

10-1876

(Do Not Write Above This Line)

AN ORDINANCE
BY: CARLA SMITH

Carla Smith

AUTHORIZING THE OFFICE OF ENTERPRISE ASSETS MANAGEMENT TO APPROVE TENANT IMPROVEMENTS AT THE GEORGIA HILL NEIGHBORHOOD CENTER AND TO GRANT RENT ABATEMENT THEREFORE IN AN AMOUNT NO GREATER THAN \$2.00 PER SQUARE FOOT ANNUALLY; AND FOR OTHER PURPOSES.

ADOPTED BY
NOV 0 1 2 10

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred: 10/18/10
 Referred To: Finance Executive
 Date Referred:
 Referred To:
 Date Referred:
 Referred To:

First Reading
 Committee: _____
 Date: _____
 Chair: _____
 Referred To: _____

Committee: Finance Executive
 Date: 10/27/10
 Chair: J. Shaw
 Action: Fav, Adv, Hold (see rev. side)
 Other: _____
 Members: _____

Refer To: _____
 Committee: _____
 Date: _____
 Chair: _____
 Action: Fav, Adv, Hold (see rev. side)
 Other: _____
 Members: _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

FINAL COUNCIL ACTION
 2nd 1st & 2nd 3rd
 Readings
 Consent V Vote RC Vote

CERTIFIED

CERTIFIED
 NOV 0 1 2010
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 NOV 0 1 2010
 R. D. Douglas
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

NOV 1 0 2010

WITHOUT SIGNATURE
BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

10-0-1876

AN ORDINANCE BY
COUNCILMEMBER CARLA SMITH

AUTHORIZING THE OFFICE OF ENTERPRISE ASSETS MANAGEMENT TO APPROVE TENANT IMPROVEMENTS AT THE GEORGIA HILL NEIGHBORHOOD CENTER AND TO GRANT RENT ABATEMENT THEREFORE IN AN AMOUNT NO GREATER THAN \$2.00 PER SQUARE FOOT ANNUALLY; AND FOR OTHER PURPOSES.

WHEREAS, the Georgia Hill Neighborhood Center is operated and maintained by the Office of Enterprise Assets Management; and

WHEREAS, this Neighborhood Center is in need of improvement and rehabilitation; and

WHEREAS, the City seeks to encourage current and future tenants in the Neighborhood Centers to effectuate improvements inside the Neighborhood Centers; and

WHEREAS, the current rental rate at the Neighborhood Centers established by this City Council is \$10.00 per square foot annually; and

WHEREAS, Urban Explorers Preschool, Inc. (UEP) desires to lease approximately 5,935 square feet of space in Suite 103 of the Georgia Hill Neighborhood Center (the "Premises"); and

WHEREAS, UEP will provide daycare services to residents of the area around this Neighborhood Center; and

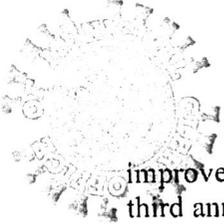
WHEREAS, to encourage tenant improvements, the City wishes to provide rent abatement for such improvements in an amount not to exceed \$2.00 per square foot annually where UEP receives pre-improvement and post-improvement approval from the Director of Real Estate Portfolio (Director);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1: The Director is hereby authorized to approve the proposed tenant improvements to the Premises listed on attached Exhibit "A", and to grant rent abatement to UEP upon satisfactory completion of said improvements. Said rent abatement shall equal \$2.00 per square foot leased annually and shall be abated for a period up to three years, provided that UEP enter into a three-year lease with the City for the use of the Premises at the current rate of \$10.00 per square foot annually.

SECTION 2: The Premises shall be used as a daycare center throughout the lease period.

SECTION 3: Should the City terminate the lease before its third anniversary for any reason but default on the part of UEP, the City shall reimburse UEP for any unamortized tenant



improvements at the same rate of \$2.00 per square foot annually for the time remaining until the third anniversary.

SECTION 4: Should UEP terminate the lease before its third anniversary for any reason, no reimbursement for any unamortized tenant improvements shall be due UEP.

SECTION 5: After completing the improvements, UEP shall notify the Director and shall provide an accounting of the improvements, including all supporting documentation. The Director shall inspect the improvements and review the accounting and documentation. Upon satisfactory completion and review, UEP shall receive the \$2.00 per square foot annual rent abatement, pro-rated monthly, for as many months as necessary to amortize the costs of the improvements, but not to exceed 36 months or three years.

