

Risk Management Contract Review

Contract/ Agreement Title	Resolution authorizing the lease of the Lealman Community Campus and a Lease Agreement with the Children's Educational Services, Inc., dba The Broach School St. Petersburg and a lease agreement with the Excellerated Teaching Center, Inc.					
Bid/Contract#		Granicus#	18-1194A	Stars#	18-19749	
Purchasing Contact:		PID #		Amount:	\$	
Department	REM	Project/Contract Mgr:	Andrew Pupke			
Type of Contract	Land Use/Facility Use Agreement			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	<u>LESSEE with less than 4 full or part-time employees including owners may submit County waiver in lieu of workers compensation. The satisfactory completion of the waiver does not release the LESSEE for responsibility of injury to their employees.</u>	500K Person 500K Disease 500K Disease limit	
CGL	No exclusions for physical abuse or sexual molestation are allowed.	1M Occurrence 2M Aggregate	
AL	LESSEE may show that non-owned auto coverage exists under the Commercial General Liability policy if entity does not own any vehicles.	1M Per accident	
Excess/Umbrella		1M Occurrence 1M Aggregate	
Choose an item.			
Choose an item.			
Choose an item.			
Choose an item.			

Date/Time/Comments: 8/3/2018 Resolution is to approve leasing of space at Lealman Center, Lease agreements are with two private schools. Excellerated School is for autistic children and Broach school offers personalized learning. The limits for lease were previously reviewed by Risk. The schools do not present any unusual exposures that would require a change to insurance requirements. Copies of school info sheets are attached.

NOTES: This action authorizes the lease of the LCC in accordance with Section 162.380 of Florida Statutes and Agreements allow both Broach and Excellerated to use space at the LCC in order to provide a safe, nurturing learning environment where children are motivated to succeed by giving students the personal attention of their teachers. The term of the Broach Agreement is three (3) years with the option of three (3) additional renewal terms of three (3) years each. The term of the Excellerated Agreement is one (1) year with the option of ten (10) additional renewal terms of one (1) year each.

VA 8/20/2018 – Met with Pam Grabo, Nancy Meyer and Chelsea Hardy to discuss incident reporting and it was agreed that notification should be limited to Bodily Injury resulting from premise defects or need for repairs and should not include quarterly insurance carrier loss runs. Also, discussed inserting requirements that lessee shall ensure the County is an indemnified party on any and all waivers of any kind that lessee requires individuals to execute before participating in events held on premises. Chelsea Hardy will ensure this new language is incorporated in all agreements that may be executed regarding the operation of the Campus

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Initial Reviewer: Rick Kahler	Date 8/3/2018
Approved By: Vanessa Alfonso	Date 8/20/2018
Final Approval: Virginia E. Holscher, Director	Date 8/22/2018