



BOARD APPROVED

10-6-09

DATE

ITEM #

21

BOARD OF COUNTY COMMISSIONERS

DATE: October 6, 2009

AGENDA ITEM NO.

21

Consent Agenda

Regular Agenda

Public Hearing

County Administrator's Signature

Subject:

Award of Bid - Lease of Office Space, 501 1st Avenue North, Suites 800 & 900
Contract No. 089-0324-R (DM)

Department:

Real Estate Management / Purchasing

Staff Member Responsible:

Paul Sacco / Joe Lauro

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) AWARD THE BID FOR LEASE OF OFFICE SPACE, 501 1ST AVENUE NORTH, SUITES 800 & 900 WITH BANKER LOPEZ GASSLER, P.A., ST. PETERSBURG, FLORIDA, ON THE BASIS OF BEING THE ONLY RESPONSIVE, RESPONSIBLE BID RECEIVED MEETING SPECIFICATIONS. BID IS ON FILE IN THE PURCHASING DEPARTMENT.

I FURTHER RECOMMEND THE CHAIRMAN SIGN THE AGREEMENT AND THE CLERK ATTEST.

IN ORDER TO EXPEDITE THE LEASING PROCESS AND THE REALIZATION OF RENTAL INCOME IT IS ALSO RECOMMENDED THE BOARD AFFIRMATIVELY:

1. Recognizes its leasing procedures , which have been complied with, including the requirements to advertise the availability of the property, but waives the request for prior authority to advertise required under 8.2.3 of the Real Estate Procedures (8-2001).
2. Declares the property is not needed for other County purposes and is available to lease.
3. Acknowledges the minimum bid by Banker Lopez Gassler, P.A.
4. Approves the Lease Agreement

Summary Explanation/Background:

On May 1, 2009, the Purchasing Department on behalf of Real Estate Management/Lease Management Division let a bid for Lease of Office Space located in the County Building Downtown St. Petersburg at 501 1st Avenue North, St. Petersburg, Florida. The lease space is for two suites 800 & 900.

The term of the Lease shall be three (3) years commencing on October 1, 2009, ending September 30, 2012. This Lease may be renewed for two (2) additional three (3) year terms and the annual rental rate shall be subject to a rental redetermination based upon a 3.5 percent increase each calendar year on October 1st, based upon the prior year rental rate.

Fiscal Impact/Cost/Revenue Summary:

INITIAL TOTAL ANNUAL LEASE REVENUE: \$331,800.00
(To be adjusted as per terms of the Lease Agreement)

Exhibits/Attachments Attached:

1. Contract Review
2. Agreements
3. Tabulation