

Pinellas County

Staff Report

File #: 21-1344D, **Version:** 1

Agenda Date: 12/31/2021

Subject:

First Amendment to Concession Agreement with SSP-Hudson PIE Concessions, LLC, for the rental of additional storage space in the terminal building at the St. Pete-Clearwater International Airport.

Recommended Action:

First Amendment to Concession Agreement (Amendment) with SSP-Hudson PIE Concessions, LLC (SSP) for the rental of additional storage space in the terminal building at the St. Pete-Clearwater International Airport (PIE).

- The Permit term is for five (5) years with one (1) additional five (5) year option.
- The Permit is terminable with 30-days' notice by either party.
- SSP will pay additional rent in the amount of \$7,020.00 per year plus applicable taxes.

Strategic Plan:

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

5.3 Ensure effective and efficient delivery of county services and support

5.4 Strive to exceed customer expectations

Summary:

This amendment will allow SSP to rent 351 additional square feet of storage space within the terminal building at PIE.

Background/Explanation:

On September 11, 2018, the Purchasing department, on behalf of the Airport, released a Request for Proposal (RFP) for the above referenced services. The RFP yielded two submittals from Host IBC PIE FB, LLC and SSP-Hudson PIE Concessions.

SSP was the successful bidder, and the concession agreement began on May 7, 2019.

SSP is in need of additional storage space and PIE is able to accommodate their need with the rental of this additional 351 square feet.

Fiscal Impact:

This Permit will provide PIE approximately \$7,020.00 of annual revenue to the Airport's revenue and operating budget (Fund 4001).

Delegated Authority:

Authority for the County Administrator to sign this Amendment is granted under Code Section 2-62

(a)(5) and was delegated further to the Director of Administrative Services in accordance with the memo dated December 2, 2019.

Staff Member Responsible:

Thomas R. Jewsbury, Director, St. Pete-Clearwater International Airport

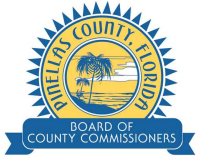
Partners:

N/A

Attachments:

First Amendment to Concession Agreement

Concession Agreement



Pinellas County

Staff Report

File #: 21-2623A, **Version:** 1

Agenda Date: 2/22/2022

Subject:

Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending December 31, 2021.

Recommended Action:

Accept the receipt and file report of purchasing items delegated to the County Administrator.

Strategic Plan:

Deliver First Class Services to the public and Our Customers.

5.3 Ensure effective and efficient delivery of county services and support.

Summary:

The Board of County Commissioners (Board) has delegated authority to the County Administrator to approve purchases and other purchasing related processes with the requirement that all approvals be submitted for receipt and file on a quarterly basis.

Background Information:

The County Administrator has delegated authority to award contracts up to \$250,000.00 in a fiscal or calendar year. For purchases initiated from State of Florida bids or negotiated contracts, the County Administrator has delegated authority to approve in any amount. The County Administrator has delegated authority to increase maintenance, repair and operating contracts in an amount not to exceed fifty percent (50%) of the amount previously approved by the Board subject to the same unit pricing, terms and conditions. The County Administrator has delegated authority to extend the term of Board approved contracts above the threshold of \$250,000.00 pending all prices, terms and conditions remain the same.

The County Administrator has delegated authority to approve change orders and amendments in an amount not to exceed \$250,000 or ten percent (10%), whichever is less, and to release retainage and close out construction type contracts when the change order does not exceed \$250,000.00 or ten percent (10%) of the total award, whichever is less.

The County Administrator also has delegated authority to approve emergency purchases up to \$250,000.00. Emergency purchases in excess of \$250,000.00 are approved by the County Administrator and entered into the minutes of the Board of County Commissioners via the receipt and file report.

Lastly, the County Administrator has delegated the authority for non-purchasing items pursuant to Section 2-62 in an amount not to exceed \$25,000.00 to the Director of Administrative Services.

Fiscal Impact:

The attached list contains approvals of competitive sealed bidding, Florida State contracts, master purchase agreement increases, emergency purchases, contract extensions, and items delegated to the Administrative Services Director as per County Code 2-62, 2-164, 2-176, 2-177, 2-178, 2-180, 2-181, 2-184 and 2-185.

Staff Member Responsible:

Barry A. Burton, County Administrator
Joe Lauro, Director, Administrative Services
Merry Celeste, Division Director, Purchasing & Risk, Administrative Services

Partners:

N/A

Attachments:

List of Purchasing and Risk Management items approved by the County Administrator and the Director of Administrative Services for quarter ending December 31, 2021.

FIRST AMENDMENT TO CONCESSION AGREEMENT

THIS FIRST AMENDMENT TO CONCESSION AGREEMENT (AMENDMENT), made and entered into this _____ day of _____, 2021, by PINELLAS COUNTY, ("COUNTY") a political subdivision of the State of Florida and SSP-Hudson PIE Concessions, LLC, a Delaware limited liability company, hereinafter referred to as ("CONCESSIONAIRE").

WITNESSETH:

WHEREAS, CONCESSIONAIRE, entered into a Concession Agreement with the COUNTY dated May 7, 2019: and

WHEREAS, CONCESSIONAIRE is in need of additional space located on the second floor of the terminal building and the COUNTY is amenable to the CONCESSIONAIRE's leasing of the additional area; and

WHEREAS, the parties now desire to amend certain terms of said Lease Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the CONCESSIONAIRE and the COUNTY, hereinafter referred to as "the Parties", covenant and agree to amend the Concession Agreement as follows:

LEASE OF PREMISES: The Premises of the Concession Agreement will be modified to include the additional 351 square feet of additional storage space attached hereto as Exhibit "A". The cost of the space is \$20.00 per square foot per annum as outlined in Paragraph 4.3 of the Concession Agreement.

TERM: The term of this AMENDMENT shall be for five (5) years from the date of commencement and shall include one (1), five (5) year option to renew. Either party may terminate this AMENDMENT with thirty (30) days' notice.

OTHER: All other provisions of the Lease Agreement between the Parties including amendments hereto, dated May 7, 2019 shall remain in full force and effect.

IN WITNESS WHEREOF, COUNTY has caused this Agreement to be executed by and through its authorized officers, has accepted and shall meet and fully discharge the conditions, terms and covenants set forth hereinabove, and CONCESSIONAIRE has caused the same to be executed by its appropriate and authorized officer.

PINELLAS COUNTY, FLORIDA

By: Joe Lauro Dir Admin Svs
Joe Lauro, Director, Administrative Services

APPROVED AS TO FORM

By: Michael A. Zas
Office of the County Attorney

APPROVED AS TO CONTENT:

By: Thomas R. Jewsbury
Thomas R. Jewsbury, Airport Director

CONCESSIONAIRE:

SSP-HUDSON PIE CONCESSIONS

By: Courtney Thornton

Print Name: Courtney C. Thornton

Title: EVP, Corporate Strategy & Business Development

APPROVED AS TO FORM:

HUDSON GROUP LEGAL DEPARTMENT

BY: Natalie Aronov
Natalie Aronov, Senior Counsel

ADDITION TO HUDSON OFFICE / STORAGE
St. Pete-Clearwater International Airport
14700 Terminal Boulevard Suite 221
Clearwater, Florida 33762

[illegible]

SEAL _____
 DATE _____
 JOB NUMBER _____
 FLOOR PLAN
 REFLECTED CEILING PLAN

A-1.0

3 of 3

