

Risk Management Contract Review

Contract/ Agreement Title	Request for Proposal for the Development of City of St. Petersburg-owned Property within the Innovation District.						
Bid/Contract#		Granicus#	18-1039A	Stars#	18-19480		
Purchasing Contact:		PID #		Amount:	\$0.00		
Department	REM		Project/Contract Mgr:	Andrew Pupke			
Type of Contract	RFP - Request for Proposal			Method of Review	Granicus		
Limitation of Liability?		Indemnification Language?		If PE to PE, \$768.28?			

JPA:	Choose One	Name of JPA:	
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Required Coverages	Add'l Language / Exclusions	Limits	Justification
Choose an item.			
Choose an item.			
Choose an item.			
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Choose an item.			

Date/Time/Comments: 07/02/2018 Approve submission of a response to a request for proposal (RFP) for the development of City of St. Petersburg-owned property within the Innovation District (District), located at the southwest corner of 4th Street South and 11th Avenue South, in St. Petersburg. Property is owned by City. The response to RFP does not require application of insurance limits as it is for funding and is PE to PE.

NOTES: This action authorizes the submission of a response to the RFP. Submission of the RFP is the first step towards establishing a permanent facility for the Tampa Bay Innovation Center. The City's property offers a location in the District to acquire a site on which to build a new state-of-the-art incubator facility as a permanent home for TBIC. The City had previously entered into a lease and development agreement with the TBIC to construct such a facility on this site. The agreement was for a nominal cost and the County's response to this RFP will request the donation of the property from the City as a partner. The PCEDA would own the building and contract with TBIC to manage and operate the incubator.

To fund construction of the incubator, the County is applying for a \$9,000,000.00 federal U.S. Economic Development Administration grant. The County match for the grant would be \$3,000,000.00. The source of County's grant funding match will be determined if the U.S. EDA grant is awarded. Potential sources are proceeds from planned sale of STAR Center and Penny for Pinellas infrastructure sales surtax.

VEH – added these notes: No insurance requirements since this is a Public Entity to Public Entity, but some risk issues to note:

1. This is in evacuation zone A. While that does not necessarily mean it is in a Flood Zone, it should be noted whether or not it is. If it is, part of the financial budget will need to including flood insurance on any structures built and may include elevating any new construction.
2. If we are successful bidder, please advise risk if we acquire this property so we can add to our vacant land list for insurance (liability)
3. Assume phase I and II testing will be done for environmental hazards.

Initial Reviewer: Rick Kahler	Date: 7/2/2018
Approved By: Vanessa Alfonso	Date: 7/3/2018
Final Approval: Virginia E. Holscher, Director	Date: 7/5/2018