

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 96-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: 4/20/2015

Re: Transportation Security Administration Lease of Office Space at the Columbia Regional Airport

Documents Included With This Agenda Item

Council Memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: None

Executive Summary

Authorizing an amendment to the lease agreement with Transportation Security Administration (TSA) for the lease of office space in the North Terminal Building at the Columbia Regional Airport. The purpose of the amendment is to correct the mailing address of the leased premises and to lease an additional 600 square feet in the North Terminal building.

Discussion

On September 2, 2014, Council authorized an agreement with TSA to lease 296 square feet of office space in the North Terminal building at the Columbia Regional Airport for a five year period through November 1, 2019. The current annual lease payment is \$4,440.00 (\$370.00 per month).

TSA requests to amend this agreement to lease an additional 600 square feet for staff training and a staff break area. The FAA vacated this 600 square foot office area in 2013 when they consolidated their operations in the former Flight Service Station building. TSA will lease this area at the standard annual rate of \$15.00 per square foot for an additional \$9,000 per year. All other terms and conditions of the lease agreement shall remain in force and effect. A diagram of the new lease space is on file in the Airport Superintendent's office.

Fiscal Impact

Short-Term Impact: With this amendment, the total revenue is \$13,440 per year for a 5 year period.

Long-Term Impact: N/A

Vision, Strategic & Comprehensive Plan Impact

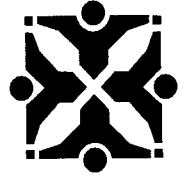
Vision Impact: Transportation

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

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Suggested Council Action

Authorize the amendment to the lease agreement with TSA for an additional 600 square ft of space in the North Terminal building at the Columbia Regional Airport, and to correct the mailing address of the leased premises.

Legislative History

9-2-2014 (Ord 22196) authorizing an agreement with TSA for the lease of office space in the North Terminal Building at Columbia Regional Airport.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 96-15

AN ORDINANCE

authorizing Amendment No. 1 to the agreement with the Transportation Security Administration, acting by and through the designated representative of the General Services Administration – Public Buildings Service, for the lease of office space in the North Terminal Building at Columbia Regional Airport; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to execute Amendment No. 1 to the agreement with the Transportation Security Administration, acting by and through the designated representative of the General Services Administration – Public Buildings Service, for the lease of office space in the North Terminal Building at Columbia Regional Airport. The form and content of the lease amendment shall be substantially in the same form as set forth in "Exhibit A" attached hereto.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1 (rev.)
LEASE AMENDMENT COLUMBIA REGIONAL AIRPORT North Terminal Building 260 1120 S Airport Drive Columbia, MO 65201-7480	TO LEASE NO. GS-06P-LMO31019 PDN Number: N/A

THIS AMENDMENT is made and entered into between **The City of Columbia**

whose address is: 701 E. Broadway
Columbia, MO 65201-4465

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to correct the mailing address of the leased premises and to provide an additional 600 rentable square feet (RSF), which shall yield 600 ANSI/BOMA (ABOA) Office Area square feet of expansion space, hereinafter identified as "Block B. Block B of the said premises shall be coterminous with the existing subject lease and will expire on October 31, 2019. The Government occupancy shall begin after completion and acceptance of Tenant Improvements. The lease term commencement shall be determined by the Government and established with a subsequent Lease Amendment (LA) upon substantial completion of the space.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

A. The leased location address has been clarified to be:

COLUMBIA REGIONAL AIRPORT
 North Terminal Building 260
 1120 S Airport Drive
 Columbia, MO 65201-7480

B. Upon completion and acceptance of Block B, Section 1.01 A of the subject lease is amended as follows:

1.01 THE PREMISES (JUN 2012)

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: Mike Matthews
 Title: City Manager
 Entity Name: The City of Columbia
 Date: _____

FOR THE GOVERNMENT:

Signature: _____
 Name: Matthew W. Helmering
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: _____

WITNESSED FOR THE LESSOR BY:

APPROVED AS TO FORM

Signature: _____
 Name: Sheela Amin
 Title: City Clerk
 Date: _____

Signature: _____
 Name: Nancy Thompson
 Title: City Counselor
 Date: _____

The Premises are described as follows:

A. Office and Related Space: **896** rentable square feet (RSF), yielding **896** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor of the Building. Of this total, Block A consists of 296 RSF which yields 296 ABOA. Block B consists of 600 RSF, which yields 600 ABOA as depicted on the floor plan attached hereto as Exhibit A.

C. Upon completion and acceptance of Block B, Section 1.03 A and B are amended as follows:

1.03 RENT AND OTHER CONSIDERATION (ON-AIRPORT) (JUN 2012)

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 - 5	
	Annual Rent	Annual Rate / RSF
Shell Rental Rate Block A (296 sq feet)	\$4400.00	\$15.00
Shell Rent Rate Block B (600 sq feet)	\$9,000.00	\$15.00
Full Service Rate	\$13,440.00	\$15.00

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed **896** ABOA sq. ft. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

D. The Government will be responsible for any Tenant Improvement Costs associated with the relocation. All other terms and conditions of the Lease shall remain in force and effect.

INITIALS: _____ & _____
LESSOR GOV'T