



Pinellas County

Staff Report

File #: 18-1546A, Version: 1

Subject:

Second Amendment to the Lease Agreement with Mainstream Partners IV, LLC to expand existing warehouse space to support the relocation of the records warehouse storage operations for the State Attorney, Public Defender, Medical Examiner, and Court Administration.

Recommended Action:

Approval of the Second Amendment to the Lease Agreement (Agreement) with Mainstream Partners IV, LLC for warehouse space for records storage for the State Attorney, Public Defender, District Six Medical Examiner's Office, and the Sixth Judicial Circuit Court.

- The new records storage facility (26,400 s.f.) is located at 7200 114th Avenue North, Largo.
- The new location will be immediately adjacent to the current County's surplus warehouse.
- New rent term is for sixty months with a rental rate of \$10.22/s.f. with an annual 3% escalation rate. The landlord is contributing \$643,432.34 for tenant improvement and \$95,966.00 towards the County's relocation expenses.
- The County will expend one-time capital costs of \$11,000.00 for the installation of fiber optic communications and interior communications wiring, and \$28,637 for interior fencing to segregate records storage for each stakeholder agency.
- The current records storage facility (25,288 s.f.) is thirty-eight years old has been under lease for thirty years and is located at 5300 Ulmerton Rd., Clearwater.
- The current rental rate is \$10.77/s.f. with an annual 3.5% escalation rate.

Strategic Plan:

Create a Quality Workforce in a Positive, Supportive Organization

1.3 Make workforce safety and wellness a priority

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 relocation of the Records Warehouse. The relocation will provide an improved protective environment for the housed records, as well as, an upgraded work environment for the stakeholders' employees.

Background Information:

Over the past thirty (30) years, the County has been housing millions of pages of criminal, medical, and court records at the current leased location. These records include case files for the determination of the cause and manner of death under certain circumstances, and defense files for indigent persons charged with criminal offenses. The State Attorney's Office, alone, handles over

132,000 criminal prosecution referrals annually.

The current warehouse location no longer meets the needs of the stakeholders. The current structure is a 38-year old metal building that has experienced roof leaks, site flooding, and an ongoing issue with vagrancy. Failure of this structure in a weather event would have catastrophic implications to the stored records.

The relocation allows the County to terminate the 25,288 rentable square feet (RSF) of leased space at the current warehouse at 5300 Ulmerton Road and relocate to the Mainstream Business Park, which is currently occupied by Real Estate Management (REM) operating as the Surplus Warehouse, and the Sheriff's Office for storage of Special Operations Vehicles. The Records Warehouse will add an additional 26,400 RSF to the Mainstream Business Park Agreement for a total of 57,600 RSF.

The Agreement will ensure that all County tenants within the Mainstream Business Park will be co-terminus with the initial term expiring 60 months after the County accepts possession of the built out space. The Agreement also provides two (2) renewal option terms of five (5) years each.

Fiscal Impact:

Currently, the annual rent at the 5300 Ulmerton Road location is \$10.71 per RSF and has an annual increase of 3.5%. The annual base rent at the Mainstream Business Park will be \$10.22 per RSF, and is subject to a three percent (3%) annual increase. The annual base rental rate includes tenant improvements in the amount of \$643,432.34, which consists of the addition of office space for the staff members, fire walls, electrical upgrades and air conditioning. In addition, Mainstream Partners IV, LLC will contribute \$95,966.00 towards the County's moving expenses, which is included in the tenant improvement total. There are one-time capital costs of \$11,000.00 for the installation of fiber optic communications and interior communications wiring, and \$28,637 for interior fencing to separate the agency spaces.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Partners:

State Attorney's Office for the Sixth Judicial Circuit
Public Defender's Office of the Sixth Judicial Circuit
District Six Medical Examiner's Office
Sixth Judicial Circuit Court Administration.

Attachments:

Mainstream Second Amendment
Mainstream First Amendment
Mainstream Industrial Building Lease
Location Map