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(ITEM) From the Director, Department of Transportation, requesting authorization to enter into a three-year Building Lease Agreement with Royalty Janitorial, Inc., for the lease of approximately 3,020 square feet of warehouse space inside Building 206, located at 450 East Alvina Avenue in MKE Regional Business Park, at \$3.00 per square foot for an approximate total of \$9,060 per year beginning approximately July 1, 2015, and ending approximately June 30, 2018, with two one-year mutual renewal options, by recommending adoption of the following:

A RESOLUTION

WHEREAS, Royalty Janitorial, Inc., is requesting to lease Building 206 which is located at 450 East Alvina Avenue in MKE Business Regional Business Park; and

WHEREAS, the approximately 3,020 square foot area is expected to accommodate Royalty Janitorial, Inc.'s, employees and equipment related to their cleaning business; and

WHEREAS, Royalty Janitorial, Inc. is a locally owned company and has been doing business in the Milwaukee County area for the past 25 years; and

WHEREAS, this lease agreement will allow Royalty Janitorial, Inc., to lease the approximately 3,020 square feet of warehouse space at Milwaukee County's MKE Regional Business Park, under standard terms and conditions for County-owned land and building space; and

WHEREAS, the Committee on Transportation, Public Works, and Transit, at its meeting of June 10, 2015, recommended adoption of the Director's request (vote 7-0); now, therefore,

BE IT RESOLVED, the Director, Department of Transportation is hereby authorized to enter into an agreement between Milwaukee County and Royalty Janitorial, Inc., as follows:

1. The term of the triple net lease agreement shall be for three years, effective approximately July 1, 2015, and ending approximately June 30, 2015, with two one-year mutual renewal options.
2. Any County-owned furniture, office equipment, or any other material identified will be inventoried in the office building and made available to Royalty Janitorial, Inc., at no charge, to be returned at the conclusion of the lease.
3. Rental for the approximately 3,020 square feet of space in the building will be established at \$3.00 per square foot for an approximate total of

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\$9,060 for the first three years of the lease. This rental rate was developed by comparison and blending of appraisal information for similar warehouse space in the surrounding area. An option to extend the lease term for two additional one-year terms shall be at an agreed-upon amount at the then prevailing market rate.

4. The lease agreement shall contain the current standard insurance and environmental language for similar agreements. Under these terms of this triple net lease agreement, Royalty Janitorial, Inc., will be responsible for the cost of insurance, utilities, and common area maintenance charges.

srb
06/10/15
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