

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2008 Legislative Session

Bill No. CB-46-2008

Chapter No. 40

Proposed and Presented by The Chairman (by request – County Executive)

Introduced by Council Member Dean

Co-Sponsors _____

Date of Introduction July 1, 2008

BILL

1 AN ACT concerning

2 Contract Approvals

3 For the purpose of approving the lease of certain improvements by Prince George’s County.

4 WHEREAS, pursuant to Section 819 of the Charter for Prince George’s County, Maryland,
5 the County Council must approve all multiyear contracts exceeding an aggregate of Five
6 Hundred Thousand Dollars (\$500,000.00); and

7 WHEREAS, the County desires to lease certain administrative office space for the
8 Department of Environmental Resources Inspectors and Business License Section, as well as the
9 Training Division of the Office of Human Resources Management, pursuant to the terms and
10 conditions contained herein as Attachment “A”; and

11 WHEREAS, the County has identified a suitable property to lease with approximately
12 16,676 rentable square feet of office and related space located at 1801 McCormick Drive, Largo,
13 Maryland from New Boston Inglewood I, LLC; and

14 WHEREAS, the County desires to lease certain office space with adjacent bays able to
15 accommodate large vehicles inside the facility and having adequate parking area appurtenant to
16 the improvements for use by the Office of Central Services, Fleet Management Division, in
17 connection with its’ provision of necessary maintenance, servicing and support for the County
18 fleet pursuant to the terms and conditions contained herein as Attachment “B”; and

19 WHEREAS, the County has identified a suitable property to lease with approximately
20 13,650 rentable square feet of office and related space located at 10000 Business Parkway,
21 Lanham, Maryland from Superior Mitigation Services, Inc.

1 SECTION 1. BE IT ENACTED by the County Council of Prince George’s County,
2 Maryland that the contracts described in Attachments “A” and “B”, be and the same are hereby
3 approved, pursuant to Section 819 of the Charter.

4 SECTION 2. BE IT FURTHER ENACTED that the County Executive is hereby
5 authorized to make any modifications, adjustments, corrections or any other changes as may be
6 necessary to finalize any of these contracts in any manner the County Executive may deem
7 necessary or proper but not altering their substance.

8 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
9 calendar days after it becomes law.

Adopted this 23rd day of July , 2008.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Samuel H. Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Jack B. Johnson
County Executive

ATTACHMENT A

PROJECT INFORMATION SHEET
Lease of
1801 McCormick Drive, Largo, Maryland

COUNCILMANIC DISTRICT 6

AGENCY: Department of Environmental Resources and Office of Human Resources Management

LANDLORD: NEW BOSTON INGLEWOOD I, LLC

PROPERTY ADDRESS: 1801 McCormick Drive, Largo, Maryland 20774

TAX ACCOUNT NUMBER 13-1425578

PROJECT DESCRIPTION: Lease of 16,676, more or less, of rentable square feet of commercial office space. The leased space will be used for administrative offices for the Department of Environmental Resources Inspectors and Business Licenses Section, as well as the Training Division of the Office of Human Resources Management.

TERM: Eight (8) years.

RENT:

	Annual	Monthly
Year 1	\$391,886.00	\$32,657.17
Year 2	\$401,683.15	\$33,473.60
Year 3	\$411,725.23	\$34,310.44
Year 4	\$422,018.36	\$35,168.20
Year 5	\$432,568.82	\$36,047.40
Year 6	\$443,383.04	\$36,948.59
Year 7	\$454,467.61	\$37,872.30
Year 8	\$465,829.31	\$38,819.11

NEIGHBORHOOD/
LOCALITY: Largo

ATTACHMENT B

PROJECT INFORMATION SHEET
Lease of
10000 Business Parkway, Lanham, Maryland

COUNCILMANIC DISTRICT 5

AGENCY: Office of Central Services, Fleet Management Division

LANDLORD: SUPERIOR MITIGATION SERVICES, INC.

PROPERTY ADDRESS: 10000 Business Parkway, Lanham, Maryland 20706

TAX ACCOUNT NUMBER 20-2263192

PROJECT DESCRIPTION: Lease of 13,650, more or less, of rentable square feet of improved commercial warehouse. The leased space will be used for maintenance of the County fleet.

TERM: Seven (7) years.

RENT*:

	Annual	Monthly
Year 1	\$116,025.00	\$9,668.75
Year 2	\$119,505.75	\$9,958.81
Year 3	\$123,090.92	\$10,257.58
Year 4	\$126,783.65	\$10,565.30
Year 5	\$130,587.16	\$10,882.26
Year 6	\$134,504.77	\$11,208.73
Year 7	\$138,539.92	\$11,544.99

NEIGHBORHOOD/
LOCALITY: Lanham

*County will be paying as additional rent \$1.90 per square foot (\$2,161.25 per month) for Operating Expenses, plus \$2.66 per square foot (\$3,032.31 per month) as reimbursement to Landlord for Tenant’s share of the cost of the buildout.