



Broward County

Legislation Text

File #: 20-081, Version: 1

Broward County Commission Regular Meeting

Director's Name: Henry A. Snizek

Department: Environmental Protection

Division: Building Code Services

Information

Requested Action

A. MOTION TO ADOPT budget Resolution No. 2020-049 transferring funds from the Building Code Services Division's (BCSD) Special Purpose Fund (10020) reserves in the amount of \$1,048,750 to reimburse AW Riverbend, LLC (Landlord) for the costs associated with completion of Leasehold Improvements at the new Division's Administration office located at 2307 W. Broward Boulevard, Suite 300, Fort Lauderdale, FL 33312.

ACTION: (T-10:54 AM) Approved.

VOTE: 9-0. Commissioner Sharief and Vice-Mayor Geller voted in the affirmative telephonically.

B. MOTION TO ADOPT budget Resolution No. 2020-050 transferring funds from the Building Code Services Division's (BCSD) Licensing-Elevator-Regulatory Funds (10050) reserves in the amount of \$951,250 to reimburse AW Riverbend, LLC (Landlord) for the costs associated with completion of Leasehold Improvements at the new Division's Administration office located at 2307 W. Broward Boulevard, Suite 300, Fort Lauderdale, FL 33312.

ACTION: (T-10:54 AM) Approved.

VOTE: 9-0. Commissioner Sharief and Vice-Mayor Geller voted in the affirmative telephonically.

Why Action is Necessary

Board approval is necessary to transfer funds from reserves.

What Action Accomplishes

The action transfers \$2 million dollars from BCSD's reserves to reimburse the Landlord for costs associated with Leasehold Improvements associated with the move, including but not limited to, interior design and construction of a 17,858 square foot facility, relocation expenses, new furniture, permit fees, IT infrastructure and security access control systems.

In accordance with Clause 9.9 of the lease agreement (please see Exhibit 1), the "tenant shall

reimburse Landlord in an amount equal to the Excess Costs only for the Leasehold Improvement Items that comply with the Approved Plans and the Work letter ("Reimbursement Amount"). Tenant shall submit to Landlord a lump sum payment for the Reimbursement Amount no later than ten business days after (i) the date of the Letter Establishing Final Completion Date and (ii) the date that Tenant receives a reasonably detailed invoice of the Reimbursement Amount from Landlord. Tenant will not be obligated to reimburse Landlord for any Excess Costs arising from, related to, or in connection with any Leasehold Improvement items that do not comply with the Approved Plans or the Work Letter, or are not reasonably detailed in an invoice from Landlord."

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND BUILDING CODE SERVICES DIVISION (BCSD) RECOMMEND APPROVAL OF THE ABOVE MOTIONS.

Building Code Services lease agreement with AW Riverbend, LLC (Landlord) (Exhibit 1) for approximately 17,858 square feet located at 2307 W. Broward Boulevard, Suite 300, in Fort Lauderdale was approved on July 23, 2019. According to the lease agreement, Clause 9.9, tenant shall reimburse the Landlord in an amount equal to the Excess Costs only for the Leasehold Improvement Items that comply with the Approved Plans and the Work Letter ("Reimbursement Amount"). The total amount of Leasehold improvements is \$2 million dollars. BCSD is requesting a total transfer of \$2 million dollars to cover for the improvements related to the move.

Source of Additional Information

Hipolito Cruz, Jr., Director of Building Code Services Division, (954) 765-4400, Ext. 9848

Fiscal Impact

Fiscal Impact/Cost Summary

\$2 million dollars of existing reserve funds will be used to cover cost associated with the leasehold improvements, and additional expenses associated with the move.