to cover the operational costs and reimbursable expenses while Council reviews the amendment to the existing contract.

The contractor provides personnel and services to operate, sustain, and service the property, process contractual payments, works with City contractors and departments that impact operations at the PDC, performs inspections, and maintains the quality of the building for its tenants. The contractor works in coordination with the Building Services Department 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.