

Request for Legislative Action

Res. #20718

Sponsor: Ronald E. Finley

Date: July 12, 2021

Completed by County Counselor's Office

Action Requested:	Resolution	Res.Ord No.:	20718
Sponsor(s):	Ronald E. Finley	Legislature Meeting Date:	7/12/2021

Introduction

Action Items: ['Award']

Project/Title:

Authorizing the County Executive to execute a Contract/Lease for Office Space for use by the State of Missouri Public Defender Children's Defense Team to Arghom LLC of Kansas City, Missouri under the terms and condition of Request for Proposal No. 10-21.

Request Summary

The State of Missouri requires Jackson County, Missouri to provide Office Space for use by the State of Missouri Public Defender Children's Defense Team pursuant to Missouri Statute No. RSMo.600.040. The Purchasing Department issued Request for Proposal No. 10-21 to meet this requirement.

Year	Price per Square Foot	Annual Price
1	\$25.75	\$84,460
2	\$26.25	\$86,100
3	\$26.75	\$87,740
4	\$27.25	\$89,380
5	\$27.75	\$91,020
6	\$28.25	\$92,660
7	\$28.75	\$94,300

Pricing is subject to annual budget appropriations.

Pursuant to Section 1054.6 of the Jackson County Code, the Purchasing Department and the Missouri State Public Defenders Office recommend the award of a Contract/Lease for Office Space to Arghom LLC of Kansas City, Missouri under the terms and conditions of Request for Proposal No. 10-21 as the best proposal received.

The cost for year one (1) is \$21,115 due to the lease being only for the months of October, November, and December.

This figure was determined by dividing the annual cost by 12 months and then multiplying by 3 months.

While the original RFP called for a seven (7) year lease, it was re-negotiated to a nine (9) year lease due to cost considerations.

Contact Information

Department:	Finance	Submitted Date:	6/17/2021
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Request for Legislative Action

Name:	Craig A. Reich	Email:	CReich@jacksongov.org
Title:	Senior Buyer	Phone:	816-881-3265

Budget Information			
Amount authorized by this legislation this fiscal year:			\$21,115
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$21,115
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
001 (General Fund)	3003 (Public Defender Rent)	56620 (Rent - Buildings)	\$21,115

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Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	Yes
Chapter 10 Justification:	Formal Bid
Core 4 Tax Clearance Completed:	Yes
Certificate of Foreign Corporation Received:	Yes
Have all required attachments been included in this RLA?	Yes

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Contract is for real property	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered. 	

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History

Craig A. Reich at 6/17/2021 11:30:25 AM - [Submitted |]
Department Director: Anne E. Collier at 6/30/2021 6:47:48 PM - [Approved | Restarting workflow due to workflow issue. Original comments are as follows:Craig A. Reich at 6/17/2021 11:30:25 AM - [Submitted |] Department Director: Bob Crutsinger at 6/17/2021 1:17:07 PM - [Returned for more information | Returning eRLA because of the following reasons: 1 - Include statement on term of lease in the eRLA Request Title and/or Summary. 2 - Explain/correct the discrepancies between the lease terms of the eRLA (seven years listed), Arghom letter (seven years listed), Arghom lease agreement (nine year lease term), and Public Defender letter (nine years listed). 3 - Correct the square foot cost amounts for third, fourth, and seventh years. 4 - Include detail computations on how the \$21,115 was calculated]
Department Director: Craig A. Reich at 6/23/2021 1:01:08 PM - [Submitted | Corrected price per square foot, attached email from County Counselor office, and added text as to why lease went from 7 to 9 years.] Department Director: Bob Crutsinger at 6/23/2021 2:21:22 PM - [Approved |] Department Director: Barbara J. Casamento at 6/23/2021 2:51:53 PM - [Approved |] Department Director: Katie M. Bartle at 6/25/2021 2:58:31 PM - [Approved | eRLA 134]]
Finance (Purchasing): Lisa Honn at 6/30/2021 7:09:20 PM - [Approved | Due to above mentioned workflow restart, approving to return to Budget status.]
Compliance: Lisa Honn at 6/30/2021 7:28:34 PM - [Approved | Due to above mentioned workflow restart, approving to return to Budget status.]
Finance (Budget): Mark Lang at 7/1/2021 8:57:48 AM - [Approved | The fiscal note is attached.]
Executive: Troy Schulte at 7/1/2021 10:13:44 AM - [Approved |]
Legal: Elizabeth Freeland at 7/8/2021 10:58:00 AM - [Approved |]



