



Commerce City

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Council Communication File Number: Pres 24-226

Agenda Date: 4/22/2024

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Presentation

Adams Tower Sixth Floor Leasing Opportunity

Summary and Background Information:

As Commerce City continues to grow and develop, the number of City employees needed to serve the community increases. The number of full-time employees (FTEs) employed by the City continues to increase year over year, but the space that we have available for employees to work in has not grown at the same rate. Staff has been exploring different options for accommodating the growing City employee population. The City is spending \$215,281 on expansion and remodeling efforts to better accommodate for current and future FTEs at the Civic Center:

- Remodeling of the City Attorney Offices
- Remodeling of the City Manager's hallway
- Remodeling the Finance Department
- Remodeling of one large and one small storage closet
- Remaining option is to remodel the City Council Office
- No other additional space is available in currently owned and operated City buildings

The sixth floor in the Adams Tower building is currently vacant. This floor would provide 10,300 square feet of space, which is enough room to comfortably house 50-60 employees. The City has been offered an all-in lease rate of \$16.31 per square foot for the floor.

Staff is seeking direction from Council about the lease offer. If Council desires to move forward, staff will bring the lease and associated budget ordinance before Council for approval.

Staff Responsible (Department Head): Jim Tolbert, Assistant City Manager

Staff Member Presenting: Jim Tolbert, Assistant City Manager

Financial Impact: \$16.31/square foot per month

Funding Source: If Council desires to move forward, the lease and budget ordinance will be brought forward for review.

Staff Recommendation: N/A

Suggested Motion: N/A