

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO. 93-1762  
THE EXECUTION OF A LEASE FOR )  
WORK AND STORAGE SPACE FOR ) Introduced by Rena Cusma,  
ZOOLIGHTS, ZOOBOO, AND ) Executive Officer  
ZOOBLOOM VOLUNTEER ACTIVITIES )

WHEREAS, Metro Washington Park Zoo has historically organized annual events to attract visitors and boost ticket sales; and

WHEREAS, two of these events, ZooLights (over the last five years) and ZooBoo (over the last two) have contributed to over 273,000 visitors and \$1,233,000 in gross revenues; and

WHEREAS, the Zoo heavily depends upon volunteer support for these productions; and

WHEREAS, the zoo has an urgent need for adequate work and storage space to support such volunteer activities; and

WHEREAS, a limited term lease of such facilities is recommended by the Zoo and the Director of Regional Facilities until long-term space can be planned, funded and developed on existing Zoo grounds; and

WHEREAS, the Zoo has surveyed the local area and found a space at 2516 N.W. 29th, Portland, Or which has the features and amenities suitable for such volunteer involvement; and

WHEREAS, a one-year lease with an option to extend has been negotiated and approved as attached; now, therefore,

BE IT RESOLVED,

That the Metro Council hereby authorizes the Executive Officer to execute the attached lease for a rate of \$1,500 per month.

ADOPTED by the Metro Council this 25th day of February, 1993.

  
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Judy Wyers, Presiding Officer

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THIS INDENTURE OF LEASE, entered into this 1<sup>st</sup> day of MARCH, 1993,  
between O. J. PROPERTIES

hereinafter called the lessor, and METRO

hereinafter called the lessee,

WITNESSETH: In consideration of the covenants herein, the lessor hereby leases unto the lessee those certain premises, as is, situated in the City of PORTLAND, County of MULTNOMAH and State of OREGON, hereinafter called the premises, described as follows:

Building #6 AT 2516 NW 29<sup>th</sup>. APPROXIMATELY  
6320 sq. Ft. plus A 400 sq. ft. mezzanine.

To Have and to Hold the premises commencing with the 1<sup>st</sup> day of MARCH, 1993,  
and ending at midnight on the 28<sup>th</sup> day of February, 1994, for a rental of \$18,000.00  
for the whole term, which lessee agrees to pay, at O. J. PROPERTIES, 2211 NW FRONT AVE,  
City of Portland, State of Oregon, at the following times and in the following amounts, to-wit:  
97209

\$ 1,500.00 monthly, payable in advance, due on the  
FIRST DAY of each month. monthly Rental not received by  
the 15<sup>th</sup> Day of each month shall be subject to a late  
fee of 3 per cent (\$ 45.00) which is automatically due  
& payable immediately.

Lessee is responsible for Electricity and Gas Bills.

In consideration of the leasing of the premises and of the mutual agreements herein contained, the parties agree as follows:

**LESSEE'S  
ACCEPTANCE  
OF LEASE**

(1) The lessee accepts this letting and agrees to pay to the order of the lessor the monthly rentals above stated for the full term of this lease, in advance, at the times and in the manner aforesaid.

**USE OF  
PREMISES**

(2a) The lessee shall use the premises during the term of this lease for the conduct of the following business:

STORAGE AND REPAIRS of Zoo property and INSTALLATIONS

and for no other purpose whatsoever without lessor's written consent.

(2b) The lessee will not make any unlawful, improper or offensive use of the premises; the lessee will not suffer any strip or waste thereof; the lessee will not permit any objectionable noise or odor to escape or to be emitted from the premises or do anything or permit anything to be done upon or about the premises in any way tending to create a nuisance; the lessee will not sell or permit to be sold any product, substance or service upon or about the premises, excepting such as lessee may be licensed by law to sell and as may be herein expressly permitted.

(2c) The lessee will not allow the premises at any time to fall into such a state of repair or disorder as to increase the fire hazard thereon; the lessee will not install any power machinery on the premises except under the supervision and with written consent of the lessor; the lessee will not store gasoline or other highly combustible materials on the premises at any time; the lessee will not use the premises in such a way or for such a purpose that the fire insurance rate on the improvements on the premises is thereby increased or that would prevent the lessor from taking advantage of any rulings of any agency of the state in which the premises are situated, or which would allow the lessor to obtain reduced premium rates for long term fire insurance policies.

