

### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA ITEM SUMMARY

Meeting Date:	August 16, 2011	[x]	Consent Workshop	0
Department:		[ ]	workshop	[ ] Fublic Hearing
Submitted By:	Department of Airports			
Submitted For:				
				=======================================
	I. EXECU	TIVE BRIE	<u>E</u>	
(Modification) w Agreement (R2 basis, not to e	tle: Staff recommends movith the Florida Department (1007-0482) (Lease) to extendanced eleven months for retive October 1, 2011.	of Juvenile d the term	Justice (DJJ of the Leas	J), modifying the Lease e to a month-to-month
Lease expires 5 month-to-month incorporates an Employment Eli	April 10, 2007, the Board ap September 30, 2011. The Market basis for the monthly rendered an addendum whereby the Countywide (HJF)	Modification tal paymer County agre	extends the at of \$24,100 ees to enroll	term of the Lease on a 0.83. The Modification and participate in the
building area a working to consolocated elsewher the Lease, not determined by a	nd Justification: Pursuant to the 3400 Belvedere Road, at solidate its programs and refere in Palm Beach County, are to exceed eleven months. It a 2010 appraisal of the premisons as well as the E-Verify page 1500 below the premisons as well as the E-Verify page 2400 below the premisons as well as the E-Verify page 2500 below t	the Palm elocate its nd has requ DJJ will pa ses. The M	Beach Intern operations to ested a mont y rental of \$2 lodification ind	ational Airport. DJJ is a state-owned facility th-to-month extension of 24,100.83 per month as corporates the Inspector
Attachments:  1. Agreement f	or Modification (4)			
Recommended	By: Department	Director		7/19/11 Date
Approved By:	County Adm	inistrator		Date

## II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fise	cal Impact:				
Fiscal Years	2012	<u>2013</u>	<u>2014</u>	<u>2015</u>	2016
Capital Expenditures Operating Costs Operating Revenues Program Income (County) In-Kind Match (County)	(24,101)				
NET FISCAL IMPACT	<u>(24,101)</u>	0	0	0	0
# ADDITIONAL FTE POSITIONS (Cumulative)					
	idget? Ye <u>4100</u> Dep rting Catego	artment <u>120</u>	 Unit <u>84</u>	52 Rsource	4413
B. Recommended Sources of	f Funds/Sum	mary of Fisca	ıl Impact:		
Approval of the Agreement for M The month is budgete is indeterminable	ed in Fye	we.	ever, the	revenues of \$ tetel fis	624,100.83. scal impact
C. Departmental Fiscal Revie	w:	Summe			
	III. REVIEV	V COMMENTS	<u> </u>		
A. OFMB Fiscal and/or Contr	act Developr	nent and Con	trol Comme	nts:	
OFMB VA	7/20/11		Contract 8-2-11	Dev. and Co	ontrol OSS
B. Legal Sufficiency:	A.E.				
Assistant County Attorney	8/3/4				
C. Other Department Reviews	:				
Department Director					



# **STATE OF FLORIDA** Agreement for Modification Department of Management Services Form 4040



		Lease Number: 8	0 0 0 3 4 5
•		Modific	ation Number: 1
WHEREAS, the Department		as Lessee, h	as previously entered
into Lease Number 8 0 0	0 3 4 5 _, on April *	26th , 2 0	0 7 which became
	1st, 2007 and c		
current Lessor being Palm B	anch County El		
WHEREAS, the current descri	ption of the leased premises is:		
28,921 square feet	priori or the leased premises is:		
3400 Belvedere Road, West F	Palm Beach, Florida 33406		
	cions contained in the original State of	Florida, Department of Man	agement Services'
	d by the below modification(s) are her		
1. Agreement for Lease Ren	ewal		
Lessor and Lessee agree the	nat, pursuant to Article of the	Lease Agreement described	l above, the Lessee
hereby exercises the option	on to renew Lease for a period of	year(s) beginning	
	1st _, and endin	_	
2. Restructure the Rental Ra	ite:		
Commencing October	1st1st1st	. the Lease referenced abov	e is amended to
	the rental rate per square foot per y		
as specified in Article 6 of	<del></del> -	. ,	
3. Increase or Decrease Squ	are Footage:		
Commencing		ر the Lease referenced abov	e is amended to
increase or decrease	the square footage leased under thi		
<del></del>	square feet to		
	or deleted square footage is:	· · · · · · · · · · · · · · · · · · ·	
and the rental rates, purs	uant to this change, shall be as specifie	d in article 6 of this Agreem	ent.
4. Change the Renewal Opt	ion Terms:		
Commencing		ر, the Lease is hereby amen	ded to change the
renewal ontion periods fr		year periods	

Page: 1 of 3 Form: 4040 Rev. Date: 04/10

Lease	Number:	8	0	0	0	3	4	5

Modification	Number	1
iviouitication	Numper:	

#### 5. Other:

(Use this section to specify terms not included in the sections above. If this box is not selected, no additional modifications are included.)

Modification to extend month to month for a period not to exceed eleven months.

Palm Beach County Inspector General Statement:

Lessee acknowledges that the Palm Beach County's Office of Inspector General is authorized to review past, present and proposed County contracts, transactions, accounts, and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor and inspect the activities of entities contracting with the County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud.

