



Corporate Report

NO: R165

COUNCIL DATE: September 8, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: September 2, 2008
FROM: General Manager, Engineering FILE: 0930-20/051
SUBJECT: Lease of Office Space at 5730, 5732 & 5740 - 176A Street for
RCMP District No. 4 Community Police Office - Cloverdale

RECOMMENDATION

The Engineering Department recommends that Council authorize staff to enter into a new 5-year lease of the office space located at 5730, 5732 & 5740 - 176A Street for its continued use as the District No. 4 (Cloverdale) RCMP Community Police Office.

BACKGROUND

The City currently leases $\pm 5,436$ ft.² of office space located at 5730, 5732, & 5740 - 176A Street for the operation of the Cloverdale RCMP community police office. This space has been leased for the RCMP since 1996. The current lease expires on October 31, 2008.

DISCUSSION

The RCMP has advised that the subject office space is acceptable for continued use as the Cloverdale Community Police Office. However, depending on the construction over time of other office space by the City for RCMP purposes, not all of the lease space may be necessary for the full 5-year term of the proposed lease.

Staff and the owner of the subject building have negotiated a tentative agreement on the terms of a new lease for this office space. It is proposed that the lease be for a 5-year term commencing November 1, 2008 and ending on October 31, 2013, with the City having the option to reduce the floor area or cancel the lease after October 31, 2010 by giving 6 months' notice of such reduction or cancellation. The negotiated annual lease rates reflect current market rates for similar office space in the Cloverdale area.

The lease is a triple net lease in which the City, as tenant, in addition to the base rent, is responsible for common area costs including taxes, utilities, and maintenance.

CONCLUSION

The existing lease for the Cloverdale RCMP office expires on October 31, 2008. A new tentative lease has been negotiated that includes a 5-year term with cancellation provisions that can be activated by the City after October 31, 2010. The negotiated lease rates are reflective of current market rates in the Cloverdale area for similar office space.

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Appendices:

I. Aerial Photograph of Site