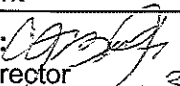


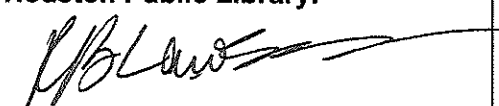


<b>SUBJECT:</b> First Amendment to Lease Agreement with Brays Oaks Towers, Ltd. at 10103 Fondren Road, Suite 100, for the Houston Public Library.		<b>Page</b> 1 of 1	<b>Agenda Item</b>																																			
<b>FROM (Department or other point of origin):</b> General Services Department		<b>Origination Date</b>	<b>Agenda Date</b>																																			
<b>DIRECTOR'S SIGNATURE:</b>  C.J. Messiah, Jr., Interim Director 3-25-17		<b>Council District affected:</b> C																																				
<b>For additional information contact:</b> Jacquelyn L. Nisby  <b>Phone:</b> 832-393-8023		<b>Date and identification of prior authorizing Council action:</b> Ordinance No. 2007-0568; dated May 9, 2007																																				
<b>RECOMMENDATION:</b> Approve and authorize a First Amendment to Lease Agreement between Brays Oaks Towers, Ltd., (Landlord) and City of Houston (Tenant) for the lease space at 10103 Fondren Road, Suite 100, for the Houston Public Library (HPL).																																						
<b>Amount and Source Of Funding:</b> \$780,675.00 - 5-year Renewal Term - General Fund (1000)		<b>Finance Budget:</b>																																				
<p><b>SPECIFIC EXPLANATION:</b> The General Services Department recommends approval of a First Amendment to Lease Agreement with Brays Oaks Towers, Ltd., (Landlord) for 10,409 square feet of lease space at 10103 Fondren Road, Suite 100, to operate the Frank Branch HPL Express, which includes a small book collection and a conference/training room. HPL has operated this HPL Express out of this lease space since 2007. HPL's long-term goal is to relocate this library's services into an HPL-owned facility, once appropriate funding is identified. The former Frank Branch Library was located within the 100-year flood plain and it would have been cost-prohibitive to correct deficiencies to comply with the Flood Control Ordinance.</p> <p>The original lease commenced on November 12, 2007, for an initial term of ten years with two five-year renewal options at the current market rate. The proposed First Amendment will modify the monthly payment and exercise the first of two five-year renewal options at the monthly payment schedule as outlined below:</p> <table border="1"> <thead> <tr> <th colspan="2">Rent Schedule</th> <th></th> <th></th> <th></th> </tr> <tr> <th>From</th> <th>To</th> <th>Rent/SF/YR</th> <th>Monthly Payment</th> <th>Yearly Payment</th> </tr> </thead> <tbody> <tr> <td>11/12/2017</td> <td>11/11/2018</td> <td>\$ 14.00</td> <td>\$ 12,143.83</td> <td>\$ 145,725.96</td> </tr> <tr> <td>11/12/2018</td> <td>11/11/2019</td> <td>\$ 14.50</td> <td>\$ 12,577.54</td> <td>\$ 150,930.48</td> </tr> <tr> <td>11/12/2019</td> <td>11/11/2020</td> <td>\$ 15.00</td> <td>\$ 13,011.25</td> <td>\$ 156,135.00</td> </tr> <tr> <td>11/12/2020</td> <td>11/11/2021</td> <td>\$ 15.50</td> <td>\$ 13,444.96</td> <td>\$ 161,339.52</td> </tr> <tr> <td>11/12/2021</td> <td>11/11/2022</td> <td>\$ 16.00</td> <td>\$ 13,878.67</td> <td>\$ 166,544.04</td> </tr> </tbody> </table> <p>The first renewal term will commence November 12, 2017, and terminate November 11, 2022.</p> <p>The landlord will provide maintenance and utilities, and HPL will pay for janitorial services and utilities that are separately metered to the leased premises on its behalf.</p> <p><b>OPERATING BUDGET FISCAL NOTE:</b> Funding for this item is included in the FY 2017 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ordinance No. 2014-1078.</p> <p>CJM:JLN:RAV:CF:cf xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby and John Middleton</p>				Rent Schedule					From	To	Rent/SF/YR	Monthly Payment	Yearly Payment	11/12/2017	11/11/2018	\$ 14.00	\$ 12,143.83	\$ 145,725.96	11/12/2018	11/11/2019	\$ 14.50	\$ 12,577.54	\$ 150,930.48	11/12/2019	11/11/2020	\$ 15.00	\$ 13,011.25	\$ 156,135.00	11/12/2020	11/11/2021	\$ 15.50	\$ 13,444.96	\$ 161,339.52	11/12/2021	11/11/2022	\$ 16.00	\$ 13,878.67	\$ 166,544.04
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<b>General Services Department:</b>  Richard Vella Assistant Director Real Estate, Design & Construction		<b>REQUIRED AUTHORIZATION</b> CUIC 25 CF 35 <b>Houston Public Library:</b>  Rhea Brown Lawson, Ph.D. Director																																				