



# Broward County

## Legislation Details (With Text)

**File #:** 21-380      **Version:** 1

**Status:** Agenda Ready

**In control:** PORT EVERGLADES DEPARTMENT

**On agenda:** 4/6/2021      **Final action:** 4/6/2021

**Title:** MOTION TO APPROVE First Amendment to Lease Agreement between Broward County and the United States of America, acting by and through the designated representative of the General Services Administration, to provide routine cleaning and disinfecting to the leased space and common areas located at 1850 Eller Drive in Port Everglades; and authorize the Mayor and Clerk to execute same.

**Sponsors:**

**Indexes:** Established Commission Goals

**Code sections:**

**Attachments:** 1. Exhibit 1 - First Amendment to GSA Lease Agreement

Date	Ver.	Action By	Action	Result
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### Broward County Commission Regular Meeting

**Director's Name:** Jonathan Daniels

**Department:** Port Everglades

**Division:** Business Administration

### Information

#### Requested Action

MOTION TO APPROVE First Amendment to Lease Agreement between Broward County and the United States of America, acting by and through the designated representative of the General Services Administration, to provide routine cleaning and disinfecting to the leased space and common areas located at 1850 Eller Drive in Port Everglades; and authorize the Mayor and Clerk to execute same.

#### Why Action is Necessary

Amendments to multi-year lease agreements require Broward County Board of County Commissioners' approval.

#### What Action Accomplishes

Approves the First Amendment to Lease Agreement between Broward County and the United States of America, acting by and through the designated representative of the General Services Administration, to provide routine cleaning and disinfecting to the leased space and common areas within the Port Everglades Administration Building.

#### Is this Action Goal Related

Yes

#### Previous Action Taken

None

### **Summary Explanation/Background**

THE PORT EVERGLADES DEPARTMENT RECOMMENDS APPROVAL.

This action supports the Broward County Board of County Commissioners' ("Board") Value of "Ensuring economic opportunities for Broward's diverse population and businesses" and the Goal to "Increase the economic strength and impact of revenue-generating County enterprises balancing economic, environmental, and community needs."

On September 22, 2020 (Item No. 54), the Board approved the Lease Agreement between Broward County and the United States of America ("Government"), acting by and through the designated representative of the General Services Administration ("GSA"), for office space in Suite 401 of the Port Everglades Administration Building located at 1850 Eller Drive, consisting of 2,880 square feet, that commenced on September 14, 2020, with a maximum term of 15 years. The lease also included an additional payment based on 15 percent of the leased office space size to cover common area maintenance.

Due to the COVID-19 pandemic, the GSA requested that Broward County provide routine cleaning and disinfecting services consisting of wiping down all solid, high-contact surfaces in the office space and the building's common areas using products identified as effective against the COVID-19 virus. This additional cleaning was not addressed in the original lease.

The GSA will pay an additional \$3.00 per square foot for routine cleaning and disinfecting services of Suite 401, plus an additional 15 percent for the cleaning and disinfecting of common areas. This is in addition to the \$33.25 per square foot provided for in the existing lease. The GSA requested the additional cleaning occur through the entire lease term, which expires on September 13, 2035. The GSA reserves the right to cancel the routine cleaning and disinfecting with 30-day notice, and, in such a case, the rental rate will be reduced by \$3.00 per square foot.

The Lease Amendment was prepared by GSA using the standardized GSA form. The First Amendment to Lease Agreement has been reviewed and approved as to form by the Office of the County Attorney. As it is customary for Government leases, Broward County, as lessor, must execute the Lease Amendment before execution by the Government.

### **Source of Additional Information**

Jorge A. Hernández, Director, Business Administration Division, Port Everglades Department, (954) 468-3501

Josh Miller, Property Manager, Business Administration Division, Port Everglades Department, (954) 468-3518

### **Fiscal Impact**

#### **Fiscal Impact/Cost Summary**

The Port Everglades Department will realize up to \$143,244 in additional rental revenue if the cleaning continues through the full term of the Lease Agreement.