

Risk Management Contract Review

Contract/ Agreement Title	Exchange Agreement, Lease-purchase Agreement, Ground Lease Reservation Agreement and Lease Agreement for New One-Stop South County Service Center.				
Bid/Contract#		Granicus#	18-031A	Stars#	18-18329
Purchasing Contact:		PID #		Amount:	See Notes
Department	REM	Project/Contract Mgr:	Andrew Pupke		
Type of Contract <small>(select both)</small>	Sale and Purchase Agreements		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
WC/EL		500K Person 500K Disease 500K Disease limit	Landlord/developer employees performing maintenance
CGL		1M Occurrence 2M Aggregate	Landlord/developer employees performing maintenance and common areas
Property	For 1800 66 th St and 2500 34 th Street upon completion of building	Replacement cost of building and improvements	Property leased to County
Other	Flood insurance if located within flood zone	Replacement cost of building	Property leased to County
Builders Risk	For lease at 2500 34 th Street	Replacement cost of building	Property to be leased to County
Choose an item.			
Choose an item.			
Choose an item.			

Date/Time/Comments: 01/05/2017 Sean Griffin confirmed agreements include property exchange agreement, lease agreements for two properties to be occupied by County as Tenant. 1800 66th Street is not fully occupied by County and may have other tenants. Upon completion of building 2500 34th Street will be occupied solely by County. In addition a ground lease for 2500 34th Street. Landlord and developer are the same LLC. Limits above apply to both.

NOTES:

Annual Lease expense for the Developer's property is estimated to be \$1.13M
 Annual Lease expense for use of the entire County property (Year 1) is estimated to be \$542K.
 Annual Lease expense for use of a portion of the County property (Year 2) is estimated to be \$308K.
 The estimated building purchase price is \$10.1M.

Initial Reviewer: Rick Kahler	Date 1/5/2018
Approved By:	Date Click to enter date.
Final Approval: Virginia E. Holscher, Director	Date 1/22/2018