MISSOURI STATE PUBLIC DEFENDER

Office of the Director
1000 West Nifong – Building 7
Suite 100
Columbia, Missouri 5203
573-777-9977

Mary Fox, Director

Sarah Johnson, Director of
Specialty Practices

Mary.Fox@mspd.mo.gov

Sarah.johnson@mspd.mo.gov

May 28, 2021

TO: Barbara J. Casamento, Purchasing Administrator - Jackson County

FROM: Sarah Johnson Director of Specialty Practices - Missouri State Public Defender

CC: Jay D. Haden, Jackson County Chief Deputy Counselor
Joyce Murphy, Managing Director – Principal - Newmark, Grubb Zimmer
Bob Cruisinger, Jackson County, Director of Purchasing

RE: RFP 10-21 Leased Office Space for the Jackson County Children’s Defense Team

The review committee has completed its evaluation of the only proposal received in response to RFP No 10-21 for providing leased office space for use by the Jackson County Children’s Defense Team. The ownership of 300 East 12th Street is the only response to RFP No 10-21. The bid was evaluated as responsive and the proposed space and its location is acceptable to the Jackson County Children’s Defense Team. The landlord has indicated that he will honor the lease as previously drafted with the same rental rates and conditions.

Jay Haden, Jackson County Chief Deputy County Counselor, has reviewed and accepted the proposed lease and indicated at that time the next step was to prepare a Request for Legislative Action (RLA) and to place the matter on the Jackson County Legislative Meeting Agenda. Funding is now available.

The Children's Defense Team is a District Office within the Missouri State Public Defender System’s Specialty Practices Division. The distinction is that these attorneys will provide representation for indigent juveniles charged with delinquency offenses in Jackson County. The statutory authority for funding the office space is:

RSMo. 600.040. **Office space and utilities services, how provided1.** The city or county shall provide office space and utility services, other than telephone service, for the district public defender and his or her personnel. Please find below the proposed rent schedule:

Rent

- *Occupancy Date – December 31, 2021:\$7,038.33 per month (\$21,115.00/year)
- January 1, 2022 – December 31, 2022: \$25.75/SF (\$84,460.00/year)
- January 1, 2023 – December 31, 2023: \$26.25/SF (\$86,100.00/year)
- January 1, 2024 – December 31, 2024: \$26.75/SF (\$87,740.00/year)



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January 1, 2025 – December 31, 2025: \$27.25/SF (\$89,380.00/year)

January 1, 2026 – December 31, 2026: \$27.75/SF (\$91,020.00/year)

January 1, 2027 – December 31, 2027: \$28.25/SF (\$92,660.00/year)

January 1, 2028 – December 31, 2028: \$28.75/SF (\$94,300.00/year)

January 1, 2029 – December 31, 2029: \$28.75/SF (\$94,300.00/year)

January 1, 2030 – December 31, 2030: \$28.75/SF (\$94,300.00/year)

Thank you for your assistance. If additional information is required, please do not hesitate to contact me. I am excited to get this team up, running and providing legal services to accused children in Jackson County.

Director of Specialty Practices
Missouri State Public Defender

ABSTRACT OF BIDS

NO	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
1	Request for Proposal 10-21 Leased Office Space Opens: 2:05 PM, CDT on 4/7/2021	Newmark Zimmer Kansas City, MO	<i>All bid</i>						

CERTIFICATION OF BID OPENING
 BIDS WERE PUBLICLY
 OPENED AND RECORDED

ON: 4-7-2021, BY Mark D'Amico
 CLERK OF THE LEGISLATURE
Heidi M
 PURCHASING

APR 7 PM2:01

Arghom, LLC

300 E. 12th Street
Kansas City, Missouri 64106
(816) 421-6880
(816) 421-3706 – Facsimile

Proposal No. 10-21

Jackson County Missouri
415 East 12th Street
Kansas City, MO 64106
Attn: Barbara Casamento

RE: Lease of Office Space – Public Defenders Children’s Defense Team
300 E. 12th Street
Kansas City, MO 64106

Dear Barbara Casamento,


Thank you for the opportunity to submit this Proposal for the Lease of Office Space for use by the Public Defenders Children’s Defense Team.