(2d) The lessee shall comply at lessee's own expense with all laws and regulations of any municipal, county, state, federal or other public authority respecting the use of the premises. These include, without limitation, all laws, regulations and ordinances pertaining to air and water quality, Hazardous Materials as herein defined, waste disposal, air emissions, and other environmental matters. As used herein, Hazardous Material means any hazardous or toxic substance, material, or waste, including but not limited to those substances, materials, and waste listed in the U.S. Department of Transportation Hazardous Materials Table or by the U.S. Environmental Protection Agency as hazardous substances and amendments thereto, petroleum products, or such other substances, materials, and waste that are or become regulated under any applicable local, state, or federal law.

(2e) The lessee shall regularly occupy and use the premises for the conduct of lessee's business, and shall not abandon or vacate the premises for more than ten days without written approval of lessor.

(2f) Tenant shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the premises by Tenant, its agents, employees, contractors, or invitees without the prior written consent of Landlord, which consent will not be unreasonably withheld so long as Tenant demonstrates to Landlord's reasonable satisfaction that such Hazardous Material is necessary or useful to Tenant's business and will be used, kept, and stored in a manner that will comply at all times with all laws regulating any such Hazardous Material so brought upon or used or kept in or about the premises.

**UTILITIES**

term of this lease.

(3) The lessee shall pay for all heat, light, water, power, and other services or utilities used in the premises during the

lessor shall pay normal water and sewer.

**REPAIRS AND  
IMPROVEMENTS**

(4a) The lessor shall not be required to make any repairs, alterations, additions or improvements to or upon the premises during the term of this lease, except only those hereinafter specifically provided for; the lessee hereby agrees to maintain and keep the premises, including all interior and exterior walls and doors, heating, ventilating and cooling systems, interior wiring, plumbing and drain pipes to sewers or septic tank, in good order and repair during the entire term of this lease, at lessee's own cost and expense, and to replace all glass which may be broken or damaged during the term hereof in the windows and doors of the premises with glass of as good or better quality as that now in use; it is further agreed that the lessee will make no alterations, additions or improvements to or upon the premises without the written consent of the lessor first being obtained.

(4b) The lessor agrees to make all necessary structural repairs to the building, including exterior walls, foundation, roof, gutters and downspouts, and the abutting sidewalks. The lessor reserves and at any and all times shall have the right to alter, repair or improve the building of which the premises are a part, or to add thereto, and for that purpose at any time may erect scaffolding and all other necessary structures about and upon the premises and lessor and lessor's representatives, contractors and workers for that purpose may enter in or about the premises with such materials as lessor may deem necessary therefor, and lessee waives any claim to damages, including loss of business resulting therefrom.

**LESSOR'S  
RIGHT OF  
ENTRY**

(5) It shall be lawful for the lessor, the lessor's agents and representatives, at any reasonable time to enter into or upon the premises for the purpose of examining into the condition thereof, or for any other lawful purpose.

**RIGHT OF  
ASSIGNMENT**

(6) The lessee will not assign, transfer, pledge, hypothecate, surrender or dispose of this lease, or any interest herein, sublet, or permit any other person or persons whomsoever to occupy the premises without the written consent of the lessor being first obtained in writing; this lease is personal to lessee; lessee's interests, in whole or in part, cannot be sold, assigned, transferred, seized or taken by operation at law, or under or by virtue of any execution or legal process, attachment or proceedings instituted against the lessee, or under or by virtue of any bankruptcy or insolvency proceedings had in regard to the lessee, or in any other manner, except as above mentioned.

**LIENS**

(7) The lessee will not permit any lien of any kind, type or description to be placed or imposed upon the improvements in which the premises are situated, or any part thereof, or the land on which they stand.

**ICE, SNOW,  
DEBRIS**

(8) If the premises are located at street level, then at all times lessee shall keep the sidewalks in front of the premises free and clear of ice, snow, rubbish, debris and obstruction; and if the lessee occupies the entire building, the lessee will not permit rubbish, debris, ice or snow to accumulate on the roof of the building so as to stop up or obstruct gutters or downspouts or cause damage to the roof, and will save harmless and protect the lessor against any injury whether to lessor or to lessor's property or to any other person or property caused by lessee's failure in that regard.

