

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: August 15, 2017 **Consent** **Regular**
 Ordinance **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: a notice of exercise of the 1st one (1) year extension option under the Lease Agreement with Alzheimer’s Community Care, Inc. (R2013-0404) for 1,080 square feet of space located at the Mid-County Senior Service Center (Senior Center) at 3680 Lake Worth Road, at an annual rent of \$13,332.

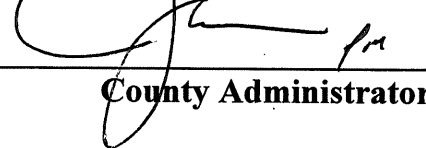
Summary: On April 2, 2013, the Board approved a Lease Agreement with Alzheimer’s Community Care, Inc. (ACC) for the provision of an adult day care dementia specific unit, in partnership with the Division of Senior Services (DOSS). On April 21, 2015, the Board approved a Restated and Amended Lease (Restated Lease) (R2015-0497) extending the term to September 30, 2017, increasing the annual rent, expanding the days of authorized use from County business days to include mutually agreed weekday holidays, and authorizing the ACC staff to remain at the Senior Center past County business hours. Exercising this 1st of two (2) one-year options extends the term to September 30, 2018. After this extension there will remain one (1) extension option available to ACC. The annual rental rate is \$13,332 and is without annual increases. Pursuant to the Restated Lease, ACC has the right to exercise its option and the Board has no discretionary authority to deny the exercise of the option. DOSS supports this option exercise and will continue to have administrative responsibility for this Lease. **(PREM) District 3 (HJF)**

Background and Justification: On April 2, 2013, the Board approved a Lease Agreement with ACC for the provision of an adult day care dementia specific unit, in partnership with DOSS at the Senior Center for two (2) years with two (2) one-year options. On April 21, 2015, the Board approved a Restated Lease which extended the term to September 30, 2017, provided for two (2) one-year options for renewal, increased the annual rent from \$13,200 to \$13,332, expanded the days of authorized use to include Martin Luther King, Jr. Day, President’s Day, Columbus Day, Veteran’s Day, Christmas Eve, and other mutually agreed weekday holidays, and authorized ACC staff to remain at the Senior Center past County business hours until such time as all ACC patients have been transported from the Senior Center for the evening. A Disclosure of Beneficial Interests was not obtained since ACC is a not for profit corporation wherein no one individual owns five percent (5%) or more of the corporation.

Attachments:

- 1. Location Map
- 2. ACC extension option request letter dated April 27, 2017
- 3. Budget Availability Statement

Recommended By:  7/15/17
Department Director Date

Approved By:  8/10/17
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	(\$13,332)	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$-0-</u>	<u>(\$13,332)</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in ^{the Proposed} Budget:	Yes _____	No _____			
Budget Account No:	Fund <u>1006</u>	Dept <u>144</u>	Unit <u>1457</u>	Object <u>6201</u>	
	Program _____				

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Fixed Asset Number N/A

C. Departmental Fiscal Review: [Signature] 7/20/17

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<p><u>[Signature]</u> 7/28/17 OFMB 2/7/24 EA 7/26/17 7/26</p>	<p><u>[Signature]</u> 8/18/17 Contract Development and Control 8/18/17</p>
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B. Legal Sufficiency:

