

# Martin/St. Lucie Service Center Lease Agreement Governing Board Agenda Item #36



## Background

- In 2005, Governing Board approved a new 5 year lease with two, five year options to house the District's Martin/St. Lucie Service Center
- Under existing lease, the District leases 11,096 square feet of office space at a cost \$18.38 per square feet.
- Location – 770 SE Indian Street in Stuart
- In Sept, 2010, ownership of property was transferred and new landlord requested District to exercise the first of two five-year options.



## Today's Action

- Extends and amends existing lease 5 years through 2016 – through exercising District's first five-year option. One five-year option remains.
- With new owner, price per square foot was renegotiated to \$15.00 per square foot, saving the District \$300,000 over the current lease.
- Lease escalates 3% to 5% per year thereafter based on CPI. Lease can be terminated for convenience without penalty with a 180 day notice.
- Total 5 year lease cost = \$1.3 million



## Staff Recommendation

**A Resolution Of The Governing Board Of The South Florida Water Management District to authorize amending the lease with 700 S.E. Indian Street Holdings, LLC for the Martin St. Lucie Service Center Office Lease, to extend the contract by five (5) years in an amount not to exceed \$1,300,000 which is subject to Governing Board Approval of the FY12-FY16 budgets; providing an effective date.**

