

AGENDA ITEM

Meeting Date: 12/16/2015 - 7:00 PM

Category: SCHOOL FACILITIES MANAGEMENT








Type: Action

Subject: 16.20 Extension of a GENERAL FUND Lease Agreement Contract No. 614640 with 201 Saw Mill River Road Development Corp. for the District Warehouse. In an amount for the first year not to exceed \$224,666.67 and \$195,500.00 in the subsequent 4 years. The last year's rent under the previous 5 year was \$340,394.40.

District Goals:

Enclosure:

File Attachment:

-  Res from 2010.pdf
-  Lease Amendment and Modification Agreement.pdf
-  EXHIBIT C-Revised Demised Property.pdf
-  Exhibit D.pdf
-  BOCS Sheet Warehouse 5 Year.xlsx
-  Res 17.3 from Oct 2015.pdf
-  Res 20.10 from June 2015.pdf

Rationale:

This is to continue with leasing warehouse space at 201 Saw Mill River Road in Yonkers for use as the District's storage and distribution center for the Food Services and Building and Grounds departments.

The District has been leasing space in this building since 1995. There have been three 5 year lease extensions, the first in 2000 increased the rent by 18%, the second in 2005 increased the rent by 27.7% and the third in 2010 increase the rent by 17%.

The lease was continued on a month to month basis Via Resolution

20.12 dated 6-17-15 and BOCS meeting 6-17-15 and again for three more months via resolution 17.3 on 10-21-15.

This lease reduces the amount of floor space being leased by roughly 50%, down to 24,500 sf.

The new rent is fixed for the five year term as:

1st Floor space "Butler Building" (YPS Food Service) is 12,000 sf @ \$9.00 per sf for total of \$108,000.00

3rd Floor North (YPS B&G Warehouse) is 12,500 sf @ \$7.00.00 per sf for a total of \$87,500.00

3rd Floor South (City Records Center) is 12,500 sf @ \$7.00.00 per sf for a total of \$87,500.00 with the understanding that the City will vacate this space with a 90 day advance notice to the landlord. This is anticipated to happen no later than April 30, 2016. Total cost is anticipates to be \$29,166.67.

After the City vacates the 3rd Floor South, the total annual rent is \$195,500.00 fixed, for five years. This saves \$144,894.00 per year over the previous rent which was \$340,394.40 which is a rough savings approaching \$725,000 over five years.

The average cost per square foot is \$7.98. The amount to be budgeted for year 1 is therefore $\$195,500 + \$29,166.67 = \$224,666.67$

Funding:

GENERAL FUND 0150 000 1620 2300

The amount to be budgeted for year 1 is \$224,666.67. Years 4 through 5 are to be budgeted at \$195,500.00 each.

Sponsored By:

Resolution

Ladies and Gentlemen:

WHEREAS: this lease was most recently modified and extended by the Board via Resolution No. 12.6 June 16, 2010, and

WHEREAS: the Board is still in need of warehouse space to serve as the central storage and distribution center for the food services , school facilities management, information technology and,

WHEREAS: the space now required is 24,500 square feet on the first and third floors, and

WHEREAS: space of 12,500 sf currently housing the City Records Center is required for short term leasing on a month to month basis for approximately four (4) months at a cost of \$7,291.67 per month for an amount totaling \$29,167.00, and

Approvals:

Recommended By:

Signed By:



John Carr - Executive Director

Signed By:



Tom Collich - Purchasing Director

Signed By:



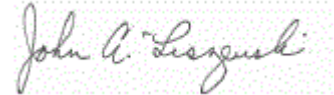
Finance Department - Finance Reviewer

Signed By:



Elizabeth Janocha - Deputy Commissioner

Signed By:



John Liszewski - Commissioner

Signed By:



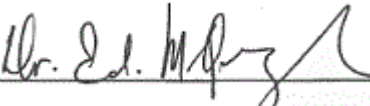
Christine Montero - Assistant Superintendent

Signed By:



Michael Curti - Corporation Counsel

Signed By:



Dr. Edwin M. Quezada - Superintendent of Schools

Vote Results:

Original Motion

Member **James Cavanaugh** Moved, Member **Curtis Kendrick** seconded to approve the **Original** motion 'Ladies and Gentlemen: WHEREAS: this lease was most recently modified and extended by the Board via Resolution No. 12.6 June 16, 2010, and WHEREAS: the Board is still in need of warehouse space to serve as the central storage and distribution center for the food services , school facilities management, information technology and, WHEREAS: the space now required is 24,500 square feet on the first and third floors, and

WHEREAS: space of 12,500 sf currently housing the City Records Center is required for short term leasing on a month to month basis for approximately four (4) months at a cost of \$7,291.67 per month for an amount totaling \$29,167.00, and'. Upon a Roll-Call Vote being taken, the vote was: Aye: **6** Nay: **0** Abstain: **1**.

The motion **Carried** 6 - 0

William Iannuccilli	Yes
Dr._Nader_J. Sayegh	Yes
Judith_Ramos Meier	Yes
Curtis Kendrick	Yes
Pasquale Mondesando	Yes
James Cavanaugh	Yes
Edgar Santana	Abstain