**OVERLOADING  
OF FLOORS**

(9) The lessee will not overload the floors of the premises in such a way as to cause any undue or serious stress or strain upon the building in which the premises are located, or any part thereof, and the lessor shall have the right, at any time, to call upon any competent engineer or architect whom the lessor may choose, to decide whether or not the floors of the premises, or any part thereof, are being overloaded so as to cause any undue or serious stress or strain on the building, or any part thereof, and the decision of the engineer or architect shall be final and binding upon the lessee; and in the event that it is the opinion of the engineer or architect that the stress or strain is such as to endanger or injure the building, or any part thereof, then and in that event the lessee agrees immediately to relieve the stress or strain, either by reinforcing the building or by lightening the load which causes such stress or strain, in a manner satisfactory to the lessor.

**ADVERTISING  
SIGNS**

(10) The lessee will not use the outside walls of the premises, or allow signs or devices of any kind to be attached thereto or suspended therefrom, for advertising or displaying the name or business of the lessee or for any purpose whatsoever without the written consent of the lessor; however, the lessee may make use of the windows of the premises to display lessee's name and business when the workmanship of such signs shall be of good quality and permanent nature; provided further that the lessee may not suspend or place within said windows or paint thereon any banners, signs, sign-boards or other devices in violation of the intent and meaning of this section.

**LIABILITY INSURANCE**

(11) The lessee further agrees at all times during the term hereof, at lessee's own expense, to keep in effect, and deliver to the lessor liability insurance policies in form and with an insurer satisfactory to the lessor, insuring both the lessor and the lessee against all liability for damages to person or property in or about the premises; the amount of such liability insurance shall be not less than \$ one million for injury to one person and not less than \$ one million for injuries to all persons arising out of any single incident and not less than \$ one million for damage to property. With respect to these policies, lessee shall cause the lessor to be named as an additional insured party. Lessee agrees to and shall indemnify and hold lessor harmless against any and all claims and demands arising from the negligence of the lessee, lessee's officers, agents, invitees and/or employees, as well as those arising from lessee's failure to comply with any covenant of this lease on lessee's part to be performed, and shall at lessee's own expense defend the lessor against any and all suits or actions arising out of such negligence, actual or alleged, and all appeals therefrom and shall satisfy and discharge any judgment which may be awarded against lessor in any such suit or action.

**FIXTURES**

(12) All partitions, plumbing, electrical wiring, additions to or improvements upon the premises, whether installed by the lessor or lessee, shall be and become a part of the building in which the premises are located as soon as installed and the property of the lessor unless otherwise herein provided.

**LIGHT AND AIR**

(13) This lease does not grant any rights of access to light and air over the premises or any adjacent property.

**DAMAGE BY CASUALTY, FIRE AND DUTY TO REPAIR**

(14) In the event of the destruction of the improvements in which the premises are located by fire or other casualty, either party hereto may terminate this lease as of the date of fire or casualty, provided, however, that in the event of damage to the improvements by fire or other casualty to the extent of 50 per cent or more of the sound value thereof, the lessor may or may not elect to repair the same; written notice of lessor's election shall be given lessee within fifteen days after the occurrence of the damage; if notice is not so given, lessor conclusively shall be deemed to have elected not to repair; in the event lessor elects not to repair, then and in that event this lease shall terminate with the date of the damage; but if the improvements in which the premises are located be but partially destroyed and the damage so occasioned shall not amount to the extent indicated above, or if greater than said extent and lessor elects to repair, as aforesaid, then the lessor shall repair the same with all convenient speed and shall have the right to take possession of and occupy, to the exclusion of the lessee, all or any part thereof in order to make the necessary repairs, and the lessee hereby agrees to vacate upon request, all or any part thereof which the lessor may require for the purpose of making necessary repairs, and for the period of time between the day of such damage and until such repairs have been substantially completed there shall be such an abatement of rent as the nature of the injury or damage and its interference with the occupancy of the premises by the lessee shall warrant; however, if the premises be but slightly injured and the damage so occasioned shall not cause any material interference with the occupation of the premises by lessee, then there shall be no abatement of rent and the lessor shall repair the damage with all convenient speed.