On behalf of the ownership of the subject building, Arghom, LLC and its Manager, Homkor of Missouri, Inc., we are pleased to provide a Lease Proposal to the Jackson County Public Defenders Children’s Defense Team. Our property at 300 E. 12th Street in Downtown Kansas City offers a prime location at the corner of 12th and McGee Street. The first floor Premises and parking lot just steps away from its front door will provide the Tenant and their visitors a convenient place to do business.


This building was acquired in 2014, rehabbed, and operational in early 2016. It has 117 residential units and 6,878 square feet of first floor commercial space. We have up to approximately 4,300 square feet of unfinished space available to be finished per your design and specifications. Tenant will be able to work with Landlord’s architect to develop a floor plan to meet their needs. The building also has ample parking in the attached surface parking lot making it one of the most convenient places to do business in the Downtown submarket.

Homkor of Missouri, Inc. is the management company for Arghom, LLC and shares the same ownership. Homkor of Missouri, Inc. manages the subject property and has over 20 years of commercial management experience. We strive to offer outstanding service throughout all aspects of the process.

Sincerely,



James R. Wiss
Manager
Arghom, LLC
jamesrwiss@aol.com



James R. Wiss
President
Homkor of Missouri, Inc.
816-421-6880

Arghom, LLC

300 E. 12th Street
Kansas City, Missouri 64106
(816) 421-6880
(816) 421-3706 – Facsimile

Proposal No. 10-21

Jackson County Missouri
415 East 12th Street
Kansas City, MO 64106
Attn: Barbara Casamento

Re: Proposal to Lease Office Space to Public Defenders Children's Defense Team
300 E. 12th Street
Kansas City, Missouri

On behalf of Arghom, LLC, the following proposal details the pricing associated with leasing space at 300 E. 12th Street in Kansas City, Missouri:

Size: 3,280 Usable Square Feet. Landlord does not apply a rentable factor to the square footage. Tenant may increase or decrease the square footage depending on the final agreed upon floor plan.

Lease Term: 7 Years

Base Rental Rate Year 1: \$25.75/SF (\$84,460.00/year)
Base Rental Rate Year 2: \$26.25/SF (\$86,100.00/year)
Base Rental Rate Year 3: \$26.75/SF (\$87,740.00/year)
Base Rental Rate Year 4: \$27.25/SF (\$89,380.00/year)
Base Rental Rate Year 5: \$27.75/SF (\$91,020.00/year)
Base Rental Rate Year 6: \$28.25/SF (\$92,660.00/year)
Base Rental Rate Year 7: \$28.75/SF (\$94,300.00/year)

Lease Type: This will be a full-service lease. Tenant will receive a 2021 Base Year for Operating Expenses and Real Estate Taxes. Tenant will be responsible for their proportionate share of any increases in operating expenses and real estate taxes over their Base Year amount.

Parking: Tenant will have access to up to eight (8) parking spaces in the attached surface lot at a price of \$60.00 per space per month throughout the term of the lease.

Improvements: Landlord will deliver the Premises on a turn-key basis as described in the Scope of Services and on the Floor Plan in section 6.6.9.3. This will be first generation space per the County's plan. Construction pricing and base rental rates can be reduced pending a final agreed upon floor plan.

Renewal Option: Tenant shall have one (1) five-year option to renew the lease under the same terms and conditions as the existing lease, except for the base rent which shall be at 90% of the then fair market value for office space in the Downtown submarket.

Please let us know if you have any questions regarding the pricing information for this property.

Regards,

A handwritten signature in black ink, appearing to read "James R. Wiss", written over a long horizontal line that extends to the right.

James R. Wiss
Manager

jamesrwiss@aol.com