



City of Austin

Recommendation for Action

File #: 25-0581, **Agenda Item #:** 38.

4/24/2025

Posting Language

Authorize negotiation and execution of an amendment to the Lease Agreement with Center For Child Protection, a Texas nonprofit corporation, to extend the lease for an additional sixty months and to increase the size of the leasehold to approximately 8,226 square feet of office space for the Child Protection Team of the Austin Police Department, located at 8509 FM 969, Building 690, Austin, Texas 78724, for a total amount not to exceed \$932,448. Funding: \$73,180 is available in the Operating Budget of the Austin Police Department.

Lead Department

Financial Services Department

Fiscal Note:

Funding is available in the Fiscal Year 2024-2025 Operating Budget of the Austin Police Department.

Funding for the remaining contract terms is contingent upon available funding in future budgets.

Prior Council Action:

April 23, 2020 - Council approved a 60-month lease amendment with the Center for Child Protection Services (formerly MF Austin Ridge, LLC and PB Austin Ridge, LLC) for the Child Protection Team of the Austin Police Department.

April 23, 2015 - Council approved a 60-month lease amendment with MF Austin Ridge, LLC and PB Austin Ridge LLC for the Child Protection Team of the Austin Police Department.

May 21, 2009 - Council approved a 60-month lease agreement with MF Austin Ridge, LLC and PB Austin Ridge LLC for the Child Protection Team of the Austin Police Department.

For More Information:

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Additional Backup Information:

The Austin Police Department's Child Protection Team was established in 1990 to protect children by consolidating community, investigative, legal, and social services into one collaborative effort. The Child Protection Team includes the Travis County District Attorney's Office, the Travis County Sheriff's Office, and the Austin Police Department and their respective Victim Services Divisions, all other law enforcement agencies in Travis County, the Center for Child Protection, and the Texas Department of Family and Protective Services. This collaborative effort makes this space an ideal location for the Child Protection Team.

The current lease agreement for this space expires on April 30, 2025. To provide a continuation of services a new authorization is needed to extend the lease agreement and increase the current footprint to 8,226 net rentable square feet. The increased square footage is needed due to the growth of the Child Protection Team unit over the past six years.

The proposed rent is \$18.85 per square foot annually, and it is subject to annual CPI-U (Consumer Price Index for All Urban Consumers) increases. Utilities will be sub-metered and billed separately, estimated currently at \$2.50 per square foot annually. The rent and operating expenses are projected to increase by 3% annually.

An independent, third-party appraisal was procured to establish the fair market rental rate. The appraisal supports the proposed lease terms.

The following table summarizes the rent and operating expenses.

Term	Monthly Rent	Estimated Utilities	Total Monthly Rent	Total Annual Rent
Months 1-12	\$12,922	\$1,714	\$14,636	\$175,632
Months 13-24	\$13,310	\$1,765	\$15,075	\$180,900
Months 25-36	\$13,709	\$1,818	\$15,527	\$186,324
Months 37-48	\$14,120	\$1,873	\$15,993	\$191,916
Months 49-60	\$14,544	\$1,929	\$16,473	\$197,676
			TOTAL:	\$932,448

The Strategic Facilities Governance Team has reviewed and approved the proposed amendment to the lease agreement.