



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#14-0835

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: July 1, 2014

TITLE: Motion to approve a lease agreement

Recommendation

It is recommended that the City Commission authorize the execution of a Lease Agreement for police use.

Background

The City's contracted real estate service, Commercial Real Estate Services (CBRE), has obtained a quote for a leased facility designed to house approximately twenty-five (25) personnel.

The following table is reflective of the proposed lease.

Basic Terms	
Base Rent/rsf	\$12.50
Base Rent Increase/rsf	3.0% / year
Estimated Base Year Op Exp/RE Taxes per rsf	\$8.80
Lease Term	
Rentable Square Feet	5,095
Lease Type	Triple Net
Lease Term	5 years, 0 months
Lease Commencement Date	September 1, 2014
Lease Expiration Date	August 31, 2019
Estimated Monthly Cost	
2014 Estimated Monthly Cost	\$9,093
2015 Estimated Monthly Cost	\$9,328
2016 Estimated Monthly Cost	\$9,570
2017 Estimated Monthly Cost	\$9,817
2018 Estimated Monthly Cost	\$10,072

The cost for the first year lease will be \$109,116. Estimated utility cost will be \$10,000. There will also be an IT remote location setup charge of approximately \$31,473.

CBRE, the City's Real Estate Advisor, reports that comparable properties receive \$13-\$14/rsf base rent plus \$10-\$12/rsf in operating expenses and real estate taxes.

Resource Impact

There will be no lease cost this fiscal year as part of the lease agreement. The only cost impact this fiscal year will be for utilities, estimated at \$3,333.00, for the remaining three months. FY 2015 and subsequent lease expenditures are contingent upon approval and appropriation of the annual budgets.

<i>Funds available as of June 20, 2014</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	PURCHASE AMOUNT
001-POL040301 3601	Criminal Investigations	Services/ Materials Electricity	\$304,658	\$77,793	\$3,333.00
PURCHASE TOTAL ►					\$3,333.00

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Safety Cylinders of Excellence, specifically advancing:

- Goal 9: Be the safest urban coastal City in South Florida through preventative and responsive police and fire protection.
- Objective 1: Prevent and solve crime in all neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*

Prepared by: Raul M. Diaz, Assistant Chief,

Department Director: Phil Thornburg