

REQUEST FOR LEGISLATIVE ACTION

Version 6/10/19

Completed by County Counselor's Office:

Res/Ord No.: 20492

Sponsor(s): Charlie Franklin

Date: September 21, 2020

<p>SUBJECT</p>	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Approving a Sixty Month Lease for the County Records Center with BRE/Blackstone Real Estate Space Kansas City, LLC of Kansas City, Missouri and Link Industrial Properties of Independence, Missouri for use by Recorder of Deeds and the 16th Judicial Circuit Court of Jackson County, Missouri as a Sole Source at an estimated cost in 2021 of \$204,469.</u></p>										
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$202,352</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td style="text-align: right;">\$</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: _____</p> <p>New lease will begin February 1, 2021 and is subject to the appropriation of 2021 funds; the four renewals of the lease are also subject to appropriation of funds for that fiscal year.</p> <p>Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p>	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$202,352	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number:	\$
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<p>PRIOR LEGISLATION</p>	<p>Prior ordinances and (date): _____ Prior resolutions and (date): 11036 11/27/95; 16850 3/16/09; 18330 11/27/12 and 18980 10/29/15</p>										
<p>CONTACT INFORMATION</p>	<p>RLA drafted by (name, title, & phone): Barbara Casamento, Purchasing Administrator, 881-3253</p>										
<p>REQUEST SUMMARY</p>	<p>The Jackson County, Missouri Records Center has been located at the Space Center-Kansas City in Independence, Missouri, an environmentally controlled and secure underground facility since 1996. The Records Center houses records for the 16th Judicial Circuit Court and Jackson County, Missouri and is staffed by both Court and County personnel. A five-year questionnaire received from Courts and County indicated that the future need of storage space will remain unchanged.</p> <p>In March of 2019 ownership by the Space Center-Kansas City was transferred to BRE (Blackstone Real Estate) Space Kansas City LLC and the property is now managed by Link Industrial Properties of Independence, Missouri which will require a new lease. A quote received from Link for a Sixty-Month Contract is attached and shows monthly in the estimated annual amount of \$204,469. The Recorder of Deeds requested quotes from two environmentally controlled storage facilities in the Greater Kansas City, Missouri Metropolitan Area: one facility did not have comparable space to offer and the other quote was higher than the quote from Link Industrial Properties. An On-Site Analysis obtained from the County's current Term and Supply Vendor for Moving Services estimated it would cost \$382,050 to disassemble, transport and reassemble the current Records Center to another location. Other options such as building a new facility or remodeling an existing facility owned by the County are not viable options at this time.</p> <p>Pursuant to Section 1030.1 of the Jackson County Code, the Recorder of Deeds and the Purchasing Department requests the approval of a new lease with BRE (Blackstone Real Estate) Space Kansas City, LLC and Link Industrial Properties of Independence, Missouri as a Sole Source as the only option affordable for the County.</p>										

CLEARANCE	<input checked="" type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input checked="" type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
COMPLIANCE	<input type="checkbox"/> MBE Goals <input type="checkbox"/> WBE Goals No goals assigned <input type="checkbox"/> VBE Goals	
ATTACHMENTS	Memorandums from Bob Kelly, Director of Recorder of Deeds Department, Quote from Link and the Addendum to the Lease Agreement	
REVIEW	Department Director: <i>Robert T. Kelly</i>	Date: <i>9/17/2020</i>
	Finance (Budget Approval): <i>If applicable</i>	APPROVED By Mark Lang at 9:52 am, Sep 17, 2020
	Division Manager: <i>[Signature]</i>	Date: <i>9-17-2020</i>
	County Counselor's Office: <i>Bryan Covinsky</i>	Date: <i>9/2/20</i>

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in ____.
- 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 in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated in the 2021 and future years County budget.
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.