



## Legislation Details (With Text)

<b>File #:</b>	20-1653	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	CONSENT AGENDA			<b>Status:</b>	Approved
<b>File created:</b>	8/20/2020			<b>In control:</b>	Department of Sustainable Development and Construction
<b>On agenda:</b>	12/9/2020			<b>Final action:</b>	12/9/2020
<b>Title:</b>	Authorize a five-year lease agreement with Oak Cliff Tower Limited for approximately 5,425 square feet of office space located at 400 South Zang Boulevard, Suite C-95, to be used as a training facility for the period March 1, 2021 through February 28, 2026 - Not to exceed \$474,687.60 - Financing: Building Inspection Fund (subject to annual appropriations)				
<b>Sponsors:</b>					
<b>Indexes:</b>	1				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Map. 2. Resolution				

Date	Ver.	Action By	Action	Result
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<b>STRATEGIC PRIORITY:</b>	Economic and Neighborhood Vitality
<b>AGENDA DATE:</b>	December 9, 2020
<b>COUNCIL DISTRICT(S):</b>	1
<b>DEPARTMENT:</b>	Department of Sustainable Development and Construction
<b>EXECUTIVE:</b>	Dr. Eric A. Johnson

### SUBJECT

Authorize a five-year lease agreement with Oak Cliff Tower Limited for approximately 5,425 square feet of office space located at 400 South Zang Boulevard, Suite C-95, to be used as a training facility for the period March 1, 2021 through February 28, 2026 - Not to exceed \$474,687.60 - Financing: Building Inspection Fund (subject to annual appropriations)

### BACKGROUND

This item authorizes a five-year lease agreement with Oak Cliff Tower Limited for approximately 5,425 square feet of office space located at 400 South Zang Boulevard, Suite C-95. This lease will provide for a training facility to provide continuous training for building inspection staff, City of Dallas Third Party Green Provider Orientation providers, City of Dallas Engineering and Survey Review, and other Sustainable Development and Construction Department staff.

The Department of Sustainable Development and Construction ("DEV") conducts over 200 training classes each year for building permit plan review and construction inspection staff. It is critical that

adequate and ongoing training be provided to plan review and inspection staff to ensure that all construction codes are properly enforced and to ensure the safety of Dallas citizens. The ability to provide “in person” training is particularly important when “virtual” and pre-recorded training methods are insufficient to achieve training goals. Training to be conducted in the space includes topics such as Building Code, Electrical, Green Code, Plumbing/Mechanical, Zoning, Arborists, Health/Sanitarians, Fire, Permit Technicians, Residential Team, Plans Examiners and Central Files. Classes focusing on the use of technology and plan review software will be included. The training space will be configured to accommodate up to 40 trainees incorporating appropriate social distancing protocols and is located within walking distance from the Oak Cliff Municipal Center, where the majority of the staff trainees’ offices are located. DEV expects to conduct over 150 classes per year at this location.

The lease will begin on March 1, 2021 through February 28, 2026.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

This item has no prior action.

### **FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Building Inspection Fund	\$55,380.22	\$94,937.52	\$324,369.86

### **OWNER**

#### **Oak Cliff Tower Limited**

Oak Cliff Tower GP, Inc.

Ralph Isenberg, President

### **MAP**

Attached