



Legislation Text

File #: 19-0600, **Version:** 1

Agenda Item Name:

Camp-Fillmer, Inc. Leased space for the Health Department

Presenter:

Charlie Jackson, Facilities Director, 374-5289

Description:

Lease agreement between Alachua County and Camp-Fillmer, Inc. located at 2559 NE 18th Terrace, Gainesville, Florida for the period of November 18, 2019 through November 18, 2026.

Recommended Action:

Approve and execute the Lease agreement between Alachua County Board of County Commissioners and Camp-Fillmer, Inc for the period of November 18, 2019 through November 18, 2026. Approve budget adjustment and resolution for unanticipated revenue.

Prior Board Motions:

Prior lease agreement was signed with Faye Cole Johnson Revocable Living Trust who elected in September 2019 not to renew the lease agreement with the County.

Fiscal Consideration:

Approve and execute the Lease Agreement between Alachua County Board of County Commissioners and Camp-Fillmer, Inc for the period of November 18, 2019 through September 30, 2020.

Account#001.19.1914.525.44.00

\$53,626.90 - Inter-local Agreement allows for reimbursement by the Health Department.

Background:

In the early 2000s, the County experienced several major hurricanes and did not have sufficient material and supplies to adequately respond to the needs of citizens in Alachua County. Since that time the Alachua County Health Department acquired sufficient supplies and secured them in lease space at the Faye Cole Johnson Revocable Living Trust properties located at 6520 NW 18th drive, Gainesville, Florida.

On September 10, 2019 the Alachua County Commission approved the attached inter-local Agreement enabling the Alachua County Health Department to reimburse the Alachua County Board of County Commissioners for the cost of the lease and utilities.

Later on in September 2019, after the Board approved this agreement, Faye Cole Johnson Trust elected not to renew the above leased space and asked that the County immediately vacate the

space. The County communicated with Faye Cole Johnson and negotiated the 45 day extension shown in the attached lease. Following the 45 day extension, County staff worked with staff in the Health Department and investigated several buildings in Alachua County and is recommending this building located at 2559 NE 12th Terrace in Gainesville Florida to satisfy urgent space needs.

The purpose of this lease agreement is to provide the County with a secure storage space of 7,710 SF, approximately 1,500 SF of this space will be climate-controlled space in support of an Emergency Preparedness Response Operations.

The Alachua County Health Department will continue to reimburse the County for the cost of the lease and utilities at this new building.

Request approval of this long-term Lease agreement between Alachua County and Camp-Fillmer, Inc for 7,710 sq. ft. of lease space at the new building located at 2559 NE 18th Terrace, Gainesville, Florida. This agreement is for the period commencing November 18, 2019 through November 18, 2026. The term of the agreement will be seven (7) years.

Camp-Filmer, Inc. will serve as the landlord and will be the County's contact for resolution to building and/or contract matters.

The landlord agrees to allowing DOH to secure material on site starting November 18, 2019 and complete interior renovations according to the attached plans by January 16, 2020.

Community Support Services, in a future Board meeting, will be asking the Board to amend Attachment IV of the contract between the Alachua County Board of County Commissioners and State of Florida Department of Health. This amendment will be to replace the reference to the existing warehouse, the lease for which is set to expire on Nov 30, 2019, and replace it with reference to this new warehouse lease, which is the subject of this Agenda Item. The referenced contract was approved at the September 10, 2019 Regular Board meeting.