



Joe Lauro, CPPO/CPPB
Director

September 3, 2015

TO: ALL INTERESTED PROPOSERS
REQUEST FOR PROPOSAL: Sale of Property – Young-Rainey STAR Center
PROPOSAL NUMBER: 145-0359-P (SS)
PROPOSAL SUBMITTAL IS DUE: October 1, 2015 @ 3:00 P.M.

ADDENDUM NO. 2

Following is additional information, clarifications, questions and responses relative to referenced Request for Proposal (RFP):

QUESTIONS: (See link for “attached folder” responses):

[https://files.pinellascounty.org/purchasing/145-0359-P\(SS\)%20Sale%20of%20Property%20-%20Young%20Rainey%20STAR%20Center%20Pinellas%20County%20Economic%20Development%20Authority%20\(PCEDA\)%20FTPS/](https://files.pinellascounty.org/purchasing/145-0359-P(SS)%20Sale%20of%20Property%20-%20Young%20Rainey%20STAR%20Center%20Pinellas%20County%20Economic%20Development%20Authority%20(PCEDA)%20FTPS/)

1. Question: Can we get access to see the all the Tenants leases in order to better understand the operating expense reimbursements?
Response: See attached folder containing the response to this question number.
2. Question: How will real estate tax be affected by our purchase?
Response: Historically, the STAR Center provided a list of business entities leasing space (and corresponding) at the STAR Center to the Pinellas County Property Appraiser’s Office (PAO). The PAO, then calculated ad valorem taxes based up the entity’s tax status and allocated square footage. The Economic Development Authority (STAR Center staff) owned and operated spaces were considered to be tax exempt due to government tax status. Without knowing your business entity tax status, it is not known how the ad valorem taxes may change. The recommendation is to consult the PAO and/or a tax attorney.
3. Question: Does the County have a purchase price reserve they can share?
Response: A reserve purchase price is not available.
4. Question: Does the County have a detailed list of the capital expenses they have made to the entire property over the last 5 years?
Response: See attached folder containing the response to this question number.

PLEASE ADDRESS REPLY TO:
400 South Ft. Harrison, Sixth Floor
Clearwater, Florida 33756
Phone: (727) 464-3311
FAX: (727) 464-3925
Website: www.pinellascounty.org/purchase



5. Question: Does the County have a detailed list and condition report of all the roofs and HVAC units?
Response: See attached folder containing the response to this question number.
6. Question: Can the county please provide the last 3 years of historical operating expenses broken down by line item.
Response: See attached folder containing the response to this question number.
7. Question: Are we aloud to speak to the individual at the county who oversees the financial aspects of the Young Rainey Star Center and who has negotiated the leases? We are trying to understand overall how the property is run.
Response: Staff can be brought in later once a firm is shortlisted and conducting their due diligence.
8. Question: Pre-submission Property Inspection – Should we schedule inspections through your office?
Response: See page 7 of 12, Clause 12 – Inspection of Property which reads in part....Inspection must be completed no later than the question deadline listed on page 1. The question deadline was August 12, 2015.
9. Question: Roof and Equipment Maintenance Logs – Can you please provide any available information?
Response: Refer to Question #5 for response.
10. Question: Review of Existing Lease Documents – Can you please forward the underlying lease documents between Pinellas County Economic Development Authority (PCEDA) and the various lessees of the property?
Response: See attached folder containing the response to this question number.
11. Question: Current Lease Term with Raytheon Company – Can you clarify that Raytheon has exercised its renewal option through November 30, 2023?
Response: Raytheon has not renewed through 11/30/2023. Raytheon’s current expiration date for its current renewal option is 11/30/2018 and the next 5-year renewal option ends 11/30/23, if exercised, for Building 100 (the main area, area 149, storage, engineering) and parking. There are two (2) additional 5-year renewal options granted ending 11/30/28 and 11/30/33. However, Building 400 is independent and expires on 04/30/2016, with three (3) 1-year renewal options.
12. Question: Contact Person with Raytheon Company – Can you please provide a contact person at Raytheon?
Response: A meeting can be arranged once a firm is shortlisted and conducting their due diligence.
13. Question: Personal Property – Assuming the clarification of those items of personal property that are to remain the property of the lessor are not detailed in the underlying lease documents, can you provide that list?
Response: See attached folder containing the response to this question number.
14. Question: Are there subordination agreements with lenders on the ground leased properties? If so, please provide.
Response: The ground leases do not have subordination agreements.