**WAIVER OF SUBROGATION RIGHTS**

(15) Neither the lessor nor the lessee shall be liable to the other for loss arising out of damage to or destruction of the premises, or the building or improvement of which the premises are a part or with which they are connected, or the contents of any thereof, when such loss is caused by any of the perils which are or could be included within or insured against by a standard form of fire insurance with extended coverage, including sprinkler leakage insurance, if any. All such claims for any and all loss, however caused, hereby are waived. Such absence of liability shall exist whether or not the damage or destruction is caused by the negligence of either lessor or lessee or by any of their respective agents, servants or employees. It is the intention and agreement of the lessor and the lessee that the rentals reserved by this lease have been fixed in contemplation that both parties shall fully provide their own insurance protection at their own expense, and that both parties shall look to their respective insurance carriers for reimbursement of any such loss, and further, that the insurance carriers involved shall not be entitled to subrogation under any circumstances against any party to this lease. Neither the lessor nor the lessee shall have any interest or claim in the other's insurance policy or policies, or the proceeds thereof, unless specifically covered therein as a joint assured.

**EMINENT DOMAIN**

(16) In case of the condemnation or purchase of all or any substantial part of the premises by any public or private corporation with the power of condemnation this lease may be terminated, effective on the date possession is taken, by either party hereto on written notice to the other and in that case the lessee shall not be liable for any rent after the termination date. Lessee shall not be entitled to and hereby expressly waives any right to any part of the condemnation award or purchase price.

**FOR SALE AND FOR RENT SIGNS**

(17) During the period of 60 days prior to the date above fixed for the termination of this lease, the lessor herein may post on the premises or in the windows thereof signs of moderate size notifying the public that the premises are "for sale" or "for lease."

**DELIVERING UP PREMISES ON TERMINATION**

(18) At the expiration of the lease term or upon any sooner termination thereof, the lessee will quit and deliver up the premises and all future erections or additions to or upon the same, broom-clean, to the lessor or those having lessor's estate in the premises, peaceably, quietly, and in as good order and condition, reasonable use and wear thereof, damage by fire, unavoidable casualty and the elements alone excepted, as the same are now in or hereafter may be put in by the lessor.

**ADDITIONAL COVENANTS OR EXCEPTIONS**

(19)

1. Lessee shall name as properties on their liability insurance as an additional insured party and provide an additional certificate of insurance to as properties
2. No smoking will be allowed in the building
3. Garbage, and disposal of, is lessee's responsibility

**ATTACHMENT  
BANKRUPT  
DEFAULT**

**PROVIDED, ALWAYS,** and these presents are upon these conditions, that (1) if the lessee shall be in arrears in the payment of rent for a period of ten days after the same becomes due, or (2) if the lessee shall fail or neglect to perform or observe any of the covenants and agreements contained herein on lessee's part to be done, kept, performed and observed and such default shall continue for ten days or more after written notice of such failure or neglect shall be given

to lessee, or (3) if the lessee shall be declared bankrupt or insolvent according to law, or (4) if any assignment of lessee's property shall be made for the benefit of creditors, or (5) if on the expiration of this lease lessee fails to surrender possession of the premises, the lessor or those having lessor's estate in the premises, may terminate this lease and, lawfully, at lessor's option immediately or at any time thereafter, without demand or notice, enter into and upon the premises and every part thereof and reposses the same, and expel lessee and those claiming by, through and under lessee and remove lessee's effects at lessee's expense, forcibly if necessary and store the same, all without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be used for arrears of rent or preceding breach of covenant.

Neither the termination of this lease by forfeiture nor the taking or recovery of possession of the premises shall deprive lessor of any other action, right, or remedy against lessee for possession, rent or damages, nor shall any omission by lessor to enforce any forfeiture, right or remedy to which lessor may be entitled be deemed a waiver by lessor of the right to enforce the performance of all terms and conditions of this lease by lessee.

In the event of any re-entry by lessor, lessor may lease or relet the premises in whole or in part to any tenant or tenants who may be satisfactory to lessor, for any duration, and for the best rent, terms and conditions as lessor may reasonably obtain. Lessor shall apply the rent received from any such tenant first to the cost of retaking and reletting the premises, including remodeling required to obtain any such tenant, and then to any arrears of rent and future rent payable under this lease and any other damages to which lessor may be entitled hereunder.

Any property which lessee leaves on the premises after abandonment or expiration of the lease, or for more than ten days after any termination of the lease by landlord, shall be deemed to have been abandoned, and lessor may remove and sell the property at public or private sale as lessor sees fit, without being liable for any prosecution therefor or for damages by reason thereof, and the net proceeds of any such sale shall be applied toward the expenses of landlord and rent as aforesaid, and the balance of such amounts, if any, shall be held for and paid to the lessee.