SECTION 6: Except for the provisions within this ordinance, the Director shall prepare the lease with UEP using the City's standard lease form for space within its Neighborhood Centers.

SECTION 7: The lease agreement will not become binding upon the City and the City will incur no obligation or liability under it until it has been executed by the Mayor, attested to by the Municipal Clerk, approved as to form by the City Attorney, and delivered to the contracting parties.

SECTION 8: All other Ordinances and parts of Ordinances in conflict herewith are hereby waived to the extent of the conflict.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk

ADOPTED by the Atlanta City Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

NOV 01, 2010

NOV 10, 2010



EXHIBIT A

CPEX

CONCEIVE | PLAN | EXECUTE

August 23, 2010

Jenni Subarevic
Urban Explorers Preschool
250 Georgia Ave
Atlanta, GA 30312

Dear Ms. Subarevic:

CPEX, LLC is pleased to present this proposal for improvements to improve your space located at the above address. The subject space is the preschool area on the ground floor of the building which is approximately 4000 SF. We propose to complete the following improvements:

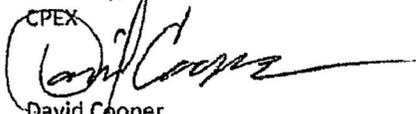
- Remove all existing flooring
- Remove old cabinets
- Remove 2-12' long partition walls
- Remove wall paper
- Remove toilet from countertop
- Repair sheetrock
- Paint all walls
- Install 360 yds of Salisbury 26 oz carpet
- Install 405 SF standard grade, 1/8" VCT
- Install 60 LF cove base
- Construct knee walls per proposed sketch.
- Install cabinets and plumbing fixtures provided by client

Our fee for the proposed work is \$33,000, subject to our Standard Terms and Conditions. We will commence work within 10 days of issuance of applicable permits, turnover of space, and notification to proceed. We will complete our work within 60 days of commencement.

We look forward to working together on this project. If you accept this proposal, please sign below or call me at 678-758-4817 if you have any questions.

Sincerely,

CPEX



David Cooper
President

Jennifer Subarevic
Urban Explorers Preschool



EXHIBIT A

SCHEDULE OF VALUES

General Conditions		\$3,500
Demolition		
	Remove 2-12' long walls	\$1,000
	Remove Cabinets	\$300
	Remove Flooring	\$700
Construct Knee Walls		\$3,000
Install cabinets		\$750
Flooring		
	360 yds of "Sinclair" 26 oz Carpet	\$4,050
	405 SF Standard grade 1/8" VCT	\$1,250
	600' Vinyl Base	\$1,500
Plumbing		
	Remove toilet	\$1,300
	Install client provided fixtures	\$650
Sheetrock Repair and Paint Walls		\$15,000
TOTAL		\$33,000

RCS# 633
11/01/10
3:38 PM

Atlanta City Council

REGULAR SESSION

CONSENT I

EXCEPT 10-O-1872,10-R-1898,

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

NV Smith	Y Archibong	Y Moore	Y Bond
NV Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

CONSENT I

		11-01-10
ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT	
1. 10-O-1874	35. 10-R-1844	
2. 10-O-1881	36. 10-R-1845	
3. 10-O-1767	37. 10-R-1846	
4. 10-O-1479	38. 10-R-1847	
5. 10-O-1781	39. 10-R-1848	
6. 10-O-1875	40. 10-R-1849	
7. 10-O-1876	41. 10-R-1850	
8. 10-O-1870	42. 10-R-1851	
9. 10-R-1836	43. 10-R-1852	
10. 10-R-1897	44. 10-R-1853	
11. 10-R-1858	45. 10-R-1854	
12. 10-R-1859	46. 10-R-1855	
13. 10-R-1884	47. 10-R-1856	
14. 10-R-1830	48. 10-R-1857	
15. 10-R-1835		
16. 10-R-1861		
17. 10-R-1862		
18. 10-R-1863		
19. 10-R-1864		
20. 10-R-1865		
21. 10-R-1882		
22. 10-R-1823		
23. 10-R-1824		
24. 10-R-1825		
25. 10-R-1826		
26. 10-R-1827		
27. 10-R-1828		
28. 10-R-1837		
29. 10-R-1838		
30. 10-R-1839		
31. 10-R-1840		
32. 10-R-1841		
33. 10-R-1842		
34. 10-R-1843		