



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Jose Obregon

SUBJECT: LEASE RENEWAL FOR THE
POLICE TRAINING UNIT

DATE: June 1, 2004

Approved

Date

RECOMMENDATION

Approval or a five-year lease agreement, with a 90 day termination clause, between the City of San Jose and Smith Family Trust for the use of 20,480 square feet of space located at 1302 N. Fourth Street at an initial monthly rent of \$32,768.00 per month for the first year of the lease, increasing annually to a high of \$42,598.40 per month during the final year of the lease.

BACKGROUND

The San Jose Police Department is required by State regulation to provide sworn police officers with 20 hours of continuous training updates annually. The Police Department currently must provide this training to approximately 1,400 sworn members. The Department also provides other mandated training such as diversity training, emergency response training, computer training, and various wellness and safety training to sworn as well as non-sworn police personnel, approximately 1,800, in all.

ANALYSIS

The current site has housed this operation for the past five years. A number of changes and tenant improvements have been made to accommodate the highly sensitive simulators and computer generated training room. The site does not need further tenant improvements. Given the special needs of the program, the negotiated rent is in line with the surrounding rental market, and reflects a reduction of \$31,948 per year from the rate previously charged under the lease.

The lease contains a provision that allows the City to terminate the agreement upon 90-days written notice.

PUBLIC OUTREACH

Not Applicable

COORDINATION

This memorandum has been coordinated with the City Manager's Budget Office and the Police Department. The City Attorney's Office has approved the agreement as to form.

COST IMPLICATIONS

This action is consistent with the Council approved Budget Strategy recommendation under General Principal #2, "We must focus on protecting our vital core city services." The total rent during the five-year term of this agreement is \$2,227,568.60.

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC#	Total Appn.	Amt. For Contract	2004-2005 Proposed Budget Page	Last Budget Action (Date, Ord. No.)
001	0592	Non-Personal	000120	\$6,637,052	\$393,216.00	VII-585	

CEQA

Exempt. PP04-05-167

JOSE OBREGON
Director of General Services