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October 6, 2010

RE: Invitation to Negotiate for Lease No. 760:0530
Amendment II
Location: Broward County

To whom this may concern,

Invitation to Negotiate for lease 760:0530 is amended as follows:

Article IV - A

Amended to State:

Offeror must provide the location of the space in a building(s) (the "Proposed Space") and the amount of available space. Any and all references to square feet of the Proposed Space contained in a Reply must be "usable square footage" as defined in Florida Administrative Code 60H-2.003.

60H-2.003 - Department Standard Method of Space Measurement.

(2) For the purposes of Agency Leases of real property, Net Usable Square Feet shall be defined as square footage which has usable value.

(a) Net Usable Square footage includes:

1. All space which has usable value within the agencies exclusive use and control; and
2. One half of walls which are shared by two separate tenants; and
3. Columns and projections which are part of the structure of a building; and
4. Corridors in the leased space or for exclusive access to the leased space.

(b) Net Usable Square Footage does not include:

1. Building vertical penetrations such as vertical air ducts, furnace or flue shafts, elevator shafts or exit stairwells;
2. Space unavailable for lease such as public corridors, lobbies or reception areas, waiting areas or elevator lobbies, stairways or bathrooms; or
3. Space designated to the provision of building services such as mechanical rooms, elevator equipment rooms, Janitorial closets or electrical rooms.

In summary and for clarification, if the space is single-tenanted, then vertical penetrations and any space that is not exclusively used by Agency are excluded from measure. If a multi-tenanted facility, then the vertical penetrations and any space that is not exclusively used by Agency, including public areas and shared/common areas are excluded from measure

Section V – A – Associated Fiscal Cost

Rental: 30 Total Points

Amended to State:

- 1) Rental rates for basic term of lease. Rates are evaluated using 'total present value' methodology for the basic term of lease by application of present value discount rate of 3.20%.

Maximum Points: 25

- 2) Rental rates for optional renewal terms of lease. Rates are evaluated using 'total present value' methodology for the renewal of lease by application of present value discount rate of 3.20%.

Maximum Points: 5

Section V – B - Location: 45 Total Points

The effect of environmental factors (including the physical characteristics of the building, and the area surrounding it), on the efficient and economical conduct of department operations planned for the required space.

Amended to State:

- 1) Proximity of facility in reference to the proposed Boundary shown in "Attachment B". Reference "Attachment K" which depicts the scoring scenario.

Maximum Points: 15

- 2) Proximity to nearby roadways and transportation routes for the purpose of Driver Testing and general customer access.

Maximum Points: 5

- 3) Frequency and availability of public transportation near the offered space and the ADA compatibility of the stop to and from the proposed facility. Must be within ½ mile of proposed facility.

(Offeror shall submit a public transportation map and schedule with ITN submittal)

Maximum Points: 10

- 4) Present Condition of physical plant, mechanical aspects of the facility, property the building sits on, adjacent structures and surrounding neighborhood security issues, property and building security amenities, quality of exterior lighting in and around facility and parking areas, and obstructed entrances/exits.

Maximum Points: 15

Section V – C - Property: 25 Total Points

Amended to State:

- 1) The extent to which the offered space is conducive and designed for efficient layout and good utilization of space, energy and ADA standards. Please reference Attachment "A" for example of layout and space utilization.

Maximum Points: 15

- 2) The aggregate square footage proposed can be in an **existing building** in order to be considered. Providing the aggregate square footage in a single building is required. The contiguous nature of the Proposed Space and Layout is preferred.

Maximum Points: 10

Total Points: 100

Corrections:

Attachment A, page 7, section 16. The reference to Attachment K should be revised to Attachment J. Attachment J is an example floor plan that can be used as reference to the space requirements in Attachment A. Note: The floor plan is for reviewing example operation flow and adjacency of different operations within facility and not for number and size of rooms and requirements.

Attachment A, page 1, Section 1: Item (10) should equal 350 sq ft., not 325 sq ft.; Item (14) should equal 2,560 sq ft, not 2,576 sq ft.

Sincerely,



Bryan Bradner
Department of Highway Safety and Motor Vehicles