

# Purchase Order Requisition

Purchasing Department use: P.O. Number 1257 Date June 14, 2017

Name and Address of Vendor/Contractor: **Department of Economic Opportunity**  
**Attention: Financial Management**  
**107 East Madison Street, Suite 120**  
**Tallahassee, Florida 32399**

Mail Invoice to: **Joel Hickox**  
**1845 Town Center Blvd., Suite 250**  
**Fleming Island, FL 32003**

Description of Supplies and/or Services Purchased: **Facilities Lease**  
**Lease for Duval Center, CareerSource NEFL Service Center and Program Office, 215 Market Street, Jacksonville, FL.**  
**July 1, 2017-June 30, 2018.**

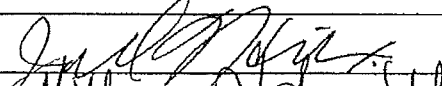
Quantity	Product Description (Be specific, Catalog number, etc.)	Unit Price	Total Cost
1	Lease for Duval Center, Careersource NEFL Service Center and Program Offices, located at 215 Market Street, Jacksonville, FL. Blanket PO to cover monthly lease payments for period of 7/1/17 thru 6/30/18.	\$279,309.14	\$279,309.14

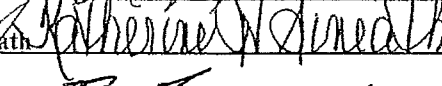
**THIS SECTION MUST BE FILLED IN!**

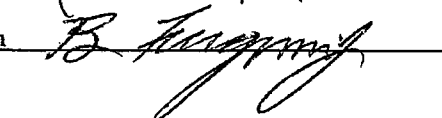
- STATE CONTRACT # \_\_\_\_\_ Subtotal \$279,309.14
- QUOTES (Attached) Shipping \_\_\_\_\_
- SOLE SOURCE (Attach justification for sole source) Other \_\_\_\_\_
- BLANKET PURCHASE ORDER Total Cost \$279,309.14  
 7/1/17-6/30/18. Lease attached.
- MICRO PURCHASE and the cost is considered reasonable.

Purchasing Department Use:				Transaction			
Element	Project	Code	Amount	Element	Project	Code	Amount

**VENDOR JUSTIFICATION** Lease Agreement attached.

Requestor: Joel Hickox  Date 6-20-17

Procurer: Katherine Smeath  Date JUNE 20, 2017

President: Bruce Ferguson  Date 6/20/17

**Rick Scott**  
GOVERNOR



*Joel FYI*  
**Cissy Proctor**  
EXECUTIVE DIRECTOR

April 13, 2017

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

**NOTICE OF RENTAL RATE**

Mr. Bruce Ferguson, President/CEO  
CareerSource Northeast Florida  
1845 Town Center Boulevard, Suite 250  
Fleming Island, Florida 32003

Re: Lease No. 000:1652-1, Jacksonville.

Dear Mr. Ferguson:

We are pleased to inform you that rental rates for FY 2017-18 will not increase and as a result will remain at \$10.94/square foot through June 30, 2018. This continued rate is necessary to ensure that sufficient revenue is available to cover the costs of operating and maintaining department-owned buildings.

This letter should be placed in your lease file for all leases with the Department of Economic Opportunity. If you have any questions, please contact me at (850) 245-7469.

Sincerely,

Ramone L. Smith, Chief  
Bureau of General Services

RLS/bg

cc: Ms. Angela Vermette

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax  
[www.floridajobs.org](http://www.floridajobs.org) | [www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

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**STATE OF FLORIDA**  
**AGENCY FOR WORKFORCE INNOVATION**  
**AGREEMENT FOR MODIFICATION**

LEASE NO. 000:1652-1  
MODIFICATION NO. 6

WHEREAS, the First Coast Workforce Development, Inc (FCWD), as Lessee, has previously entered into Lease Number 000:1652-1, on December 29, 1998, which became effective October 1, 1998 and consists of 25,531 square feet; the current Lessor being the Agency for Workforce Innovation (AWI); and

WHEREAS, the current description of the leased premises is:

That 8,941 square feet of office space on the third floor, and that 6,934 square feet of office space on the second floor and that 9,656 square feet of space on the first floor, a total of 25,531 square feet in the Fuller Warren Building, located at 215 Market Street, Jacksonville, Florida 32202,

and

the covenants and conditions contained in the original State of Florida, Agency for Workforce Innovation Lease Agreement, as previously amended, and as further amended by the below modification(s) are hereby readopted and incorporated herein.

WHEREAS, Lessor and Lessee desire to modify the terms of Lease Modification No. 5 as set forth below:

1. Replace provision "1. c)" as follows:

Lessee agrees to provide the security services from 8:00 a.m. to 5:00 p.m., Monday through Friday, beginning November 1, 2010.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed this 29<sup>th</sup> day of September, 2010.

ORIGINAL SIGNATURES REQUESTED ON ALL COPIES

<p>Signed, sealed and delivered in the presence of:</p> <p><u>Berinda George</u> Witness Signature</p> <p><u>Berinda George</u> Print or Type Name of Witness</p> <p><u>Bridgett Jackson</u> Witness Signature</p> <p><u>Bridgett Jackson</u> Print or Type Name of Witness</p> <p>AS TO <u>Cynthia R. Lorenzo, Director</u></p>	<p>LESSOR: STATE OF FLORIDA AGENCY FOR WORKFORCE INNOVATION</p> <p>By: <u>[Signature]</u> Cynthia R. Lorenzo, Director</p>
<p>Signed, sealed and delivered in the presence of:</p> <p><u>Diane Nevison</u> Witness Signature</p> <p><u>DIANE NEVISON</u> Print or Type Name of Witness</p> <p><u>Joel V. Hickox</u> Witness Signature</p> <p><u>Joel V. Hickox</u> Print of Type Name of Witness</p> <p>AS TO <u>Bruce Ferguson, Jr., CEO</u></p>	<p>LESSEE: FIRST COAST WORKFORCE DEVELOPMENT, INC.</p> <p>By: <u>[Signature]</u> Bruce Ferguson, Jr., CEO</p>
	<p>Approved As to Form and Legality, Subject Only To Full and Proper Execution by the Parties</p> <p>GENERAL COUNSEL AGENCY FOR WORKFORCE INNOVATION</p> <p>By: <u>[Signature]</u> Rosa McNaughton, General Counsel</p> <p>Approval Date: <u>9-29-10</u></p>

# 215 Market Street

YEAR	DATE	TO	MONTHY BASE
current	7/1/17	6/30/18	\$ 23,275.76

Sq. Ft.                      Rate                      Yearly                      \$                      \$                      \$                      \$

25531                      10.94                      \$ 279,309.14                      \$ 23,275.76

\$ 23,275.76  
 \$ 23,275.76  
 \$ 23,275.76  
\$ 69,827.29

First Floor	9656 sq. ft.	0.41	0.14	0.45
Second Floor	6934 sq. ft.	3958.96	1351.84	4345.2
Third Floor	8789 sq. ft.	2842.94	970.76	3120.3
<b>Totals</b>	<b>25379 sq. ft.</b>	<b>10405.39</b>	<b>3553.06</b>	<b>11420.6</b>
				<u>25379</u>