



Snohomish County Council

Legislation Text

File #: 2023-0552, Version: 1

Executive/Council Action Form (ECAF)

ITEM TITLE:

Amended Motion 23-208, approving a lease for the Office of the Court Appointed Special Advocate (CASA) at 3306 Wetmore Avenue, Everett, WA 98201

DEPARTMENT: Facilities and Fleet

ORIGINATOR: Al Garcia

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 5/11/23

PURPOSE: Council approval of additional office space lease for the Office of Court Appointed Special Advocate to accommodate additional staff expected, Request expedited approval as lease starts June 1, 2023.

BACKGROUND: . A triple net lease for office space at 3306 Wetmore was negotiated for 4,000 square feet with a base rent of \$6,333.33 for the first year starting June 1, 2023, In addition, the County will remit estimated operating cost of \$1,622.88 monthly. At the end of each contract year, actual operating costs will be reconciled with estimated paid operating costs and the County will either pay or get credited the difference towards future operating costs depending whether actual costs exceed estimated paid costs. A new estimated cost schedule will be provided by the landlord prior to the beginning of each new year of the lease agreement for implementation.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
002 5047304504 Base Space Rent	\$44,333.35	\$77,329.96	
002 5047304504 Space Rent -Op.Exp.	\$10,660.16	\$18,274.56*	
TOTAL	\$73,267.51	\$95,604.52	

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: *Operating cost estimates may change for the 2nd year of the lease beginning June 2024. For this calculation, assuming no change in operating cost estimate starting June 2024.

CONTRACT INFORMATION:

ORIGINAL	X	CONTRACT#	AMOUNT	\$232,920 (base rent - first 3 years)
AMENDMENT	_____	CONTRACT# _____	AMOUNT	_____

Contract Period

ORIGINAL	START	6/1/2023	END	5/31/2026
AMENDMENT	START	_____	END	_____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved by Finance - Nathan Kennedy 5/11/23