



BOARD OF COUNTY COMMISSIONERS AGENDA REQUEST

DATE: April 18, 2023
TO: Honorable Chairman and Distinguished Members of the Board
FROM: Tracy Stage
SUBJECT: GSA TSA Amendment One to Lease Agreement L22-0501-AP - VPS
DEPARTMENT: Airport
BCC DISTRICT: 2.

STATEMENT OF ISSUE: The Airports Department requests approval by the Board of County Commissioners for Amendment One to the General Services Administration (GSA) lease agreement L22-0501-AP for the Transportation Security Administration (TSA) to increase leased space at the Destin-Fort Walton Beach Airport (L22-0501-AP).


BACKGROUND: The GSA, who are the administrators of federal leases, have provided the attached amendment to lease agreement L22-0501-AP. The amendment will increase the TSA leased space at VPS by adding a 200 square foot TSA break room location in Concourse C. The amended lease agreement will cover 3,426 total square feet of TSA occupied space at VPS. The added Concourse C space will be leased at the current terminal rate. This equates to an overall blended rate of \$77.89 per square foot per year for the total leased area, or \$266,835.52 per year. The amendment will be retroactive to June 1, 2022. All other terms of the agreement remain the same. County coordination is attached.

FUNDING SOURCE, (If Applicable): N/A

OPTIONS: Accept, Reject, or Postpone

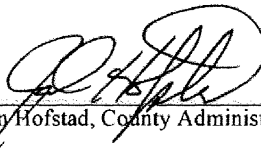
RECOMMENDATIONS: Approval of the GSA TSA Amendment One to lease agreement L22-0501-AP at the Destin-Fort Walton Beach Airport, as discussed above.

RECOMMENDED BY:



Tracy Stage, Airport Director 4/6/2023

APPROVED BY:



John Hofstad, County Administrator 4/12/2023

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-04P-LFL01809
ADDRESS OF PREMISES: DESTIN-FORT WALTON BEACH AIRPORT 1701 STATE RD, 85 NORTH EGLIN AFB, FL 32542-1498	Contract #: L22-0501-AP United States of America GSA/TSA Lease Agreement EXPIRES: 07/31/2026

THIS AMENDMENT is made and entered into between **Okaloosa County Board of County Commissioners**,

Whose address is: 302 N Wilson Street Ste 302
Crestview, FL 32536-3474

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to acquire 200 rentable square feet of expansion space, increase annual rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 06/1/2022 as follows:

- GSA Form 201D, Paragraph 1.01 of the lease and all subsequent lease amendments as amended is further amended with the following:

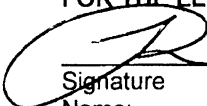
1.01 THE PREMISES

A. Office and Related Space: 3,426 rentable square feet (RSF), yielding 3,426 ANSI/BOMA Office Area (ABOA) square feet (SF) and related space located on the 1st floor(s) and known as Suite(s) **A, B, C** of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

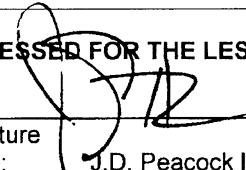

 Signature
 Name: Robert A. "Trey" Goodwin III
 Title: Chairman
 Entity Name: Okaloosa County Board of County Commissioners
 Date: April 18, 2023

FOR THE GOVERNMENT:

DocuSigned by:

 Signature
 Name: Keitra E Harris
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Division
 Date: 5/12/2023

WITNESSED FOR THE LESSOR BY:


 Signature
 Name: J.D. Peacock II
 Title: Clerk of Court
 Date: April 18, 2023



2. GSA Form 201D, Paragraph 1.03 of the lease as amended is further amended with the following:

1.03 RENT AND OTHER CONSIDERATION (ON-AIRPORT)

A. The Government shall pay the Lessor annual rent payable monthly in arrears as the following rates:

FIRM TERM

August 1, 2021 – July 31, 2024

	8/1/21 – 5/31/22		6/1/22 – 7/31/24	
	Annual Rent	RSF*	Annual Rent	RSF*
Shell Rental Rent	\$203,022.93**	\$62.93**	\$266,835.52	\$77.89
Operating Costs	\$0.00	\$0.00	\$0.00	\$0.00
Total Rent Rate	\$203,022.93**	\$62.93**	\$266,835.52	\$77.89

