



Date: August 15, 2022

To: Maria Wagenhofer, Legislative Services Agency

From: Adam Steen, Director

RE: Lease Renewal by and between The Graham Group, Inc. and Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Department of Inspections and Appeals, Office of the State Public Defender Adult Office

Leased Premises: Approximately, 5,462 Square Feet of office space and 185 square feet of storage space located in the Insurance Exchange Building, 505 5<sup>th</sup> Avenue, Suite 506, Des Moines, Iowa 50309

Term of Lease: The lease shall commence on September 1, 2022 and shall end on August 31, 2029.

Cost of the Lease: For the lease term commencing on September 1, 2022 through August 31, 2027 the annual cost of this lease will be \$72,926.52 or approximately, \$13.25 per square foot per year for office space and \$3.00 per square foot per year for storage space payable in equal monthly installments of \$6,077.21 per month.

For the lease term commencing on September 1, 2027 through August 31, 2029 the annual cost of this lease will be \$78,388.56 or approximately, \$14.25 per square foot per year for office space and \$3.00 per square foot per year for storage space payable in equal monthly installments of \$6,532.38 per month.

The total cost of this lease contract is \$521,409.72.

Source of Funding: The funding source is the State Public Defender general fund appropriation.

Consequences of delaying or abandoning the lease: If the lease is not renewed, there would be a diminished response to the citizens this office serves. Legal representation requires effective communication in a confidential setting. This office provides that setting for an attorney and a client to meet in confidence.

We are submitting the above information, pursuant to 2021 Iowa Acts, House File 314. If you have questions or comments, please do not hesitate to contact Barbara Bendon at 515-281-8887 or email [Barbara.Bendon@Iowa.gov](mailto:Barbara.Bendon@Iowa.gov).