## 6. Effective Rental Rates – See below or in Rental Rate Addendum

Square Footage		28921			
Start (MM/DD/YYYY)	TERM	End (MM/DD/YYYY)	RATE PER SQUARE FOOT	MONTHLY RATE	ANNUAL RATE
10/01/2011	-	08/31/2012	\$10.00	\$24,100.83	\$289,210.00
	-			\$0.00	\$0.00
	-			\$0.00	\$0.00
	-			\$0.00	\$0.00
-	-			\$0.00	\$0.00
e week	-		e de la companya de l	\$0.00	\$0.00
	-		er en	\$0.00	\$0.00
	-			\$0.00	\$0.00
	_			\$0.00	\$0.00
	-			\$0.00	\$0.00
			CARL COMPANIES AND ASSESSMENT ASS		

#### Agreement to Incorporate Addendum

WHEREAS, both the Lessor and the Les				corporate
Addendum A effective OC	lober	Ist	2011	
NOW, THEREFORE, in consideration of hereby agree as follows:	the mutual promi	ses and covena	nts herein containe	d; the parties hereto
Commencing October	1st , 2			

Page: 2 of 3 Form: 4040 Rev. Date: 05/10

	Modification (	Number:1
IN WITNESS WHEREOF, the parties hereto	o have hereunto executed this instrument for the purpose he	erein expressed,
ANY MODIFICATION OF A LEASE AGREEN THE DEPARTMENT OF MANAGEMENT SE	MENT SHALL NOT BECOME LEGALLY EFFECTIVE UNTIL APPRO RVICES.	OVED/ACCEPTED BY
OR	RIGINAL SIGNATURES REQUESTED ON ALL COPIES	
As to Lessor — Lessor, or authorized repre	sentative and two witnesses must sign, print name and ente	r date.
XSEE LESSOR S	IGNATURE AT BOTTOM OF THIS PA	\GE
Lessor or Authorized Representative	Printed Name	Date
X		
Witness #1	Printed Name	Date
X		
Witness #2	Printed Name	Date
Agency Office of General Counsel	TONJOW Matherin	7 - ) - ) \ Date
	ervices – Chief Real Property Administrator, or authorized de f DMS Office of General Counsel must sign, print name and e	
X		
Chief Real Property Administrator	Printed Name	Date
X		
Secretary or Authorized	Printed Name	Date
X		
DMS Office of General Counsel	Printed Name  LESSOR:	Date
ATTEST: SHARON R. BOCK,	PALM BEACH COUNTY, A POLITICAL SUBDIVISION	ON
CLERK AND COMPTROLLER	OF THE STATE OF FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS	
By: Deputy Clerk	By:Chair	· •
• •	Karen T. Marcus, Chair	Page: 3 of 3
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	APPROVED AS TO TERMS AND CONDITIONS	Form: 4040
	(1) / /200	Rev. Date: 05/10

Director, Department of Airports

By: \_\_\_\_\_ County Attorney Lease Number: 8 0 0 0 3 4 5



# STATE OF FLORIDA DEPARTMENT OF MANAGEMENT SERVICES

#### **ADDENDUM "A"**

**LEASE NUMBER: 800:0345** 

### Employment Eligibility Verification

Pursuant to Executive Order #11-02 (as Superceded by 11-116), Lessor agrees that it will enroll and participate in the Employment Eligibility Verification Program ("E-Verify Program") administered by the U.S. Department of Homeland Security ("DHS"), under the terms provided in the "Memorandum of Understanding" with DHS governing the program, to verify the employment eligibility of all persons it employs under the lease term to perform duties in Florida. Lessor further agrees to provide to the Lessee, as part of the leasing documents, documentation of such enrollment in the form of a copy of the "Edit Company Profile" page in E-Verify, which contains proof of enrollment in the E-Verify Program. (This page can be accessed from the "Edit Company Profile" link on the left navigation menu of the E-Verify employer's homepage.) Information regarding "E-Verify" is available at the following website: http://www.dhs.gov/files/programs/gc\_1185221678150.shtm#1).

Lessor further agrees that it will require each subcontractor that performs work under this lease to verify the employment eligibility of its employees hired during the term of this contract by enrolling and participating in the E-Verify Program within ninety days of the effective date of this lease or within ninety days of the effective date of the contract between the Lessor and the subcontractor, whichever is later. The Lessor shall obtain from the subcontractor(s) a copy of the "Edit Company Profile" screen indicating enrollment in the E-Verify Program and make such record(s) available to the Agency and other authorized state officials upon request.

Lessor further agrees to maintain records of its participation and compliance with the provisions of the E-Verify Program, including participation by its subcontractors as provided above, and to make such records available to the Agency and other authorized state officials upon request.

Compliance with the terms of this <u>Employment Eligibility Verification</u> provision (including compliance with the terms of the "Memorandum of Understanding" with DHS) is hereby made an express condition of this lease.

Richard House	PALM BEACH COUNTY, A POLITI STATE OF FLORIDA, BY ITS BOA	CAL SUBDIVISION OF THE RD OF COUNTY COMMISSIONERS			
7/13/2011	Karen T. Marcus, Chair				
Date	ATTEST: SHARON R. BOCK, CLERK AND COMPTROLLER				
	By: Deputy Clerk	<u> </u>			
FM 4054K (R06/11)	APPROVED AS TO FORM AND LEGAL SUFFICIENCY	APPROVED AS TO TERMS AND COMDITIONS			
	By: County Attorney	Director of Airports			