City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Legislation Text

File #: 15-11820, **Version:** 1

Charlotte Fire Department Urban Search and Rescue Lease

Action:

A.   **Approve a lease amendment between the City of Charlotte and The Meritex Corporation for a facility for Charlotte Fire's Urban Search and Rescue Team, and**

B.   **Authorize the City Manager to execute all necessary documents to complete the lease amendment between the City of Charlotte and The Meritex Corporation.**

Staff Resource(s):
Phil Reiger, General Services
Tony Korolos, General Services
Reginald Johnson, Fire

Explanation
- The Charlotte Fire Urban Search and Rescue (USAR) Team has leased 18,338 square feet of space in a warehouse facility at 3140 Yorkmont Road in Council District 3 since March 2010.
- The USAR Team provides a regional service by responding to emergencies or disasters, including earthquakes, hurricanes, tornadoes, and floods.
- The equipment housed at the leased facility includes, but is not limited to: five tractor trailers, six 28-foot trailers, two 25-foot generators, and eight 8-foot generators. There are also five offices and a conference room used for training and deployment preparation.
- In November 2018, the city signed an extension of the existing lease for a one-year term, which terminates March 14, 2020, with no renewal options.
- The proposed lease includes:
    - A five-year term, and
    - Annual base rent of $7.15 per square foot, plus an additional $1.85 per square foot for operating expenses and common area maintenance. The total rent cost will be $13,753.50 per month, with three percent annual increases. This rate is consistent with market rates.
- This transaction is consistent with Charlotte Fire Department's Facilities Master Plan and with the City-Owned Real Estate and Facilities Policy adopted by City Council in June 2017.

Fiscal Note
Funding: General Grants Fund and Fire Operating Budget

Attachment(s)
Map