

Legislation Text

File #: AI-2022-599, **Version:** 1

SUBJECT:

Approval of a resolution authorizing the Interim President & CEO, or their designee, to finalize and execute a lease with KFG Cameron Center, LLC for 9,246 rentable square feet of office space in Building A, Suite 186 at 8200 Cameron Road, Austin, TX 78754 for a base period of 7.5 years, with a 3 year extension option, in an amount not to exceed \$3,200,000, plus an allowance to build out and furnish the space for an amount not to exceed \$1,477,000, for a total amount not to exceed \$4,677,000.

FISCAL IMPACT:

Other: Funding for this action is available in the FY2023 Operating and Capital Budgets.

STRATEGIC PLAN:

Strategic Goal Alignment:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 1. Customer | <input checked="" type="checkbox"/> 2. Community |
| <input checked="" type="checkbox"/> 3. Workforce | <input checked="" type="checkbox"/> 4. Organizational Effectiveness |

Strategic Objectives:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> 1.1 Safe & Reliable Service | <input checked="" type="checkbox"/> 1.2 High Quality Customer Experience | <input type="checkbox"/> 1.3 Accessible System |
| <input type="checkbox"/> 2.1 Support Sustainable Regional Growth | <input type="checkbox"/> 2.2 Become a Carbon Neutral Agency | |
| <input checked="" type="checkbox"/> 2.3 Responsive to Community and Customer Needs | | <input type="checkbox"/> 2.4 Regional Leader in Transit Planning |
| <input type="checkbox"/> 3.1 Diversity of Staff | <input checked="" type="checkbox"/> 3.2 Employer of Choice | <input checked="" type="checkbox"/> 3.3 Expand Highly Skilled Workforce |
| <input type="checkbox"/> 4.1 Fiscally Responsible and Transparent | <input checked="" type="checkbox"/> 4.2 Culture of Safety | <input type="checkbox"/> 4.3 State of Good Repair |

EXPLANATION OF STRATEGIC ALIGNMENT: This proposed lease will be for a new CapMetro police station and other key Public Safety functions in support of the agency's customers and staff.

BUSINESS CASE: The new CapMetro police station is required to be designed and built-out to allow it to be certified via the Texas Commission on Law Enforcement (i.e., TCOLE) prior to the police department being placed in operation. Lease approval will allow the build-out of space for the new police station and other Public Safety functions such as office space for the safety ambassadors and intervention specialists, to be completed no later than August 2023. The funding for this agreement is included in the FY 2023 operating and capital budgets.

COMMITTEE RECOMMENDATION: This item was presented and recommended for approval by the Operations, Planning and Safety Committee on December 7, 2022.

EXECUTIVE SUMMARY: CapMetro is seeking lease space for a new police department and other Public Safety functions. The proposed location is on the ground level of an easily accessible building in northeast Austin. The space is intended to be built out, commissioned, and certified by the TCOLE to allow the new police department to be operational in the 1st quarter of FY 2024. It will include 9,246 rentable square feet for CapMetro's new police department and other Public Safety functions for a base term of 7.5 years with 6 months rental abatement, a 3-year lease extension option, and an early termination option after 54 months.

DBE/SBE PARTICIPATION: Does not apply.

PROCUREMENT: Does not apply

RESPONSIBLE DEPARTMENT: Facilities Management

**RESOLUTION
OF THE
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
BOARD OF DIRECTORS**

**STATE OF TEXAS
COUNTY OF TRAVIS**

AI-2022-599

WHEREAS, the Capital Metropolitan Transportation Authority Board of Directors and Capital Metro management recognize the need to provide for the safety of all customers and staff and comply with city, state and federal requirements; and

WHEREAS, the Capital Metropolitan Transportation Authority Board of Directors and Capital Metro management recognize the need to provide a Police Station facility that supports this important public service, in compliance with Texas Commission on Law Enforcement requirements.

NOW, THEREFORE, BE IT RESOLVED by the Capital Metropolitan Transportation Authority Board of Directors that the Interim President & CEO, or their designee, is authorized to finalize and execute a lease with KFG Cameron Center, LLC for 9,246 rentable square feet of office space in Building A, Suite 186 at 8200 Cameron Road, Austin, TX 78754 for a base period of 7.5 years, with a 3 year extension option, in an amount not to exceed \$3,200,000, plus an allowance to build out and furnish the space for an amount not to exceed \$1,477,000, for a total amount not to exceed \$4,677,000.

Date: _____

**Secretary of the Board
Leslie Pool**