**HOLDING  
OVER**

In the event the lessee for any reason shall hold over after the expiration of this lease, such holding over shall not be deemed to operate as a renewal or extension of this lease, but shall only create a tenancy from month to month which may be terminated at will at any time by the lessor.

**ATTORNEY  
FEES AND  
COURT COSTS**

In case suit or action is instituted to enforce compliance with any of the terms, covenants or conditions of this lease, or to collect the rental which may become due hereunder, or any portion thereof, the losing party agrees to pay the prevailing party's reasonable attorney fees incurred throughout such proceeding, including at trial, on appeal, and for post-judgment collection. The lessee agrees to pay and discharge all lessor's costs and expenses, including lessor's reasonable

attorney's fees that shall arise from enforcing any provision or covenants of this lease even though no suit or action is instituted.

**WAIVER**

Any waiver by the lessor of any breach of any covenant herein contained to be kept and performed by the lessee shall not be deemed or considered as a continuing waiver, and shall not operate to bar or prevent the lessor from declaring a forfeiture for any succeeding breach, either of the same condition or covenant or otherwise.

**NOTICES**

Any notice required by the terms of this lease to be given by one party hereto to the other or desired so to be given, shall be sufficient if in writing, contained in a sealed envelope, and sent certified mail, with postage fully prepaid, and if

intended for the lessor herein, then if addressed to the lessor at 2211 NW Front Ave  
Portland, OR 97209 and if intended for the lessee, then if addressed to the

lessee at ..... Any such notice shall be deemed conclusively to have been delivered to the addressee forty-eight hours after the deposit thereof in the U.S. Mail.

**HEIRS AND  
ASSIGNS**

All rights, remedies and liabilities herein given to or imposed upon either of the parties hereto shall extend to, inure to the benefit of and bind, as the circumstances may require, the heirs, successors, personal representatives and so far as this lease is assignable by the terms hereof, to the assigns of such parties.

In construing this lease, it is understood that the lessor or the lessee may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

**IN WITNESS WHEREOF,** the parties have executed this lease on the day and year first hereinabove written, any corporation signature being by authority of its Board of Directors.

x Ken Muhler Lessor  
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## REGIONAL FACILITIES COMMITTEE REPORT

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RESOLUTION NO. 93-1762, AUTHORIZING THE EXECUTION OF A LEASE FOR WORK AND STORAGE SPACE FOR ZOOLIGHTS, ZOOBOO, AND ZOOBLOOM VOLUNTEER ACTIVITIES

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Date: February 19, 1993                      Presented by: Councilor Washington

**COMMITTEE RECOMMENDATION:** At its February 17, 1993 meeting the Regional Facilities Committee voted 3-0 to recommend Council adoption of Resolution No. 93-1762. Voting were Councilors McFarland, Hansen, and Washington. Councilors Gardner and McLain were absent.

**COMMITTEE DISCUSSION/ISSUES:** Zoo Marketing Manager Jane Hartline presented the staff report. She introduced Russell Guinn, the Zoo's event technical coordinator, who explained that there is a need for work and storage space for the volunteers who do most of the work for the Zoo's three major events (ZooLights, ZooBoo, and ZooBloom). The space needs to be covered, large, and close to the Zoo. Space has been identified in the industrial area in northwest Portland, which is available on a one-year lease and is the least expensive space he could find that met the criteria.

Councilor McFarland asked where the funds for the lease were budgeted (\$1,500 per month). Ms. Hartline said funds were budgeted in Capital Outlay for Facilities Management to acquire storage trailers on the Zoo grounds, in addition to funds for renting storage and workshop spaces for ZooLights. The combination storage and workshop space requested in this resolution would consolidate activities previously scattered both physically and in the budget, would do so within the budget, and would add to the Zoo's capability to stage its special events. Councilor Washington asked what were the operating costs. Mr. Guinn said there would be small costs for gas and electricity, which would be less than \$100 per month. Councilor Hansen asked what current costs are. Mr. Guinn said ZooLights storage is \$650/month, with no other costs for the other activities. Councilor Hansen encouraged the staff to try to find donated warehouse space, and Mr. Guinn said he had checked with the Friends of the Zoo and Bank of America (which sponsors ZooBoo). Nothing was forthcoming, but he will continue to pursue this alternative.