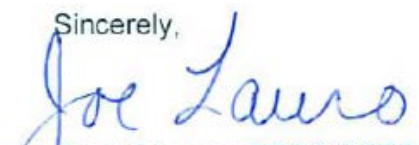
15. Question: Can you provide last 5 years of historical financial statements for all property operations as well as any third party audits and auditor reports to owners?
Response: See attached folder containing the response to this question number.
16. Question: Can you provide a full inventory of all personal property owned including details including date purchased, maintenance logs (as applicable) and replacement schedules?
Response: Refer to Question #13 for response.
17. Question: Please provide a current list of Star Center employees and their associated salaries?
Response: Refer to Young-Rainey STAR Center property appraisal document, page 233.
18. Question: What is the current balance of the capital improvements fund and does it transfer to the new owner?
Response: No, it does not transfer.
19. Question: Can you provide any and all service and maintenance agreements or contracts, if any, specifically excluding any leasing and/or property management contracts?
Response: See attached folder containing the response to this question number.
20. Question: Will any contracts to be assigned to Purchaser at Closing? If so, please provide.
Response: See attached folder containing the response to this question number.
21. Question: Can you provide all current leases and subleases for all tenants?
Response: See attached folder containing the response to this question number.
22. Question: Please provide a current rent roll.
Response: See attached folder containing the response to this question number.
23. Question: Please provide a copy of the most rent title report.
Response: A title report doesn't exist. It would be up to the new owner to run a title report and purchase warranty deed/title insurance.
24. Question: Please provide copies of the most recent utility bills.
Response: Refer to Question #10 for response.
25. Question: Can you provide utility bills for the last three years (electric, water, gas) together with any utility service contracts and a summary of what tenants are required to reimburse?
Response: See attached folder containing the response to this question number.
26. Question: Can you provide all environmental documentation associated with the property including all Phase I (prepared in accordance with ASTM Standards E-1527-93), II and III reports, FDEP and DOE reports and agreements (including indemnification agreements if applicable), copies of contracts with remediation contractors, and a comprehensive report detailing all historical, current and future obligations of the current owner with regard to remediation, testing, and maintenance?
Response: The DOE's Office of Legacy Management is responsible for on-site remediation of contamination stemming from the historic DOE operations. The following link provides all the documentation available in response to this question.
<http://www.lm.doe.gov/Pinellas/Documents.aspx> .

27. Question: In the RFN you state “The DOE is responsible and liable for the contamination, remediation, and perpetual monitoring and reporting. The Florida Department of Environmental Protection is the regulatory agency that is monitoring the contamination, remediation, monitoring and reporting. An indemnification from the DOE to the site owner is in place to ensure containment and remediation continues in perpetuity or until FDEP issues the DOE for each of the three sites with a “No further action” directive.” The indemnification is said to be transferable with the sale of the property. Please send a copy of the indemnification and associated documents.
Response: See attached folder containing the response to this question number.
28. Question: Please provide all asbestos and mold reports for the property.
Response: Refer to Question #34 for response, PDF document listing the Young-Rainey STAR Center asbestos and mold surveys for the current calendar year.
29. Question: Can you provide a capital improvement/replacement budget for the next 10 years as well as budget/actual reports for the last 5 years?
Response: Refer to Question #4 for response.
30. Question: Have there been any insurance losses and can you provide loss-run reports for the period of ownership?
Response: See attached folder containing the response to this question number.
31. Question: Can you provide a comprehensive title report for the entire property together with all underlying title documents and UCC and judgment lien searches?
Response: A title report doesn’t exist. It would be up to the new owner to run a title report and purchase warranty deed/title insurance.
32. Question: Can you provide CAM reconciliations for the last 3 years for all Tenants?
Response: See attached folder containing the response to this question number.
33. Question: Can you provide a comprehensive accounts receivable report?
Response: See attached folder containing the response to this question number.
34. Question: During the tour, we noticed a number of doors that were removed within the main building and were sealed with plastic. Please provide detail on work being conducted in these areas.
Response: Vacant areas 133 & 121, located in building 100, which were sealed in plastic, were undergoing demolition for future tenant leasable areas, asbestos and mold remediation was done concurrently with area demolition.
35. Question: As-built plans/specs (electrical, mechanical, structural)
Response: Viewing of existing facility base building plans as well as renovation plans and specifications can be arranged after RFN has been accepted.
36. Question: Existing inspection reports (roofing, HVAC, seismic)
Response: Refer to Question #5 for response. No seismic surveys have been conducted for the facility.

