

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Second Amendment to Seminole County Health Department – WIC Lease

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Jamie Croteau **CONTACT:** Angi Thompson **EXT.** 5250

| |
|--|
| Agenda Date <u>10/14/03</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/> |
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MOTION/RECOMMENDATION: Approve and authorize Chairman to execute Second Amendment to Seminole County Health Department – WIC Lease.

BACKGROUND:

This lease is for the Health Department located at 132 Sausalito Boulevard, Casselberry, FL 32707. The original lease term for this location was from January 1, 1999 through December 31, 2003. The lease was further amended on July 10, 2003 to extend the term until December 31, 2005.

The Second Amendment addresses janitorial services and is effective November 1, 2003. The Landlord has requested that the County assume responsibility for the janitorial service and has agreed to reduce the rental rate by the amount of the janitorial costs. A1A Janitorial, the County's contracted provider, submitted a proposal for cleaning the facility. The annual cost is \$6,240.00. Support Services is processing a transfer of funds to the appropriate line.

District 2, Commissioner Morris

| |
|--------------------------------|
| Reviewed by: |
| Co Atty: _____ |
| DFS: _____ |
| Other: _____ |
| DCM: <u>[Signature]</u> |
| CM: <u>[Signature]</u> |
| File No. <u>CASSS02</u> |

**SECOND AMENDMENT TO SEMINOLE COUNTY HEALTH
DEPARTMENT-WIC LEASE**

THIS SECOND AMENDMENT is made and entered into this _____ day of _____, 2003 and is to that certain Lease made and entered into on the 23rd day of October, 1998, between **THE GREATER CONSTRUCTION CORP.**, whose address is 1105 Kensington Park Drive, Altamonte Springs, Florida 32714, hereinafter referred to as "LANDLORD," and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "TENANT."

WITNESSETH:

WHEREAS, the LANDLORD and TENANT entered into the above-referenced Lease on October 23, 1998 for the lease of space located at 132 Sausalito Boulevard, Casselberry, Florida; and

WHEREAS, the parties entered into that certain First Renewal and First Amendment to Seminole County Heath Department-WIC Lease on July 10, 2003; and

WHEREAS, the parties desire to amend the above-referenced Lease as it relates to janitorial services for the leased premises.

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained herein, the parties agree to as follows:

1. **JANITORIAL SERVICE.** It is the parties' desire that LANDLORD will no longer be required to provide any janitorial services and supplies to the leased premises.

Paragraph 4 of the Lease is amended as follows:

- A. In paragraph 4b, the words "(except for janitorial services)" shall be inserted after "wall and floor surface" and after "windows."

B. In paragraph 4d, the words "trash removal" are deleted. The words "community dumpster at an outside location" shall be inserted.

C. Paragraph 4c is deleted in its entirety.

2. **RENT.** The rental rates paid by the TENANT shall be reduced by \$520.00 per month commencing _____, 2003.

3. Except as herein modified, all terms and conditions of the Lease shall remain in full force and effect for the term of this Renewal and Amendment, as originally set forth in said Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument for the purposes herein expressed.

ATTEST:

THE GREATER CONSTRUCTION CORP.

Printed Name: _____

By: Robert A. Mandell
Its: Chief Executive Officer
Date: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Maryann Morse
Clerk to the Board of County Commissioners
of Seminole County, Florida

By: Daryl G. McLain
Its: Chairman
Date: _____

For use and reliance of Seminole County only.
Approved as to form and legal sufficiency.

As authorized for execution by the Board of
County Commissioners at their _____,
2003 regular meeting.

County Attorney



Facility Services

July 29, 2003

Angie Thompson
Principal Analyst
200 W. County Home Road
Sanford, FL 32773
(407) 665-5250

August 19, 2003

Dear Mrs. Thompson,

We hereby submit the proposal for custodial service for the clinic for \$ 6240.00 annually.

The price is broke down by:

| | | |
|-------------------------|------------------------|---------------------------|
| <u>Windows (annual)</u> | <u>Carpet (annual)</u> | <u>Custodial (annual)</u> |
| \$ 148.00 | \$ 440.00 | \$ 5,652.00 |

All cleaning is according to Seminole County specifications.

Please call me if you have any questions.

Thank you,

Ozzie Khorramian
Sr. V.P. of Operations
a1amrk80@hotmail.com