*Rates per RSF may be rounded. **Monthly rent at \$20,302.29 through 5/31/22 (\$62.93 per 3,226 RSF), then \$22,236.29 beginning 6/1/2022 (\$77.89 per 3,426 RSF)

NON-FIRM TERM

August 1, 2024 – July 31, 2026

	8/1/24 – 7/31/26	
	Annual Rent	RSF*
Shell Rental Rent	\$266,835.52	\$77.89
Operating Costs	\$0.00	\$0.00
Total Rent Rate	\$266,835.52	\$77.89

*Rates per RSF may be rounded.

D. Rent is subject to adjustment based upon a mutual measurement of the Space upon acceptance, not to exceed 3,426 ABOA SF. based upon the methodology outlined under the “Payment” clause of GSA Form 3517.

3. GSA Form 201D, Paragraph 1.05 of the lease as amended is further amended with the following:

1.05 RENEWAL RIGHTS

This Lease may be renewed at the option of the Government for a term of 3 YEARS at the following rental rate(s):

	Option Term, YEARS 01-03	
	Annual Rent	RSF*
Shell Rental Rent	\$266,835.52	\$77.89
Operating Costs	OPERATING COST BASIS SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS	

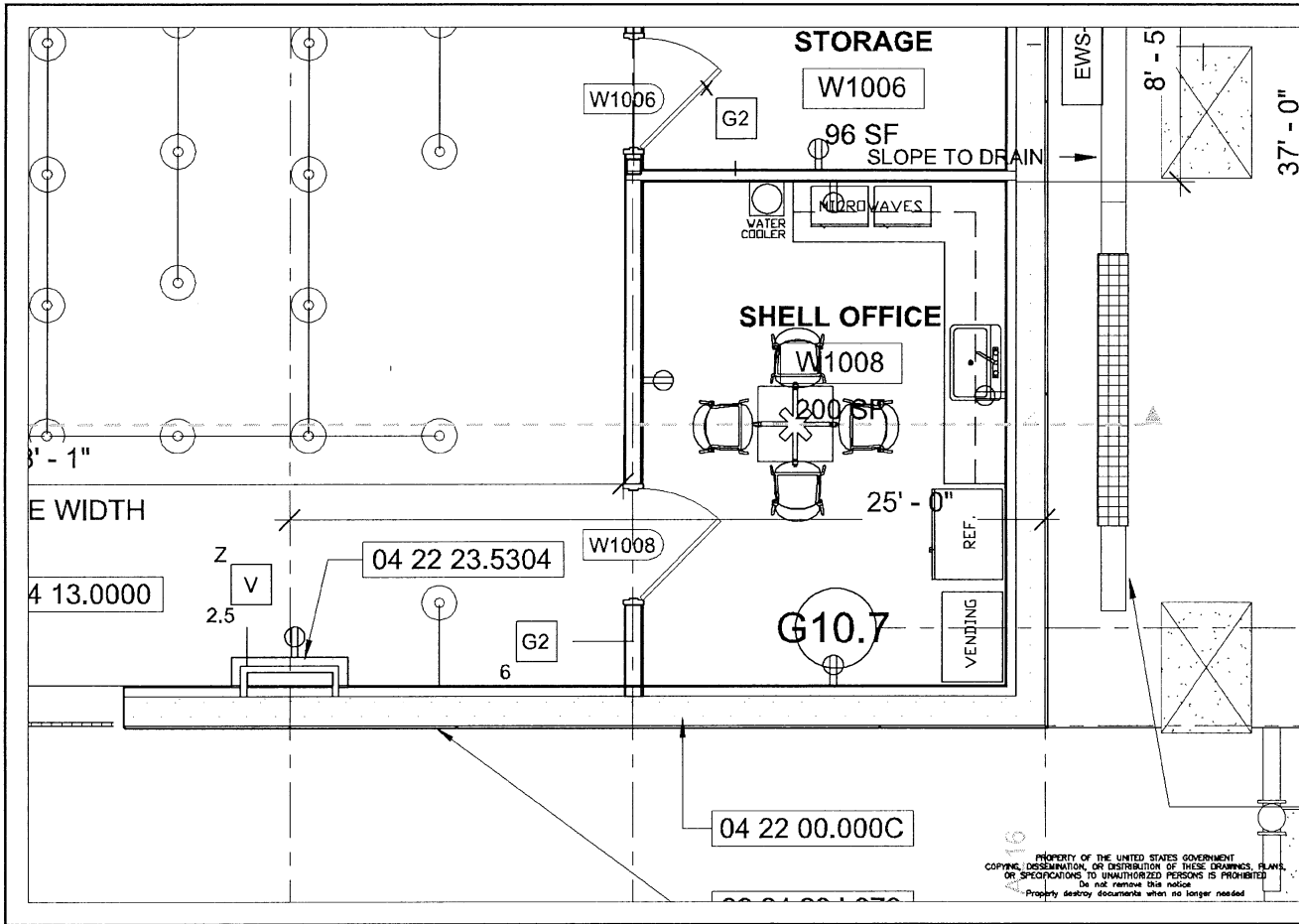
*Rates per RSF may be rounded.



