



Legislation Text

File #: CB 118889, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE authorizing the Director of Finance and Administrative Services to execute an amendment that extends and modifies a certain lease agreement between The City of Seattle and KBS SOR CENTRAL BUILDING, LLC, a Delaware limited liability company, for office space the City leases at 810 Third Avenue; and ratifying and confirming certain prior acts.

WHEREAS, The City of Seattle (City) has leased office space for the Human Services Department (HSD) and the Seattle Office for Civil Rights (SOCR) in the Central Building since 2005, as authorized by Ordinances 121934 and 121935, respectively; and

WHEREAS, in 2015 the City amended the lease agreement to reconfigure the space that was leased and extend the lease for an additional 10 years in the Central Building, as authorized by Ordinance 124841; and

WHEREAS, at the time of the 2015 amendment the City used the known information to space plan for the additional need of the Office of Labor Standards (OLS), however the scope and breadth of OLS responsibilities has changed and additional leased space is now needed for it to fulfill its duties;

WHEREAS, there is not sufficient office space within City-owned buildings for the foreseeable future in which to accommodate OLS's space needs; and

WHEREAS, the Central Building's 810 Third Avenue location provides public benefits including excellent transit service and accessibility to all people that are served by the services and programs that operate out of this location; and

WHEREAS, the City Council's approval of this lease amendment is required under Seattle Municipal Code Section 3.127.020, because the total office square footage leased in one calendar year exceeds 5,000

square feet and the lease term exceeds five years; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of Finance and Administrative Services (Director), or the Director’s designee, is authorized to execute for and on behalf of The City of Seattle (City) the Second Amendment to Lease Agreement (Second Amendment) between the City, as tenant, and KBS SOR CENTRAL BUILDING, LLC, as landlord, substantially in the form of Attachment 1 to this ordinance and identified as “Second Amendment to Lease Agreement,” providing for the City’s expanded occupancy of a portion of the real property located at 810 Third Avenue in Seattle.

Section 2. The Second Amendment to the Lease incorporates an increase in the amount of office space for the Office of Labor Standards (OLS), the expanded lease space will have the same terms and conditions as the First Amendment to the Lease, as authorized by Ordinance 124841. Additionally, the Director is authorized to extend the term of the Second Amendment for up to two additional five-year periods, each.

Section 3. The rental payments contemplated by the terms of the Second Amendment authorized in Section 1 of this ordinance shall be charged to the appropriate expenditure allowance or allowances in the budget of the Department of Finance and Administrative Services (FAS), and shall be reimbursed to FAS by OLS.

Section 4. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2017, and signed by me in open session in authentication of its passage this _____ day of _____, 2017.

President _____ of the City Council

Approved by me this _____ day of _____, 2017.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2017.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - Form of Lease