

ADDENDUM NUMBER ONE

SOLICITATION NO.: ITN-650.0072 MIAMI LEASE
SOLICITATION TITLE: Lease Space for Offices Miami-Dade County
OPENING DATE: August 17, 2017 at 3:30 P.M., Eastern Time
DATE: July 6, 2017

Please be advised that the following changes are applicable to the original specifications of the above referenced ITN:

Changes to the Specifications are indicated by underline, deletions are indicated by a ~~strikethrough~~.

1. First paragraph of Section II.A, Replies, is hereby amended as indicated below:

Completed written Replies are due no later than the date and time outlined under Key ITN Dates, Section II.C. on the following page. Send three (3) original responses with three (3) copies, one (1) redacted copy marked as confidential (if applicable and with justification for redaction with statutory citation) must be included with original submission and one (1) electronic version on USB OR CD to the address below. All electronic submissions must be accessible to the Department; any encrypted information must have an accompanying password.

2. Section IV.B, Lease Commencement Date/Liquidation Damages, is hereby amended as indicated below:

B. LEASE COMMENCEMENT DATE/LIQUIDATED DAMAGES

The Proposed Space is to be made available for occupancy on or before ~~October 1, 2017~~ April 1, 2018 with access, at no charge to the Lessee, to the space five (5) business days prior to occupancy date for set up. Should the successful Proposer fail to make the space available by the date specified in the Reply, the Proposer shall be liable to the Agency for liquidated damages in the amount of \$594.85 for each additional day until the Proposed Space is made available, in accordance with this section and in the liquidated damages addendum, Attachment C, Addendum 1 of the Lease.

Space is considered available for occupancy when the Agency is provided with a signed official/final Certificate of Occupancy, an approved State Fire Marshal Final Inspection and the Agency has provided written approval of acceptance to the Proposer. Written approval of acceptance will occur as a result of a walkthrough inspection with the Agency's Program Office Contact, Proposer, the Proposer's Construction Contractor and Tenant Broker Representative.

Unforeseen circumstances, beyond the control of the Proposer (such as acts of God), which delay completion may be cause for the Proposer to request an extension (in writing) from the Agency. This does not include delays due to issues within Proposer's management or personnel, construction or subcontractor management or construction, renovations, permitting, inspections, holidays, orders/delivery, etc. If the delay is greater than sixty (60) days, the Agency shall have the right to terminate the lease. The Agency must be notified immediately of any delays in writing by the Proposer. The Agency will acknowledge the Proposer's request for approved delay in writing.

Proposer agrees to make the Proposed Space available in accordance with the Commencement Date and specifics stated in Section IV, B.(above), failing to do which the liquidated damages stated above shall apply: YES ____ or NO ____

To measure adequate progress and in an attempt to prevent an untimely occupancy date, the following items shall be provided by the Proposer to the Tenant Broker Contact after award:

- Project Schedule – see Attachment B. Project Schedule will include projected dates. Proposer is responsible for working with the Contractor to ensure the Project Schedule is updated at all times. The Project Schedule will be used to monitor the progress of the construction and will be addressed at each meeting and by the Tenant Broker Contact, as necessary.
- Construction Meetings – shall occur bi-weekly on site and initiated by the Proposer. The construction manager or representative must be present. Said representative to have knowledge of the current project status. Photos reflecting project status and meeting minutes to be provided by the Proposer within seventy-two (72) hours of the meeting.
- Floor plans – will be a joint effort of the department staff and successful proposer. The successful proposer will provide architectural services for preparation of the floor plans and renovations. Final floor plan is subject to the Agency's approval, the State Fire Marshal review and approval and the local building authority. Changes to approved floor plans must be submitted in writing by the Lessor to the Agency's Leasing Manager. The Leasing Manager will determine whether the change may be approved and notify the Lessor in writing prior to the Lessor proceeding with changes.
- Final floor plans – The Proposer/Lessor shall provide two (2) originals and one (1) copy of the signed, certified and sealed sets. For revised floor plans, two (2) originals and one (1) copy must be provided.
- Delays- Proposer/ Lessor to inform as to expected delays, within two (2) business days, if delays occur due to late performance.