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 93-1762 FOR THE PURPOSE OF AUTHORIZING THE EXECUTION OF A LEASE FOR WORK AND STORAGE SPACE FOR ZOOLIGHTS, ZOOBOO, AND ZOOBLOOM VOLUNTEER ACTIVITIES

Date: February 9, 1993

Presented by: Jane Hartline

FACTUAL BACKGROUND

The Metro Washington Park Zoo has consistently organized two (2) major events (ZooBoo and ZooLights) annually and this year plans to initiate a new ZooBloom festival to attract visitors and boost ticket sales at times when zoo attendance is normally down.

The success of these events is obvious since in the last five (5) years ZooLights alone has attracted 208,000 additional visitors and over \$853,00 in gross revenue. In comparison, ZooBoo has added 65,000 visitors and \$380,000 in revenue over the last two (2) years.

These events would have been impossible without the support of the Zoo's dedicated volunteers. They have devoted thousands of hours, sometimes working under very adverse conditions, to make these events successful. However, to continue to recruit and receive such support, the Metro Washington Park Zoo has an urgent need to secure decent workshop and storage space for these volunteers and their creations.

In the past, the Zoo has been forced to heavily rely upon a contractor's shop space to build the ZooBoo sets, and pursue painting and assembly outdoors even in inclement weather. Such dependence upon a single contractor creates innate problems with the competitive bidding of the projects and numerous hardships for the volunteer program.

The contractor's shop was at least a thirty (30) minute drive from the Zoo. Special workday scheduling was required for volunteers since the facility was isolated at night and on weekends. Scheduling problems arose from the need to have the contractor's shop personnel available to receive and work with the volunteers. No on-site storage was available thereby necessitating the constant transfer of volunteer creations to an old, 1200 square foot exhibit at the Zoo (Night Country), and outdoor storage under plastic and on wooden pallets at a multitude of additional locations on Zoo grounds.

The Zoo has previously depended upon volunteers to assume up to fifty percent of the ZooBoo production. But, ZooLights sets have been built and installed almost totally by volunteers. The latter production pieces are presently committed to 900 sq. ft. of public storage at \$.50/ft. or \$450 per month (after previous storage at a bingo parlor on Murray Road proved totally inadequate in size and to accommodate light construction).



## ANALYSIS

In order to support these events at the previous levels and avoid the continuing exodus of volunteers, an Event Technical Coordinator was hired in July of 1992. His tasks were and are to reestablish and even increase volunteer support, minimize contractor involvement and maximize revenues. To that end, acquisition of combined storage and workshop space is proposed for the ZooBoo, ZooLights and ZooBloom events.

### Consolidated workshop and storage facilities would:

- Allow consolidation of over \$75,000 in inventory and tool supplies in a 3,000 sq. ft. area;
- Provide a full year (instead of 2-3 month) calendar and 3,000 sq. ft. for the simultaneous layout, construction and refurbishing of all event sets;
- Appeal to volunteer involvement, if in close proximity to the Zoo, in a low crime area, offering a secure parking arrangement and the traditional amenities of heat, good ventilation and restrooms.
- Allow adequate storage space to accommodate purchase versus rental of lighting equipment for the three (3) events and the summer concert series.

The Zoo's Event Technical Coordinator has surveyed the local area for such space at a reasonable cost, and concluded that a facility at 2516 N.W. 29th will meet those specific needs. The facility has:

- 5500 sq. ft. of open warehouse space, 400 sq. ft. of enclosed tool and small part storage space, and 400 sq. ft. of secured costume and prop storage;
- An existing restroom with utility sink;
- Access via an overhead garage door (which will allow van deliveries);
- Adequate space for loading and unloading sets;
- High ceilings that will allow the protective hanging of large light sculptures;
- Over 100 amps of power for the required welding equipment and woodworking power tools;
- An eight (8) minute commute from the Zoo;
- A well lighted, fenced parking area within an industrial complex;



BUDGET IMPACT

In view of the above; the \$0.24 per sq. ft. or \$1,500 monthly, one year lease negotiated; and the Event Technical Coordinator's contention that this is the minimum space, lowest cost and limited term lease available, the Metro Washington Park Zoo hereby recommends and the Director of Regional Facilities concurs in a request for the one-year lease of this warehouse/shop space with an option to extend, as per the attached agreement, and continued until the development of a more long-term space on Zoo grounds can be planned, funded and developed.

EXECUTIVE OFFICER RECOMMENDATION

The Executive Officer hereby recommends approval of Resolution No. 93-1762.