

Risk Management Contract Review

Contract/ Agreement Title	License Agreement between Raytheon Company and the Pinellas County Economic Development Authority for leased space at the Young-Rainey STAR Center						
Bid/Contract#		Granicus#	19-523D	Stars#	19-22161		
Purchasing Contact:		PID #		Amount:	\$26,600.04		
Department	REM		Project/Contract Mgr:	Andrew Pupke			
Type of Contract	Lease of Owned Facility				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
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: 7/01/19 –Temporary Lease agreement with Raytheon for 12 months for 6,650 square feet of storage space at the Young-Rainey STAR Center. The insurance requirements were already inserted in the License Agreement and were edited. Based on the exposure for the space involved, Professional Liability was removed. Also edited auto limit to current County minimum. Reviewed certificate on file and tenant is compliant with new limit.

NOTES: The Young - Rainey STAR Center is home to Raytheon’s Center of Excellence for its Network Centric Systems Division. Raytheon manufactures radios, terminals, vehicle integration, cables and harness programs to support several Department of Defense contracts. Raytheon has been the STAR Center's anchor tenant since September 1998.

This Lease Agreement is for a limited space use to serve as a transitional storage/staging space (6650 sq.ft.) for office furniture while Raytheon performs build-out within their existing leased space under the Lease Amendment 27. The License Agreement provides for a one (1) year term with a thirty (30) day right to terminate, exercisable by either party. The space would be offered “as-is” at a rate of \$4/sf plus ad valorem/surface water fees (prorated for occupancy) and monthly metered electric reimbursement.

Initial Reviewer: Rick Kahler	Date: 7/2/2019
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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.

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Manager Review: Vanessa Alfonso	Date 7/3/2019
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