

Risk Review

Risk #

Contract/ Agreement Title:	Second Amendment to Lease Agreement with Suncoast Family YMCA's, Inc.		
Granicus#:	20-077A	PID #:	Amount: \$
Project/Contract Mgr:	Andrew Pupke	Purchasing Contact:	
Department:	Administrative Svs	Type of Contract:	Amendment
Method of Review:	Granicus	If PE to PE, \$768.28?	

JPA:	Choose One	Name of JPA:	
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Required Coverages	Add'l Language / Exclusions	Limits	Justification
WC/EL		500K Person 500K Disease 500K Disease limit	
CGL		1M Occurrence 2M Aggregate	
AL		1M Per Accident	
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			

Date/Time/Comments: 1/15/20 Approval of the Second Amendment to Lease Agreement (Second Amendment) with Suncoast Family YMCA's, Inc. (YMCA) for property located at 1801 119th Street N, Largo, Florida (Omni Center). Exercises the first ten (10) year renewal extending the lease to August 8, 2030. Defines responsibility for future capital improvements. Updates pertinent lease language. Reviewed Second Amendment and attachments. **The lease contains the following: Delete language of paragraph 7, "INSURANCE" of original lease and replace with the insurance requirements set for in Exhibit "A" attached hereto and incorporated herein by reference. Limits shown in the attachment are the County's minimum requirements and are acceptable for the Risk is low.**

Notes: Based on direction from the Board of County Commissioners, this Second Amendment defines responsibility for future capital improvements, and extends the lease to August 8, 2030 and updates pertinent lease language.

As background, the Pinellas County Community Development Department solicited applications for a Comprehensive Recreation Program for the Omni Center and the YMCA was selected by a committee consisting of the Greater Ridgecrest area residents and County personnel and approved by the Board of County Commissioners on September 28, 1999. The County, upon completion of the renovation of the Omni Center building leased the entire property to YMCA on August 9, 2000 to administer comprehensive recreational and social programs. A First Amendment was executed on November 20, 2001 to change the name of the Tenant, to add language requiring the Tenant to get written prior approval for alterations to the facility, add language regarding the serving of alcoholic beverages and to outline specific maintenance standards for the Tenant to follow.

Reviewer: Valerie Edmons	Date 1/15/2020
Manager: Rick Kahler	Date 1/15/2020

Please note: The Insurance & Contractual Risk Division reviews requests to assess risk, assign insurance requirements and provide compliance reviews for insurance certificates. However, this review does not imply approval for any event, purchase, service or project. It is the requestor's responsibility to obtain all necessary approvals.