



## AGREEMENT SUMMARY

EXHIBIT 1

## NAME OF OTHER CONTRACTING PARTY

NORTH PERRY CENTRAL, LLC.

## PROPOSED ACTION

☒ NEW ITEM ☐ AMENDMENT, NUMBER ☐ RENEWAL ☐ EXTENSION

## DOCUMENT TYPE

Lease Agreement

## PURPOSE

Establishes a new lease between Broward County and North Perry Central, LLC. for General Aviation Services at North Perry Airport.

## SPECIAL PROVISIONS (select if applicable)

<input type="checkbox"/> LIVING WAGE PROGRAM	<input type="checkbox"/> CBE PROGRAM
<input type="checkbox"/> SBE SHELTERED MARKET PROGRAM	<input type="checkbox"/> M/WBE PROGRAM
<input type="checkbox"/> FEDERAL DBE/ACDBE PROGRAM	<input type="checkbox"/> REQUIRES IN-KIND MATCH: \$ OR %
<input type="checkbox"/> CDBE PROGRAM	<input type="checkbox"/> REQUIRES CASH MATCH: \$ OR %

## EFFECTIVE DATES (new agreements only)

START: Upon Execution

END: June 30, 2034

## EFFECTIVE DATES (amendments only)

☐ NO CHANGE  
☐ END DATE HAS CHANGED FROM TO  
☐ TERM HAS FROM TO

## CONTRACT ADMINISTRATOR

NAME: Michael Nonnemacher

PHONE: 954-359-1213

## CONTRACT TYPE

<input type="checkbox"/> COST REIMBURSEMENT	<input type="checkbox"/> OPEN-END
<input type="checkbox"/> FIRM FIXED PRICE	<input type="checkbox"/> TIME AND MATERIALS
<input type="checkbox"/> PERFORMANCE BASED	<input checked="" type="checkbox"/> OTHER LEASE

## CONTRACT VALUE (new contracts)

<input type="checkbox"/> ACTUAL	<input checked="" type="checkbox"/> ESTIMATED
Base amount	\$3,177,334.09
Reimbursables	
Optional Services	
Total contract value	\$3,177,334.09

## CONTRACT VALUE (amendments only)

<input type="checkbox"/> NO CHANGE	<input type="checkbox"/> ACTUAL	<input type="checkbox"/> ESTIMATED
Original approved contract value		
Approved previous adjustments		
Value of this action		
Amended total contract value		

## PAYMENT METHOD

☐ LUMP SUM PAYMENT  
☐ MILESTONE / PROGRESS BASED  
☒ SCHEDULED OR TIME-BASED  
☐ OTHER

## PAYMENT TERMS

The anticipated annual rent is \$126,502, beginning in the 2nd year, plus applicable sales taxes. Beginning in the 3rd year, rent will be adjusted annually by the greater of 3% or the United States Consumer Price Index (CPI). In the 10<sup>th</sup> year, the adjustment will be based on an appraisal of the property; after the appraisal, adjustments will again be based on the greater of 3% or the CPI.

## COST ADJUSTMENT

<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> FIXED PERCENTAGE %	<input type="checkbox"/> ACTUAL COST
<input checked="" type="checkbox"/> CPI OR OTHER INDEX	<input type="checkbox"/> FIXED COST \$	<input type="checkbox"/> OTHER

## EQUITY PROGRAM PARTICIPATION SUMMARY

Total County established M/WBE, SBE, CDBE, CBE, DBE or ACDBE participation goal for this action or project: N/A

Total contractor-committed M/WBE, SBE, CDBE, CBE, DBE or ACDBE participation goal planned for this action or project: N/A

M/WBE, SBE, CDBE, CBE, DBE or ACDBE participation to date: N/A

## RENEWAL OR EXTENSION TERMS

N/A

## TERMINATION AND CANCELLATION PROVISIONS

FOR CAUSE: THERE ARE NUMEROUS DISINCENTIVE PLANS IN THE LEASE FOR FAILURE TO ADHERE TO PROVISIONS OF THE LEASE.

FOR CONVENIENCE: A BUY OUT PROVISION IS INCLUDED IN THE LEASE ALLOWING THE COUNTY TO REGAIN CONTROL OF AIRPORT PROPERTY.

## DELIVERABLES, MILESTONES OR SCOPE OF THIS ACTION

## Phase I:

180 calendar days from effective date for the due diligence period.

12 months from effective date to enter into a construction contract.

24 months from effective date to complete Phase I

	improvements. Phase II: Construction completion within 36 months of effective date.
<b>LIST TERMS, CONSIDERATIONS OR DEVIATIONS FROM STANDARD COUNTY FORM.</b>	Due to the poor condition of the existing east hangar and line shack, those areas are leased at the ground rent rate only until the reappraisal on the ten year anniversary.

Rev. 10/2/12