



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6944

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 1/14/2021

**Title:** Ordinance approving the Fourth Amendment of Lease Agreement with San Saba Opportunity Fund, LP for the expansion of the San Antonio Fire Department's leased premises at 215 South San Saba for 27 months, with an initial monthly rent of \$2,092.50, for a total cost of \$58,405.86 over the term of the lease. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agreement, 2. CDF, 3. Map, 4. Draft Ordinance, 5. Ordinance 2021-01-14-0006

Date	Ver.	Action By	Action	Result
1/14/2021	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Fourth Amendment of Lease Agreement - SAFD Wellness Center

**SUMMARY:**

This ordinance authorizes the Fourth Amendment of Lease Agreement with San Saba Opportunity Fund, LP for the continued use of 12,417 square feet and the addition of 1,674 square feet of office space located at 215 S. San Saba, located in Council District 1. The location serves the San Antonio Fire Department (SAFD) Psychologist and Health and Wellness Program.

**BACKGROUND INFORMATION:**

The SAFD Wellness Program has been a tenant at 215 South San Saba since December 1, 2010. As a result of the FY 2010 budget process, the SAFD was given direction to implement a Health and Wellness Program for

uniformed employees. Through coordination with the San Antonio Professional Firefighters Association (SAPFFA), the Human Resources Department, Health Department and Office of Management and Budget, the SAFD determined that an in-house program was the most cost effective and efficient method to provide annual physicals for each firefighter. This location has also provided the SAFD the ability to establish a fitness center and accommodates the fitness evaluations for all uniformed personnel. This action will serve to add 1,674 square feet of office space to the existing leased premises, providing additional space for fitness testing, and allowing the relocation of the Psychological Services Office to ensure better privacy and security.

#### **ISSUE:**

The lease renewal and space expansion will allow the SAFD to more efficiently provide uninterrupted counseling services to fire fighters, and it will greatly improve efficiencies for other SAFD functions. This action is consistent with the City's policy to support the mission and space needs of the San Antonio Fire Department.

#### **ALTERNATIVES:**

SAFD can search for another property to accommodate the Health and Wellness services and parking needs for the department, however, due to the high costs associated with relocation and high rental rates in the desired downtown location, it is unlikely that a more favorable location can be identified.

#### **FISCAL IMPACT:**

Under the terms of the Fourth Amendment of Lease Agreement the City will pay rent as follows:

<b>Period</b>	<b>Additional Premises Monthly Base Rent</b>	<b>Existing Space Monthly Base Rent</b>	<b>Total Monthly Base Rent</b>
2-1-2021 thru 4-30-2021	\$2,092.50	\$20,381.48	\$22,473.98
5-1-2021 thru 4-30-2022	\$2,145.51	\$20,753.99	\$22,899.50
5-1-2022 thru 4-30-2023	\$2,198.52	\$21,136.84	\$23,335.36

In addition to Base Rent, the SAFD will be responsible for the payment of its pro-rata share of increases in property taxes. There is sufficient funding in the FY 2021 Adopted SAFD Budget for this expense. All future expenditures will be in accordance with the SAFD Budget as approved by City Council.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of the Fourth Amendment of Lease Agreement to increase our leased area at 215 S. San Saba.

