

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/23/2008
Reference No.: CB-046-2008
Draft No.: 1
Proposer(s): County Executive
Sponsor(s): Dean
Item Title: An Act approving the leases of certain improvements by Prince George's County

Drafter: Margaret M. Addis, Office of Central Services
Resource Personnel: Floyd E. Holt, Office of Central Services

LEGISLATIVE HISTORY:

Date Presented:	6/17/2008	Executive Action:	8/11/2008 S
Committee Referral:	6/17/2008 - PSFM	Effective Date:	9/26/2008
Committee Action:	6/30/2008 - FAV		
Date Introduced:	7/1/2008		
Public Hearing:	7/23/2008 - 10:00 AM		
Council Action (1)	7/23/2008 - ENACTED		
Council Votes:	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:A, TK:-, EO:A, IT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

Public Safety and Fiscal Management

Date 6/30/2008

Committee vote: Favorable, 4-0, (In favor: Councilmembers Turner, Campos, Dean and Exum.)

This bill will approve two leases which are needed by the County for the implementation of essential County services. The leases will provide necessary space for administrative offices for the Department of Environmental Resources (DER) Inspectors and the Business License Section, the Training Division of the Office of Human Resources Management (OHRM) and a satellite facility for the Office of Central Services (OCS) Fleet Management Division.

These two leases are submitted in accordance with Section 819 of the County Charter which requires that all multi-year contracts exceeding \$500,000 be approved by the County Council.

The proposed lease at 1801 McCormick Drive in Largo, Maryland, will be used by DER and OHRM and will cover approximately 16,676 square feet with an average monthly cost of \$35,662, average annual cost of \$427,945 per year, and total cost of \$3,423,562 for the eight year term of the lease.

The proposed lease at 10,000 Business Parkway in Lanham, Maryland, will be used by OCS Fleet Management for

the maintenance of the County fleet and will cover approximately 13,650 square feet of improved commercial warehouse space. The average monthly cost is approximately \$10,584 and the average annual cost is \$127,005 per year. The cost of the County's pro-rata share of operating expenses is set at \$1.90 per square foot in the first year. The total cost of reimbursing the landlord for construction buildout expenditures is \$2.66 per square foot for each year over the seven year lease term.

The Office of Law has reviewed this resolution and finds it to be in proper legislative form with no legal impediments to its adoption.

The combined total cost of the two proposed leases by the County for eight and seven year terms is estimated at \$4,695,156.

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

This legislation will approve two leases by the County of space in certain improvements located at 1801 McCormick Drive in Largo, Maryland, 20774, and 10000 Business Parkway in Lanham, Maryland 20706. These contract approvals are required by Section 819 of the Charter of Prince George's County, Maryland.

CODE INDEX TOPICS:

INCLUSION FILES:
