

Supplemental

Contact: Wendy Scott-Napier
410.767.4088
wendy.scott-napier@maryland.gov

32-LT. TENANT LEASE
Howard County Department of Human Services

Recommendation: Approve 9-month lease extension containing a 2 month hold-over period with a 3% rent increase if the hold-over period is initiated.

Background: Reference is made to item 15-LT approved by the Board of Public Works on 4/26/17, wherein the Board approved a one year extension for the period 5/1/17 – 4/30/18 to allow time for the agency to relocate to a Howard County controlled campus. Due to extended negotiations for a new lease location, an additional nine month extension and two month hold-over period is now being requested. If exercised, the two month hold-over period would increase the monthly rental rate by 3% to \$92,149.02 per month. Reference is also made to item 9-LT approved by the Board of Public Works on 3/28/18, wherein the Board approved a new 10 year lease in a Howard County human service campus with an estimated effective date of 11/1/18. The 9 month lease extension will provide additional time at the current location if delays occur in construction of the new lease space.

Landlord/Owner: Colgatedrive Associates L.P.
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046

Property Location: 7125 Columbia Gateway Drive
Columbia, MD 21046

Space Type: Office	Lease Type: Extension	Square Feet: 37,925
Duration: Nine Months	Effective: May 1, 2018	
Monthly Rent: \$89,465.07	Square Foot Rate: \$28.30	

Utilities Responsibility: Landlord
Custodial Responsibility: Landlord
Previous Board Action(s): 04/26/17 – 15-LT

Fund Source: N00G0002 &B13 1351 G0010; N00G0003 7C13 1351 G3010; N00G0004 7D13 1351 G4100; N00G0005 7E13 1351 G5000; N00G0006 7F13 1351 G6010

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Remarks:

1. The Howard County Department of Social Services Income Maintenance and Child Support Enforcement Units have occupied this space since 1994 as an administrative and client contact office. These units are charged with administering the Family Investment Program and establishing, enforcing and monitoring court orders in Howard County relative to child support issues.
2. The lease contains a termination for convenience clause and a two-month holdover clause with a stipulated monthly rental increase of 3%.
3. The lease provides 83 reserved parking spaces at no cost to the State.
4. The lease contains escalations for utilities, real estate taxes, trash, and snow/ice removal.
5. This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.05.05.02.D.

BOARD OF PUBLIC WORKS	THIS ITEM WAS:		
APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	