

INTRODUCED: September 10, 2018

AN ORDINANCE No. 2018- 232

To authorize the Chief Administrative Officer, on behalf of the City of Richmond, to execute a General Services Administration Public Buildings Service Lease Amendment between the City of Richmond and the Government of the United States of America for the purpose of renewing the lease from Oct. 1, 2018, through Sept. 30, 2023, and decreasing the number of parking spaces leased to the federal government from 21 to 20 at a City-owned parking facility located at 500 East Marshall Street.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 24 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute a General Services Administration Public Buildings Service Lease Amendment between the City of Richmond and the Government of the United States of America for the purpose of renewing the lease from October 1, 2018, through September 30, 2023, and decreasing the number of parking spaces leased to the federal government from 21 to 20 at a City-owned parking facility located at 500 East Marshall Street. Such General Services Administration Public Buildings Service Lease Amendment shall be approved as to form by the City Attorney and shall be substantially in the form of the document attached to this ordinance.

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 24 2018 REJECTED: _____ STRICKEN: _____

§ 2. This ordinance shall be in force and effect upon adoption.



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

DATE: June 13, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Lenora G. Reid, DCAO of Finance and Administration

THROUGH: John Wack, Director of Finance

THROUGH: Jay Brown, Director, Budget & Strategic Planning

THROUGH: Robert Steidel, DCAO of Operations

FROM: Bobby Vincent, Director of Public Works

SUBJECT: **AUTHORITY TO AMEND A PARKING LEASE AGREEMENT WITH
THE GOVERNMENT OF THE UNITED STATES OF AMERICA**

ORD. OR RES. No. _____

PURPOSE: To authorize the Chief Administrative Officer (CAO) to amend a parking lease agreement with the Government of the United States of America within a City-owned parking facility located at 500 E. Marshall Street for 1) five (5) additional years from October 1, 2018 through September 30, 2023 for parking lease GP-03P-LVA12102 Lease Amendment No. 5 and 2) reduce the number of parking spaces from twenty one (21) to twenty (20) for parking lease GP-03P-LVA12102 Lease Amendment No. 6.

REASON: To enable the CAO to amend a parking lease agreement with Government of the United States of America.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: The City of Richmond acquired the Broad Street Community Development Authority's (CDA) five parking facilities in November 2010 which consisted of two surface lots (401 E. Broad and 609 E. Grace) and three parking garages (500 E. Marshall, 607 E. Marshall and 612 E. Franklin). The Government of the United States of America has leased parking spaces at

the 500 E. Marshall Street for several years and would like to continue their parking lease.

City Council adopted ordinance 2013-177-163 on September 23, 2013 for the purpose of leasing to the federal government parking spaces at a City-owned parking facility located at 500 E. Marshall Street from October 1, 2013 to September 30, 2018. The federal government is requesting 1) a five (5) year extension to the existing lease from October 1, 2018 to September 30, 2023 and 2) a reduction in parking spaces from 21 to 20 spaces.

FISCAL IMPACT TO CITY/COST: This ordinance will have no fiscal impact on the City.

FISCAL IMPLICATIONS: N/A

BUDGET AMENDMENT NECESSARY: None

REVENUE TO THE CITY: N/A -Revenue included in FY'19 Budget

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: September 10, 2018

CITY COUNCIL PUBLIC HEARING: September 24, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Finance and Economic Development-
(September 21, 2018)

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: None

RELATIONSHIP TO EXISTING ORD. OR RES: Ordinance 2013-177-163 & 2017-167

REQUIRED CHANGES TO WORK PROGRAM (S): None

ATTACHMENTS: Ordinance 2013-177-163 & 2017-167, GS-03P-LVA12102 Lease Amendment No. 5 & No 6.

STAFF: Lynne Lancaster, DPW (646-6006)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-03P-LVA12102
LEASE AMENDMENT	
ADDRESS OF PREMISES 500 EAST MARSHALL STREET RICHMOND, VA 23219-1808	PDN Number: N/A

THIS AMENDMENT is made and entered into between

RICHMOND, CITY OF
whose address is: 900 EAST BROAD STREET, STE 201
RICHMOND, VA 23219-1907

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

WHEREAS, the parties hereto desire to amend the above Lease to incorporate a five (5) year renewal option.

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, effective upon execution by the Government as follows:

A. "This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

One (1) – Five (5) year renewal at an annual rent of \$25,200.00

The annual rent of \$25,200.00 breaks down as follows:

Monthly Rate:	\$105.00
Number of Spaces:	x 20 structured parking spaces
Total Monthly Rate:	\$2,100.00

Provided notice be given in writing to the Lessor at least thirty (30) days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during the renewal term. Said notice shall be computed commencing with the day after the date of mailing."

This Lease Amendment contains 1 page.

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:

FOR THE GOVERNMENT:

Signature: *Selena Cuffey*
Name: Selena Cuffey
Title: CAO
Entity Name: City of Richmond
Date: 9/28/18

Signature: *Stacy Keefe*
Name: Stacy C. Keefe
Title: Lease Contracting Officer
GSA, Public Buildings Service, 3P2SR
Date: 10/1/2018

WITNESSED FOR THE LESSOR BY:

Signature: *Elizabeth D'Arcy*
Name: ELIZABETH D'ARCY
Title: Executive Staff Assistant
Date: 9/28/18

APPROVED AS TO FORM

[Signature]
Assistant City Attorney

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-O3P-LVA12102
ADDRESS OF PREMISES 500 EAST MARSHALL STREET RICHMOND, VA 23219-1808	PDN Number: N/A

THIS AMENDMENT is made and entered into between
 RICHMOND, CITY OF
 whose address is: 900 EAST BROAD STREET, STE 201
 RICHMOND, VA 23219-1907

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

WHEREAS, the parties hereto desire to amend the above Lease. To reflect the Government's exercise of a five (5) year renewal option, reduce the number of parking spaces and to change the annual rent.

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, effective October 1, 2018 as follows:

- A. Part II, Section A. C. 2. c. of GSA Form 3626 (Short Form) is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 "c. Structured Parking Spaces: 20"
- B. Part II, Section B, 3 of GSA Form 3626 (Short Form) is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"3. TO HAVE AND TO HOLD for the term beginning on October 1, 2013 and continuing through September 30, 2023 inclusive. The Government may terminate this lease in whole or in part at any time by giving at least thirty (30) days' notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computer commencing with the day after the date of mailing."

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:

FOR THE GOVERNMENT:

Signature: *Selma Luffe*
 Name: Selma Luffe-Edwin
 Title: CAO
 Entity Name: City of Richmond
 Date: 9/28/18

Signature: *Stacy Keefe*
 Name: Stacy C. Keefe
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, 3P2SR
 Date: 10/1/2018

WITNESSED FOR THE LESSOR BY:

APPROVED AS TO FORM

Signature: *Elizabeth H. D'Arcy*
 Name: ELIZABETH H. D'ARCY
 Title: Executive Staff Assistant
 Date: 9/28/18

[Signature]
 Assistant City Attorney

C. Part II, Section C, 5-7 of GSA Form 3626 (Short Form) is hereby amended by deleting the existing text and inserting in lieu thereof the following:

5. Amount of annual rent: \$25,200.00

6. Rate per month: \$2,100.00

7. Rate per space per month: \$105.00

Rent for a lesser period shall be prorated.

INITIALS


LESSOR

&


GOVT