Pinellas County

Legislation Details (With Text)

File #:	22-1340D **Version:** 1		
Type:	Delegated Item	**Status:**	Passed
File created:	11/22/2022	**In control:**	Administrative Services
On agenda:	1/31/2023	**Final action:**	1/31/2023
Title:	Fourth Amendment to the Lease Agreement with Mainstream Partners IV, LLC to expand existing warehouse space to support the Pinellas County Sheriff's Office Dive Team.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Mainstream 4th Amend PE 01.09.2023, 2. Third Amendment, 3. Second Amendment, 4. First Amendment, 5. Lease, 6. Location Map Mainstream Warehouse, 7. CONTRACT.RVW- Mainstream Partners IV LLC - 22-1340D, 8. Fourth Amendment CAO comments		

Date	Ver.	Action By	Action	Result

Subject:

Fourth Amendment to the Lease Agreement with Mainstream Partners IV, LLC to expand existing warehouse space to support the Pinellas County Sheriff's Office Dive Team.

Recommended Action:

Approval and execution by the County Administrator of the Fourth Amendment to the Lease Agreement (Agreement) with Mainstream Partners IV, LLC (Mainstream) to expand existing warehouse space to support the Pinellas County Sheriff's Office Dive Team (PCSO) at the Mainstream warehouse located at 7200 114th Avenue North, Pinellas Park (Premises).

- This Agreement adds two (2) 2,400 square foot adjoining bay spaces, 7254 and 7262 114th Avenue, Pinellas Park to the PCSO existing footprint at the Premises.
- The bay spaces are preferable due to the proximity of the other PCSO bay units at the Premises and the taller bay doors allow ease of access to better house their equipment.
- The total PCSO footprint will expand from five (5) bay spaces to seven (7) bay spaces,12,000 square feet to 16,800 square feet, at the Premises.
- The term of the Agreement will commence on March 1, 2023 and expire on May 31, 2024.
- There will be two (2) options to renew, each for an additional five (5) year term.
- The increase in cost is $31,848.00 over what was budgeted for in Fiscal Year (FY) 2023, however, the department can likely absorb this increase if they remain within budget in other spending areas.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

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Deliver First Class Services to the Public and Our Customers
5.2 Be responsible stewards of the public's resources
5.3 Ensure effective and efficient delivery of county services and support

Summary:
This action will provide additional warehouse space to support the activities of the Pinellas County Sheriff's Dive Team. This Agreement adds two (2) 2,400 square foot bay spaces, 7254 and 7262 114th Avenue, Pinellas Park to the PCSO existing footprint at the Mainstream warehouse.

Background Information:
On October 14, 2016 Mainstream and County entered into an Industrial Building lease for 28,800 square feet of industrial space at the Premises to house the REM Surplus Warehouse and the PCSO Dive Team.

On August 7, 2018 a First Amendment was executed to add an additional 2,400 square feet of industrial space at the Premises for the PCSO Dive Team for a total of 31,200 square feet.

On January 8, 2019 a Second Amendment was executed to allow the County to relocate the State Attorney, Public Defender, County Attorney and Medical Examiner records warehouse from 5300 Ulmerton Road to the Premises. The records warehouse added an additional 26,400 square feet at the Premises for a total of 57,600 square feet.

On March 19, 2020 a Third Amendment was executed to allow the County to add an additional 2,400 square feet of industrial space at the Premises to store Emergency Management supplies, bringing the total to 60,000 square feet.

This Agreement will provide additional warehouse space to support the activities of the Pinellas County Sheriff's Dive Team. This Agreement adds two (2) 2,400 square foot bay spaces to the PCSO existing footprint at the Premises. The total PCSO footprint will expand from five (5) bay spaces to seven (7) bay spaces,12,000 square feet to 16,800 square feet at the Premises. The total County footprint will expand from 60,000 square feet to 64,800 square feet at the Premises.

Fiscal Impact:

The Fourth Amendment to the Mainstream Partners IV, LLC lease agreement will increase the contract amount to $709,448.00 in FY23, of which, only $677,600.00 was budgeted for. If this amendment is approved, the contract will be over budget by $31,848.00 in FY23. The department can likely absorb this increase if they remain within in budget in other spending areas.

The amendment increases the lease by $31,848.00, which is an increase of 4.7% and will increase the PCSO footprint by 4,800 sq. ft. (40%). Expenses related to this amendment are funded by the Department of Administrative Services (DAS) Facilities and Real Property (FRP) General Fund budget and are charged to PCSO through annual cost accounting.

Delegated Authority:
Authority for the County Administrator to sign this Agreement is granted under Code Section 2-62(a)(1).

Staff Member Responsible:
Diana Sweeney, Deputy Director, Department of Administrative Services

Partners:
Pinellas County Sheriff's Office

Attachments:
Fourth Amendment
Third Amendment
Second Amendment
First Amendment
Mainstream Industrial Building Lease
Location Map