



Pinellas County

Staff Report

File #: 18-1133A, Version: 1

Subject:

First Amendment to the Lease Agreement with Mainstream Partners IV, LLC to expand existing warehouse space to support the relocation of the Sheriff's Dive Team and Major Accident Investigation divisions.

Recommended Action:

Approval and execution of the First Amendment to the Lease Agreement (Agreement) with Mainstream Partners IV, LLC for warehouse space, located at 7200 114th Avenue North, Largo, to support the relocation of the Sheriff's Dive Team and Major Accident Investigation divisions, Chairman to sign and Clerk to attest.

Strategic Plan:

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 provides for the expansion of the existing warehouse space, by 2,400 rentable square feet (RSF), to accommodate relocation of the Sheriff's Dive Team and Major Accident Investigation divisions from their current location at 13770 Automobile Boulevard, Clearwater. The relocation will reduce the square footage of an existing lease and allow Sheriff's Office operations under one chain of command to be co-located at Mainstream Business Park.

Background Information:

The relocation allows the County to terminate 7,500 RSF of leased warehouse space at 13770 Automobile Boulevard. The expansion of 2,400 RSF at Mainstream Business Park will increase the overall RSF to 31,200 RSF; of which, 19,200 RSF is occupied by Real Estate Management (REM) operating as the Surplus Warehouse and 12,000 RSF occupied by the Sheriff's Office for storage of Special Operations Vehicles.

The annual base rent is \$8.23 per RSF, and is subject to a three percent (3%) annual increase. The lease rate includes tenant improvements consisting of the addition of electrical outlets and opening the demising wall in order to connect the expansion warehouse space and the existing Sheriff's Office warehouse space.

The additional 2,400 RSF will be co-terminus with the Lease Agreement whereby the initial term expires December 31, 2021 and provides two (2) renewal options of five (5) years each.

Fiscal Impact:

The Mainstream Business Park base rent payment will increase by \$1,646.00 monthly, however, will be offset by a reduction of \$5,343.75 per month as a result of the termination of 7,500 RSF of leased

space at the current warehouse in Clearwater. There are one-time costs associated with extending security cabling to the expansion space and installing black out tint on the exterior windows of the suite estimated to cost \$5,000. The source of funding is the REM Operating Budget.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Partners:

Pinellas County Sheriff's Office

Attachments:

First Amendment to Lease

Location Map

Original Lease Agreement