[Signature] 8/10/17
 Assistant County Attorney

C. Other Department Review:

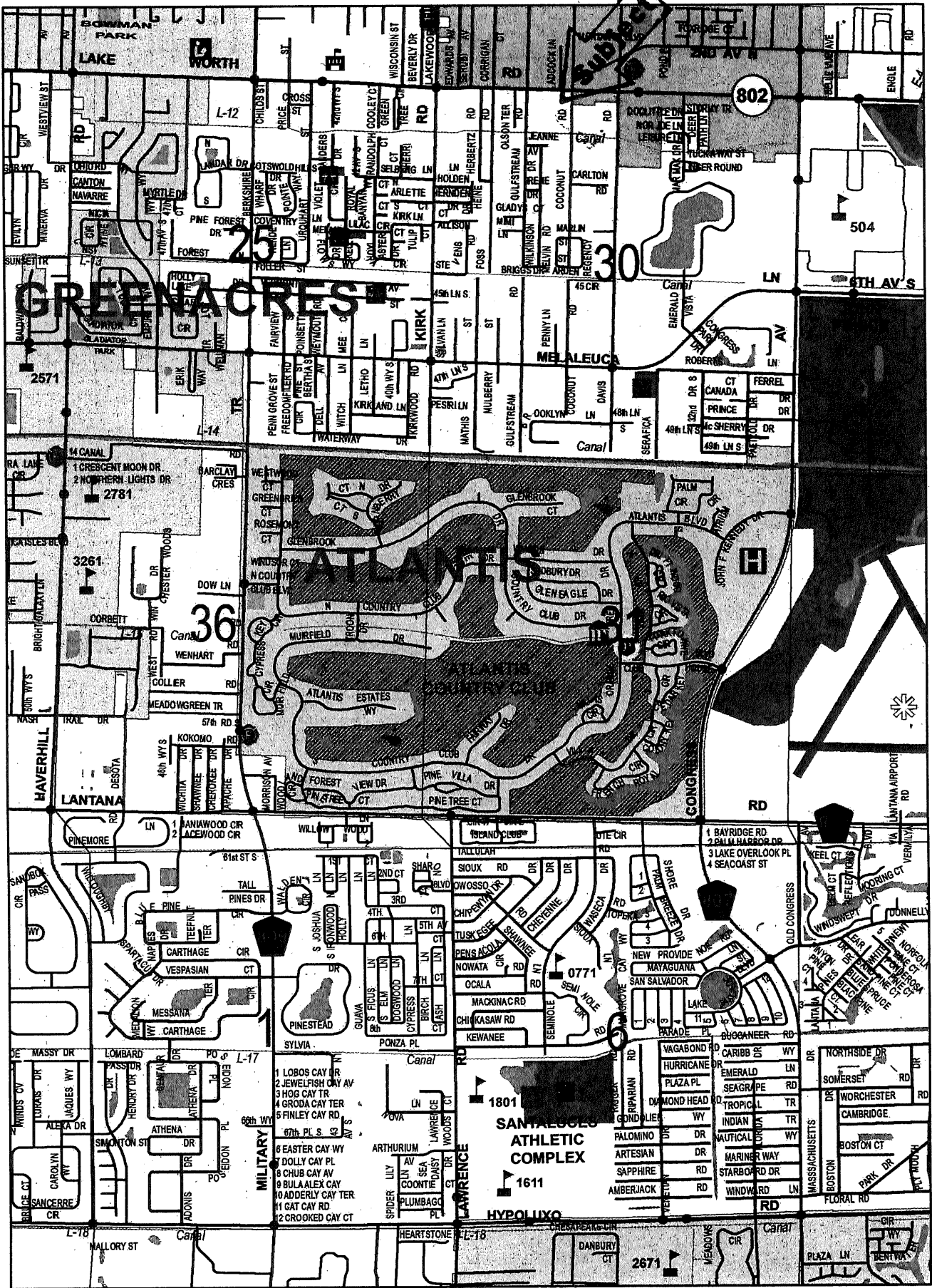
 Department Director

This summary is not to be used as a basis for payment.

TWP 44

TWP 44

TWP 45



25

26

27

RNG 42

See pg 98


RNG 43


LOCATION MAP

Attachment 1
1 pg


Handwritten signature or initials.

Established in 1996

 **Serving**
Palm Beach, Martin
and St. Lucie Counties

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800 Northpoint Parkway
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West Palm Beach
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Fax: (561) 683-7600

 **www.alzcare.org**
Alzheimer's 24-Hour
Crisis Line
1-800-394-1771

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April 27, 2017

MAY - 4 2017

Palm Beach County
Board of County Commissioners
Property & Real Estate Management
Attn: Ross Hering, Director
2633 Vista Parkway
West Palm Beach, FL 33411-5605

Re: Reinstated and amended Lease Agreement (R2015 0478)
Dated April 21, 2015 between Palm Beach County as "County"
and Alzheimer's Community Care as "Tenant"

Dear Mr. Hering:

Pursuant to and in conjunction with the above referenced Lease, more specifically, **Section 1.06 Option to Renew** of same, please accept this letter as our notice to exercise our right and option to renew the term of this Lease from September 30, 2017 through September 29, 2018. This option to renew is the first of two, one year options being exercised.

