

Risk Review

Risk #: 2126041

Review Title:	First Amendment to the Specific Performance and Land Use Restriction Agreement with Lighthouse of Pinellas, Inc for Community Development Block Grant funded facility improvements.				
Granicus/SP#:	21-180D	PID #:		Amount:	\$350,000.00
Point of Contact:	Carol Stricklin	Dept:	Community Dev	Type of Review:	Specific Performance Agrmnt
Dates/Term:	10/1/20 – 12/31/21	History:	20-013C		
Partners/Vendors:	Lighthouse of Pinellas, Inc				
If PE to PE, §768.28?		Name of JPA:			
<i>Additional Insured?</i>					
Required Coverages	Add'l Language / Exclusions	Limits		Justification	
WC/EL		500K Person 500K Disease 500K Disease limit			
CGL		1M Occurrence 2M Aggregate			
Professional		1M Per Accident			
Property	Building Coverage. Must name Pinellas County as loss payee	\$350,000 or more		Required by LURA agreement	
Choose an item.					
Choose an item.					
Choose an item.					
<p>Comments: 2/17/21 Approval by the County Administrator and execution by the Chair of the Board of County Commissioners (Board) of the First Amendment to the Specific Performance and Land Use Restriction Agreement (Agreement) with Lighthouse of Pinellas, Inc. (Lighthouse) for Community Development Block Grant (CDBG) funded facility improvements. Reviewed 1st Amendment that now includes Architectural Fees for costs associated with facility renovations. Attachment D was deleted from Original Agreement and replaced with a Revised Attachment D which now include Professional Liability as the design work is for a facility that provides services for the blind and visually impaired. All other insurance requirements remain the same. Risk is moderate and limits reflect this. Professional liability requirement may be satisfied by providing certificate of professional liability from Agency's architect or engineer.</p>					
<p>Notes: On September 29, 2020, the County provided \$350,000.00 in CDBG funding for renovations including upgrades to the facility's kitchens and bathrooms, plumbing and electrical systems, and replacing integral structural kitchen appliances (i.e. refrigerator, stove, dishwasher) located at 6925 - 112th Circle North, Largo, Florida 33733.</p> <p>This First Amendment revises the scope of the project to include costs associated with architectural fees. This First Amendment extends the term of the Agreement three (3) months to December 31, 2021, providing additional time for completion of improvements at the facility. This First Amendment extends the term of the Restricted Period three (3)</p>					

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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months, restricting the use of the property through January 1, 2042. Lighthouse provides services to approximately 350 blind and visually impaired individuals. The funding amount of the agreement remains unchanged. The project description in the original Agreement identified renovations to include upgrades to kitchens and bathrooms, plumbing and electrical systems, and replacing integral structural kitchen appliances (i.e. refrigerator, stove, dishwasher) at the Lighthouse facility through Agreement CD20LH.

Reviewer: Valerie Edmons	Date 2/17/2021
Manager: Rick Kahler	Date 2/17/2021

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