



Date: August 16, 2022

To: Maria Wagenhofer, Legislative Services Agency

From: Adam Steen, Director

RE: Lease Renewal by and between the Omni Center, LLC and Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Department of Human Services, Field Operations Support Unit

Leased Premises: Approximately, 8,285 Square Feet of office space located at the Omni Centre Business Park at 300 West Broadway, Suite 110, Council Bluffs, Iowa 51503

Term of Lease: The lease shall commence on November 1, 2022 and shall end on October 31, 2027.

Cost of the Lease: For the lease term commencing on November 1, 2022 through October 31, 2027, the annual cost of this lease will be approximately, \$105,550.92 or \$12.74 per square foot per year payable, in equal monthly installments of \$8,795.91 per month.

The tenant will also pay a one-time tenant improvement cost of approximately, \$43,042.53.

The total cost of this lease contract including the tenant improvement cost is estimated to be \$570,797.13.

Source of Funding: Funding is split between State and Federal Match (FY23 is 46.71% State and 53.29% Federal).

Consequences of delaying or abandoning the lease: Delaying or cancelling the renewal of the lease would risk services not being provided to our customers and could put at-risk clients in harm. This is the unit that receives all of the changes for the various benefits programs statewide.

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.