Respectfully,

Mary M. Barnes
President and CEO
Enclosure

cc: Richard C. Bogatin, Property Specialist
Faith Manfra, Director
Kris Riedell, COO

Attachment 2
1 pg

Sponsored by the State of Florida, Department of Elder Affairs and Area Agency on Aging Palm Beach/Treasure Coast, Inc.

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 6/13/2017

REQUESTED BY: Richard C. Bogatin
Property Spec./PREM

PHONE: 233-0214
FAX: 233-0210

PROJECT TITLE: Alzheimer's Community Care, Inc., Lease Option 1 of 2
Agreement at Mid-County Senior Center

PROJECT NO.: n/a

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	\$-0-	(\$13,332)	\$-0-	\$-0-	\$-0-
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$-0-</u>	<u>(\$13,332)</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

*** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.*

BUDGET ACCOUNT NUMBER

FUND: 1006

DEPT: 144

UNIT: 1457

OBJ: ~~6201~~
SUB OBJ:

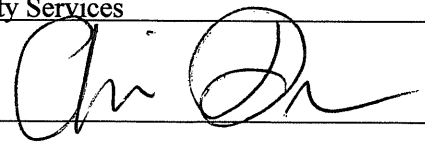
IS ITEM INCLUDED IN CURRENT BUDGET: YES X NO _____

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check all that apply)

- Ad Valorem (source/type: _____)
- Non-Ad Valorem (source/type: _____)
- Grant (source/type: _____)
- Park Improvement Fund (source/type: _____)
- General Fund
- Operating Budget
- Federal/Davis Bacon
- _____

SUBJECT TO IG FEE? YES NO

Department: Community Services

BAS APPROVED BY: 

DATE: 06/14/17

ENCUMBRANCE NUMBER:

*July Moore
6/14/17
Attachment 3
1pg*

JUN 16 2017

Below is justification information for the figures listed on the attached BAS for Alzheimer’s Community Care, Inc., Lease Agreement Option 1 of 2 for space within the Mid-County Senior Center in Lake Worth.

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<u>\$-0-</u>	<u>(\$13,332)</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$-0-</u>	<u>(\$13,332)</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

FY17:

- The initial 2-year term of restated agreement rental commencement date begins 10/1/15.
 - Lease Term was revised to October 1, 2015-September 30, 2017, and
 - The Annual Rent of \$13,200.00 (or \$1,100.00 per month) was increased to \$13,332.00.
 - FY-17 funds were provided for in the restated approval
- **FY17 TOTAL = \$-0.00**

FY18:

- The Annual Rent is \$13,~~200~~.00.
- FY18 TOTAL = \$13,332.00**

FY19, 20 & 22:

- n/a

Summary of Certificates

This report displays detailed Certificate of Insurance information for a selected Insured. Any items shown in red are deficient.

Thursday, July 06, 2017

- Simple View
- Certificate Images
- Documents
- Call Log

Insured: **Alzheimer's Community Care, Inc.** Insured ID: R2013-0404

Status: **Compliant (with overrides)**

ITS Account Number: PLC1351

Project(s): **Palm Beach County - Facilities PREM**

Insurance Policy	Required	Provided	<u>Override</u>
<u>General Liability</u>			
Expiration: 8/15/2017			
General Aggregate:	\$1,000,000	\$3,000,000	
Products - Completed Operations Aggregate:	\$1,000,000	\$3,000,000	
Personal And Advertising Injury:	\$1,000,000	\$1,000,000	
Each Occurrence:	\$1,000,000	\$1,000,000	
Fire Damage:	\$100,000	\$100,000	
Medical Expense:	\$5,000	\$5,000	
<u>Automobile Liability</u>			
Expiration: 8/15/2017			
Combined Single Limit:	\$500,000	\$1,000,000	
<u>Workers Compensation/Employers Liability</u>			
Expiration: 1/1/2018			
<u>Professional Liability</u>			
Expiration: 8/15/2017			
Each Occurrence:	\$500,000	\$1,000,000	
Aggregate Limit:	\$500,000	\$3,000,000	
<u>Property, Wind, & Flood Insurance</u>			
Expiration: 2/8/2018			
	All Risk and Replacement Cost Business Personal Property Ordinance and Law Coverage	All Risk and Replacement Cost Business Personal Property Ordinance and Law Coverage	

Notifications ([Show All](#))

There were no deficiency letters issued.

Do you have an updated Certificate? Click the button below to submit a Certificate.

Certificate Submittal