37. Question: Building licenses, permits and certificate of occupancy
Response: See attached folder containing the response to this question number. No letters of occupancy have been required for the facility.
38. Question: Building warranties/guarantees;
Response: See attached folder containing the response to this question number.
39. Question: Please provide an overview of the following utilities: water, sewer, and gas.
Response: See attached folder containing the response to this question number.
40. Question: Floor plans
Response: Refer to Young-Rainey STAR Center property appraisal document and response to Question #35.
41. Question: Evidence of building insurance
Response: See attached folder containing the response to this question number.
42. Question: Elevator certificates of compliance
Response: Refer to Question #37 for response.
43. Question: Life safety - fire sprinkler/detection inspection certificates
Response: See attached folder containing the response to this question number.
44. Question: Latest Fire Marshall inspection report
Response: See attached folder containing the response to this question number.
45. Question: Copy of backflow prevention device inspection report.
Response: Refer to Question #39 for response. Main domestic water backflow preventer devices are property of Pinellas County Utilities (PCU).
46. Question: Age of chillers, cooling towers, boilers, pumps and Energy Management System
Response: See attached folder containing the response to this question number. Refer to Question #5 for additional information.
47. Question: Preventive Maintenance company, schedule and costs: chillers, cooling tower, boilers
Response: Refer to Question #19 for response.
48. Question: Water usage of cooling towers and chemical treatment costs
Response: Refer to Question #19 for response for chemical treatment. Approximate. water usage for cooling towers for the last year was 12,988,900 gallons.
49. Question: Natural gas consumption
Response: Approximate gas usage for hot water in the past year was 5,774.69 CCF.
50. Question: Percentage of conditioned space by DX ancillary units/systems (not chilled water)
Response: Approximately 10%.

51. Question: What special ventilation systems exist? Air scrubbers? Specialized Filtration systems?
Response: None owned or operated by the facility owner.
52. Question: The major line ups of incoming 13KV switchgear (two locations) appears to be original equipment which would make them approximately 60 years old, or nearing the end of useful life. Please advise the extent and frequency of periodic maintenance that has been performed over the equipment lifetime.
Response: See attached folder containing the response to this question number.
53. Question: What is the age of the three 675 KW generators in the utility plant and what has been the schedule and extent of periodic maintenance over the lifetime of the units?
Response: Refer to Question #46 for response on generator age. Each generator has been serviced annually, load bank tested annually, and each generator currently has a connected load of 30 to 40 percent of its generation capacity.
54. Question: How often has infrared testing been performed on all panel board and switchboard connections in the facility?
Response: The last infrared testing for the main electrical panels and sub-panels within building 100 (Raytheon tenant areas only) was performed in March 2015, testing in these areas is conducted every two years. No other area panels have been tested within the last 10 years.
55. Question: What has been the schedule for testing major electrical feeders for the project (hypot, megohmmeter, etc.)?
Response: The main electrical feeders from the substation to both building 100 and the central energy plant, building 500, were last tested in 1997. Building 100 feeder was replaced in 1997. Refer to question # 52 for additional information.
56. Question: Who are the current service providers for the above listed equipment and fire alarm, and what is the duration and expense associated with their contracts.
Response: Refer to Question #19 for response.
57. Question: Can you provide a recent survey and related items including: Survey meeting the 2011 accuracy standards adopted by ALTA/ACSM, including items 1, 2, 3, 7(a), 7(b)(l), 7(c), 8, 11(a), 16 and 18 listed on Table A thereof; Subdivision and parcel maps; Description/ownership/operation of adjacent land uses; Flood plain/seismic zone location.
Response: No.

All other specifications, terms and conditions remain the same.

Sincerely,

Joseph Lauro, CPPO/CPPB
Director of Purchasing