

Lease Amendment Animal Care Services – West Side Spay & Neuter Clinic



**City Council A Session – Item 11
November 21, 2024**

**Presented by: Jorge A. Perez, Director
Building and Equipment Services Department**

Background



- Council approved lease for 3,700 SF of retail space at the Las Palmas Shopping Center in Council District 5 on June 20, 2024.
- When opened in FY 25 the facility will be operated by Animal Care Services to provide spay and neuter services to the surrounding neighborhood.
- Construction plans were drafted and bids received from several contractors indicating the project could not be completed within the lease specified budget of \$462,500.



Lease Terms

- This amendment will increase the improvement allowance by \$300,000 from \$462,500 to \$762,500.
- City will reimburse the improvement allowance in full upon completion of the work.
- Terms including five-year length and City right to terminate this lease agreement at the 36th month with 180 days notice remain unchanged



Recommendation



Staff recommends approval of this ordinance authorizing the execution of a Lease Amendment with TCP Las Palmas Partners LTD for clinic space at 803 Castroville Rd. for a term of five years, increasing the tenant improvement allowance to \$762,500 in support of the Animal Care Services Department, Spay/Neuter Program



Lease Amendment Animal Care Services – West Side Spay & Neuter Clinic



**City Council A Session – Item 11
November 21, 2024**

**Presented by: Jorge A. Perez, Director
Building and Equipment Services Department**