Provided notice is given to the Lessor at least 30 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

Termination rights outlined “Termination Rights” paragraph apply to all renewal terms.

The remainder of this page was intentionally left blank.

INITIALS:  LESSOR &  GOVT



 FISB <small>FIELD SERVICES BRANCH U.S. DEPARTMENT OF HOMELAND SECURITY TRANSPORTATION SECURITY ADMINISTRATION 601 12th STREET SOUTH TSA - 17, B11 ARLINGTON, VA 22204-6017</small>	
 Transportation Security Administration	
<small>DRAWING IS FOR DESIGN INTENT ONLY AND BASED ON THE INFORMATION AND DIMENSIONS PROVIDED BY TSA. BEFORE A FINAL PLAN IS ISSUED, ALL DIMENSIONS MUST BE VERIFIED AT THE LOCATION. ALL LOCATIONS FOR POWER, VOICE AND DATA MUST BE VERIFIED.</small>	
<small>TSA STANDARDS FOR FURNITURE AND SPACE ALLOCATION HAVE BEEN FOLLOWED WITHIN THE LIMITATIONS OF THE NEW OR EXISTING AREAS.</small>	
<small>PLEASE REFER TO TSA FURNITURE AND SPACE STANDARDS FOR MORE DETAILED INFORMATION ABOUT FURNITURE FEATURES, DETAILS, AND FINISHES.</small>	
<small>DRAWING NOT TO SCALE</small>	
AIRPORT CODE: AFB	
PROJECT NO.: RTN: x	
ONSITE / OFF SITE: OFFSITE	
DRAWN BY: AMB	
DATE: 07/12/12	
PROJECT MANAGER: TBD	
POINT OF CONTACT (P.O.C.): NAME _____	
SIGNATURE _____ DATE _____	
REVISION NO. 0	
SHEET NO. FP-1B	

**PROCUREMENT/CONTRACT/LEASE
INTERNAL COORDINATION SHEET**

Procurement/Contract/Lease Number: L22-0501-AP Tracking Number: 486923
Procurement/Contractor/Lessee Name: GSA Grant Funded: YES ___ NO X
Purpose: TSA space amendment
Date/Term: 7-31-2024 1. GREATER THAN \$100,000 NA
Department #: NA 2. GREATER THAN \$50,000
Account #: NA 3. \$50,000 OR LESS
Amount: Revenue
Department: Airport Dept. Monitor Name: Stacy

Purchasing Review

Procurement of Contract/Lease requirements are met: [Signature] Date: 3-15-23
Purchasing Manager or designee: DeRita Mason, Erin Poole, Amber Hammonds

2CFR Compliance Review (if required)

Approved as written: [Signature] Grant Name: _____ Date: _____
Grants Coordinator: Suzanne Ulloa

Risk Management Review

Approved as written: [Signature] Date: 3-17-23
Risk Manager or designee: Lydia Garcia

County Attorney Review

Approved as written: [Signature] Date: 3-27-23
County Attorney: Lynn Hoshihara, Kerry Parsons or Designee

Department Funding Review

Approved as written: _____ Date: _____

IT Review (if applicable)

Approved as written: _____ Date: _____

DeRita Mason

From: Jacqueline Matichuk
Sent: Friday, March 17, 2023 2:02 PM
To: DeRita Mason; Lynn Hoshihara
Cc: Parsons, Kerry; Odessa Cooper-Pool
Subject: RE: L22-0501-AP Lease Amendment

Approved by Risk, no insurance element found.

