



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/30/2021

District D

Item Creation Date: 10/13/2021

25CF98 Third Amendment to Lease 6201 Bonhomme for HHD

Agenda Item#: 51.

Summary:

ORDINANCE approving a third amendment to lease agreement between **6201 BONHOMME, L.P.**, as landlord, and the City of Houston, Texas, as tenant, for space located at 6201 Bonhomme Road, Houston, Harris County, Texas, for use by the City's Health Department's Women, Infants, and Children (WIC) Nutrition Program - \$2,529,107.04 - General Fund

Background:

RECOMMENDATION: Approve and authorize Third Amendment to Lease Agreement between 6201 BONHOMME, L.P (Landlord) and City of Houston (Tenant) for the lease space at 6201 Bonhomme Street for the Dental Clinic, Specialty Clinic (HIV/STD) and Women, Infants and Children (WIC) Nutrition Program of the Houston Health Department (HHD).

SPECIFIC EXPLANATION: The General Services Department recommends approval of a Third Amendment to Lease Agreement with 6201 BONHOMME, L.P (Landlord) for 21,253 square feet of lease space at 6201 Bonhomme Street, for HHD. HHD has operated various health programs out of this leased space since 2007.

The proposed Third Amendment will provide for tenant improvements at Landlord's expense which include painting throughout, installing rub rail for wall protection, updating restrooms, and replacing carpet and tile as specified. This amendment will also add an option to add contiguous square footage on the fourth floor under the same lease terms. All other conditions and terms of the amended lease remain the same.

The rental costs are as follows:

Months	Total Annual Payments	Total Monthly Payments
1/1/2022-4/30/22	\$00.00	\$0.00
5/1/2022-4/30/23	\$ 329,421.48	\$ 27,451.79
5/1/2023-4/30/2024	\$ 340,047.96	\$ 28,337.33
5/1/2024-4/30/2025	\$ 350,674.56	\$ 29,222.88
5/1/2025-4/30/2026	\$ 361,301.04	\$ 30,108.42
5/1/2026-4/30/2027	\$ 371,927.52	\$ 30,993.96
5/1/2027-4/30/2028	\$ 382,554.00	\$ 31,879.50
5/1/2028-4/30/2029	\$ 393,180.48	\$ 32,765.04
TOTAL	\$2,529,107.04	

FISCAL NOTE: Funding for this item is included in the FY2022 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Estimated Spending Authority:

Department	FY2022	Out-Years	Total
Houston Health Department	\$54,903.58	\$2,474,203.46	\$2,529,107.04

DIRECTOR'S SIGNATURE/DATE:

C.J. Messiah, Jr. 10/26/2021

C. J. Messiah, Jr.
General Services Department

DocuSigned by:

Stephen L. Williams 11/2/2021

Stephen L. Williams, M. Ed., M.P.A.
Houston Health Department

DS

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Prior Council Action:

Ordinance No. 2007-495; April 18, 2007
Ordinance No. 2014-367; April 30, 2014
Ordinance No. 2018-890; November 7, 2018

Amount and Source of Funding:

\$2,529,107.04 – General Fund (1000)

Contact Information:

Enid M. Howard
Council Liaison
Phone: 832.393.8023

DS

EH

ATTACHMENTS:

Description

HHD Third Amend 6201 Bonhomme

Map

Funding

Ord 07-495

Ord 14-367

Ord 18-890

Type

Contract/Exhibit
Backup Material
Financial Information
Backup Material
Backup Material
Backup Material