



City of San Antonio

Legislation Details (With Text)

File #: 17-4884

Type: Real Property Lease

In control: City Council A Session

On agenda: 10/5/2017

Title: An Ordinance authorizing the negotiation and execution a seven year Lease Agreement with the Port Authority of San Antonio for 18,367 square feet of office and warehouse space located at 602 Dunton Street for use by the San Antonio Fire Department Tech Services Division, located in Council District 5. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Map - 602 Dunton St., 2. Draft Ordinance, 3. Ordinance 2017-10-05-0748

Date	Ver.	Action By	Action	Result
10/5/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

San Antonio Fire Department Tech Services Operations Lease Agreement

SUMMARY:

Consideration of an ordinance authorizing the City Manager to negotiate and execute a seven year lease agreement for approximately 18,367 square feet of office and warehouse space located at 602 Dunton Street, Council District 5, with Port Authority of San Antonio.

BACKGROUND INFORMATION:

The San Antonio Fire Department (SAFD) Technical Services Division was established in 2012 and is responsible for the maintenance and deployment of the SAFD mobile command vehicles, including the SAFD ambulance bus, the rehab bus and radio communications trailers. Technical Services also provides support for the Southwest Texas Fusion Center, the Office of Emergency Management and numerous local and regional

agencies, including but not limited to the San Antonio Police Department, the Bexar County Office of Emergency Management, Southwest Texas Regional Advisory Council and Department of Public Safety. Additionally, the Technical Services Division is responsible for the installation, maintenance and repair of communications and response equipment that includes approximately 1800 mobile and portable radios, mobile data terminals, wireless modems and emergency vehicle lighting.

ISSUE:

The SAFD Technical Services Division currently conducts operations at a City owned warehouse located at 502 Burnet Street. The SAFD Technical Services Division must relocate its operations due to the extreme deterioration and condition of the building. The concerns with the existing warehouse building include: 1) exposed electrical lines lying across the floor & being run over by vehicles; 2) sparking at outlets when plugging and unplugging; 3) leaking roof and walls; 4) six foot retaining wall in parking area is failing; 5) lack of ventilation and no exhaust removal system; 6) single restroom which is not ADA compliant; 7) lack of parking; and 8) lack of security.

Due to the lack of adequate office space, personnel had been conducting radio repairs out of a trailer on site. However, the trailer is no longer usable due to mold and is scheduled to be removed from the property. Personnel are currently working out of temporary trailers and a Zumro tent.

ALTERNATIVES:

SAFD staff can remain in the existing warehouse located at 502 Burnet Street at an estimated cost of \$1,000,000 to rewire the entire building to bring it up to code. Additionally, funding will be required to install the direct capture engine exhaust removal system.

FISCAL IMPACT:

Under the terms of the Lease Agreement, the Rent payment for the seven year term is as follows:

Term	Monthly Rent	Annual Rent
Year 1	\$18,581.28	\$222,975.38
Year 2	\$19,138.72	\$229,664.64
Year 3	\$19,712.88	\$236,554.58
Year 4	\$20,304.27	\$243,651.22
Year 5	\$20,913.40	\$250,960.75
Year 6	\$21,540.80	\$258,489.58
Year 7	\$22,187.02	\$266,244.26

The adopted FY2018 budget includes sufficient funding to finance the costs associated with the lease.

RECOMMENDATION:

Staff recommends approval of the seven year lease agreement with Port Authority of San Antonio.