

Risk Management Contract Review

Contract/ Agreement Title	First Amendment to the Second Floor Lease and Incorporation of the First Floor Lease and Suite 280 with Northside Square, LLC for the expansion of leased space for the Tax Collector.				
Bid/Contract#		Granicus#	17-395D	Stars#	1716712
Purchasing Contact:		PID #		Amount:	\$81,690.00
Department	REM	Project/Contract Mgr:	Andrew Pupke		
Type of Contract <small>(select both)</small>	Amendment	Non-Purchasing	Method of Review	Granicus	
Limitation of Liability?		Indemnification Language?		If PE to PE, \$768.28?	

JPA:	Choose one	Name of JPA:	Choose an item.
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Required Coverages	Add'l Language / Exclusions	Limits	Justification
Choose an item.	Lease amendment		No insurance requirements
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			

Date/Time/Comments: 05/02/2017 Amendment to existing lease and incorporation of another lease. Building improvements by County total 268,000. Will add those values to Statement of Values. Copies of original leases are attached.

NOTES: This First Amendment provides for the expansion of leased space in order to allow the Tax Collector to provide services including both the issuance of the State of Florida Concealed Weapon or Firearm Licenses and an Application Center for the Transportation Security Administration (TSA) Pre-Check process.

Additionally, the First Amendment incorporates tenant improvements for the First Floor Premises and provides an extension of the current Lease term for the existing 27,330 RSF in order to establish a coterminous expiration of all leased space. The extended lease term shall commence upon the completion of the construction of Suite 280, as confirmed by the issuance of a Certificate of Occupancy (CO). The expiration date will align with the planned relocation of the Tax Collector operations from Northside Square to the North County Service Center property located at 29582 US Highway 19 North, Clearwater. The First Amendment includes three (3) additional one-year renewal options for the 29,403 RSF.

Initial Reviewer: Rick Kahler	Date 5/2/2017
Approved By: GWhite	Date 5/2/2017
Final Approval: Virginia E. Holscher, Director	Date 5/8/2017