



Legislation Details (With Text)

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<b>On agenda:</b>	1/23/2023	<b>Final action:</b>		1/23/2023	
<b>Title:</b>	Lease of Warehouse Space for Charlotte Fire Operations				

**Attachments:**

Date	Ver.	Action By	Action	Result
1/23/2023	1	City Council Business Meeting	Approve	

**Lease of Warehouse Space for Charlotte Fire Operations**

**Action:**

- A. Approve a lease with BIN-VD12210, LLC for warehouse space located at 12210 Vance Davis Drive for relocation of Charlotte Fire Department’s Center for All Hazards Resource and Operations, and**
- B. Authorize the City Manager to negotiate and execute any documents necessary to complete this transaction.**

**Staff Resource(s):**

Reginald Johnson, Fire  
 Phil Reiger, General Services  
 Greg Crawford, General Services

**Explanation**

- The Center for All Hazards Resource and Operations warehouse, formerly referred to as the USAR warehouse, is an all-hazards warehouse and deployment hub for the storage of critical equipment and supplies to support the Charlotte Fire Department (CFD), Emergency Management, the Urban Areas Security Initiative (UASI), and any other local, state, or federal emergency resources during emergency operations, significant city events, and disaster declarations.
- The needs for storage and staging have outgrown the capacity of the space currently leased for the All Hazards Resource and Operations warehouse and the current lease is expiring in March 2023.
- Relocation is necessary to centralize the storage of equipment needed to assemble, deploy, and operate efficiently during emergencies. Space is also needed for the permanent setup of the Fireground Physical Ability Test, a recruitment testing course.
- A long-term lease is the preferred option for this need. A feasibility estimate provided by General Services indicates that designing and constructing a 60,000 square foot warehouse (not including land purchase) would cost as much as \$40 million.
- The lease is for approximately 66,649 square feet of warehouse space, which includes office and parking in Council District 4.
- The proposed terms of the lease agreement are as follows:
  - A 180-month term,
  - Rent in the amount of \$42,488.74 monthly (base \$7.65/square foot),
  - An initial security deposit of \$49,542.42, and
  - Estimated monthly taxes, insurance, common-area maintenance of \$7,054.

**Fiscal Note**

Funding: Fire Department Operating Budget and Urban Area Security Initiative Grant