Jackie Matichuk
Claims Examiner
Okaloosa County Risk Management
302 N. Wilson St., Ste 301
Crestview FL 32536
(850) 683-6207
jmatichuk@myokaloosa.com

Please note: Due to Florida's very broad public records laws, most written communications to or from county employees regarding county business are public records, available to the public and media upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure.

From: DeRita Mason <dmason@myokaloosa.com>
Sent: Wednesday, March 15, 2023 11:53 AM
To: Lynn Hoshihara <lhoshihara@myokaloosa.com>
Cc: Parsons, Kerry <KParsons@ngn-tally.com>; Jacqueline Matichuk <jmatichuk@myokaloosa.com>; Odessa Cooper-Pool <ocooperpool@myokaloosa.com>
Subject: FW: L22-0501-AP Lease Amendment

Good morning,
Please review and approve the attached.
Thank you,

DeRita Mason



DeRita Mason, CPPO, CPPB, NIGP-CPP

DeRita Mason

From: Lynn Hoshihara
Sent: Monday, March 27, 2023 12:36 PM
To: DeRita Mason
Cc: Parsons, Kerry
Subject: Re: L22-0501-AP Lease Amendment

This lease is approved.

Lynn M. Hoshihara
County Attorney
Okaloosa County, Florida

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From: DeRita Mason
Sent: Wednesday, March 15, 2023 12:52 PM
To: Lynn Hoshihara
Cc: Parsons, Kerry; Jacqueline Matichuk; Odessa Cooper-Pool
Subject: FW: L22-0501-AP Lease Amendment

Good morning,
Please review and approve the attached.
Thank you,

DeRita Mason



DeRita Mason, CPPO, CPPB, NIGP-CPP
Purchasing Manager
Okaloosa County Purchasing Department
5479A Old Bethel Road
Crestview, Florida 32536
(850) 689-5960
dmason@myokaloosa.com

DeRita Mason

From: Suzanne Ulloa
Sent: Friday, May 12, 2023 11:22 AM
To: DeRita Mason; Roy Petrey; Jane Evans
Subject: APPROVED: ITB PW 31-23
Attachments: Agreement-EXECUTED.pdf; SU EDIT 3 WITH ROY REVISIONS Project Manual ITB PW 31-23 Live Oak Church Rd_Rev_05_2_23.docx

DeRita: This is once again approved for grant purposes. Please take note of my reminders, with the original approval, below.

Roy: The attached is my third revision and includes ALL of your requested edits, with the exception of eliminating:

The County's performance and obligation to pay under this Agreement is contingent upon annual appropriation for its purpose by the County Commission and the State of Florida's Legislature.

I am retaining this clause based on a conversation I had with DeRita. In the age of legislative disagreements holding up appropriations, this is advisable to protect the County, which would be short a great deal of funding, at one time, in the unlikely event this occurred. As previously stated, I have never had a contractor object to this clause.

Please accept these changes and submit to FDOT for approval.

Thank you,

Suzanne Ulloa

Purchasing & Grants Coordinator
Okaloosa County
Purchasing Department
5479A Old Bethel Road
Crestview, FL 32536
Phone: (850) 689-5960
DIRECT EXT. 6971



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From: Suzanne Ulloa <sulloa@myokaloosa.com>
Sent: Friday, April 21, 2023 12:49 PM
To: DeRita Mason <dmason@myokaloosa.com>
Cc: Roy Petrey <rpetry@myokaloosa.com>; Marian Hunt <mhunt@myokaloosa.com>; Jane Evans <jevans@myokaloosa.com>
Subject: RE: ITB PW 31-23

DeRita,