



FACILITIES AD HOC COMMITTEE VIRTUAL MEETING

CareerSource Central Florida | 10/24/23

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10/24/23 FACILITIES AD HOC COMMITTEE VIRTUAL MEETING DETAILS

Meeting Details

Meeting Agenda

Welcome

Roll Call

Public Comment

Approval of Minutes

Information/
Discussion/
Action Items

Other Business

Adjournment

What: Facilities Ad Hoc Committee Virtual Meeting

When: Tuesday, October 24, 2023
10:00 a.m. – 10:30 a.m.

Where: Virtual via Zoom:

Link: <https://careersourcecf.zoom.us/j/89580070778?pwd=nzLg5x7iFudjdVeekAw8YqMelxoV5z.1>

Dial In: 1 (929) 205-6099 / Meeting ID: 895 8007 0778 / Passcode: 591901

10/24/23 FACILITIES AD HOC COMMITTEE VIRTUAL MEETING DETAILS

	Agenda Item #"	Topic	Presenter	Action Item
Meeting Details	1.	Welcome	Matt Walton	
Meeting Agenda	2.	Roll Call / Establishment of Quorum	Kaz Kasal	
Welcome	3.	Public Comment		
Roll Call	4.	Approval of Minutes A. 11/16/22 Facilities Ad Hoc Committee Meeting	Matt Walton	
Public Comment	5.	Information / Discussion / Action Items A. CSCF Lake-Sumter Career Center Lease Renewal	Committee Review/Discussion	X
Approval of Minutes	6.	Other Business		
Information/ Discussion/ Action Items	7.	Adjournment		
Other Business				
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WELCOME



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ROLL CALL



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PUBLIC COMMENT



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APPROVAL OF MINUTES



DRAFT
 Facilities Ad Hoc Committee Meeting
 Thursday, November 16, 2022
 2:00 p.m.
 MINUTES

MEMBERS PRESENT: Matt Walton and Andrew Albu

MEMBERS ABSENT:

STAFF PRESENT: Leo Alvarez, Lance Willingham, Ken Apana and Kaz Kasal

Agenda Item	Topic	Action Item / Follow Up Item
1	Welcome Mr. Walton, Committee Chair, called meeting to order at 2:03 p.m.	
2	Roll Call / Establishment of Quorum Ms. Kasal reported a quorum present.	
3	Public Comment None offered.	
4	Approval of Minutes <ul style="list-style-type: none"> Reviewed draft minutes from 9/2/21 Facilities Ad Hoc Committee Meeting. 	Mr. Walton made a motion to approve the minutes from the 9/2/21 Facilities Ad Hoc Committee Meeting. Mr. Albu seconded; motion passed unanimously.
5	Information and Discussion <u>Current Facility Lease Term Review</u> <ul style="list-style-type: none"> Reviewed current lease terms for each of the CSCF offices (attachment). Committee to tour the next two offices up for renewal: Lake and Southeast Orange. 	<i>Staff to research market to compare rates.</i>
6	<u>Other Business</u> None offered.	
7	Adjournment Meeting adjourned at 2:19 p.m.	

Respectfully submitted,

Kaz Kasal
 Executive Coordinator



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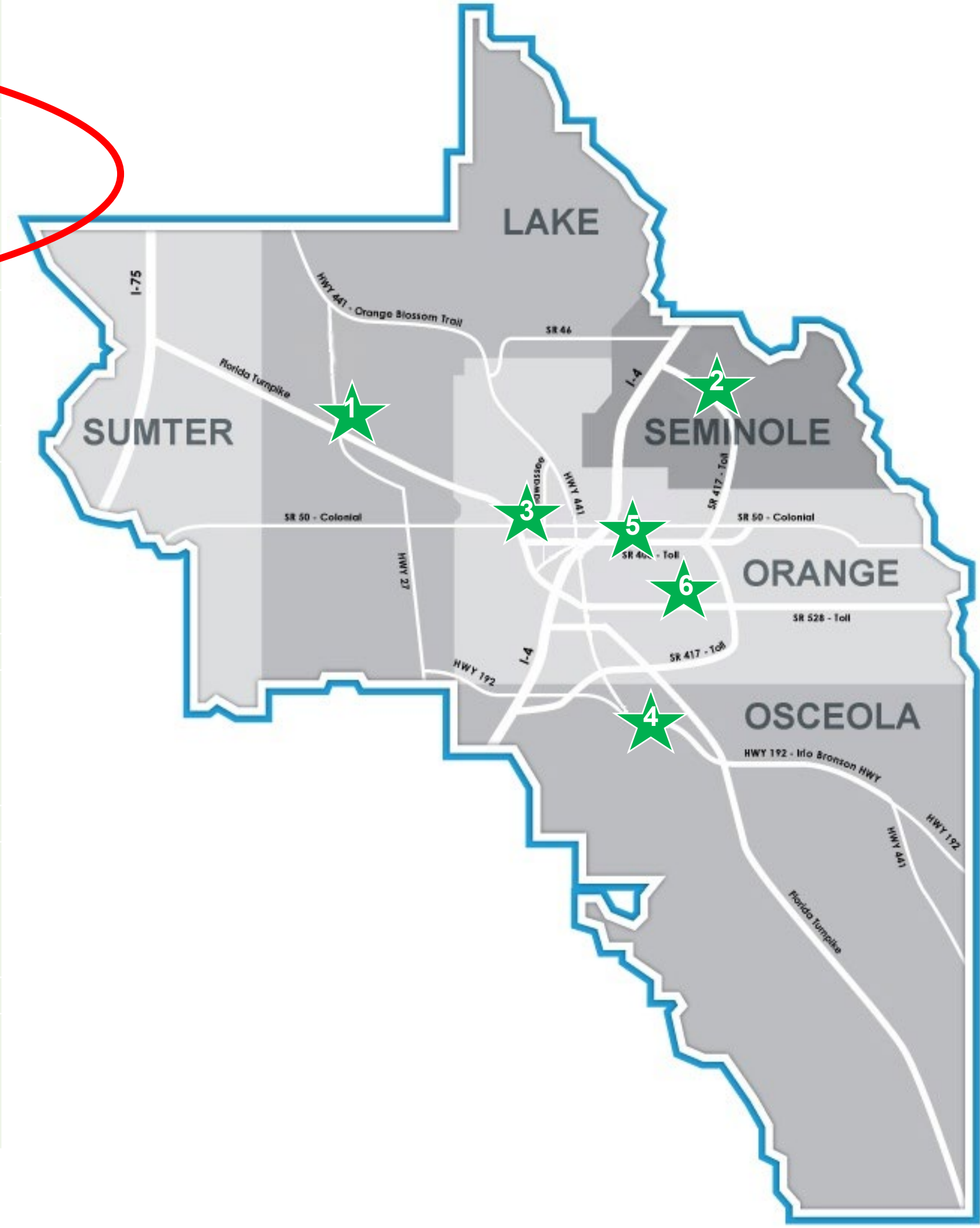
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INFORMATION/ DISCUSSION/ ACTION ITEMS

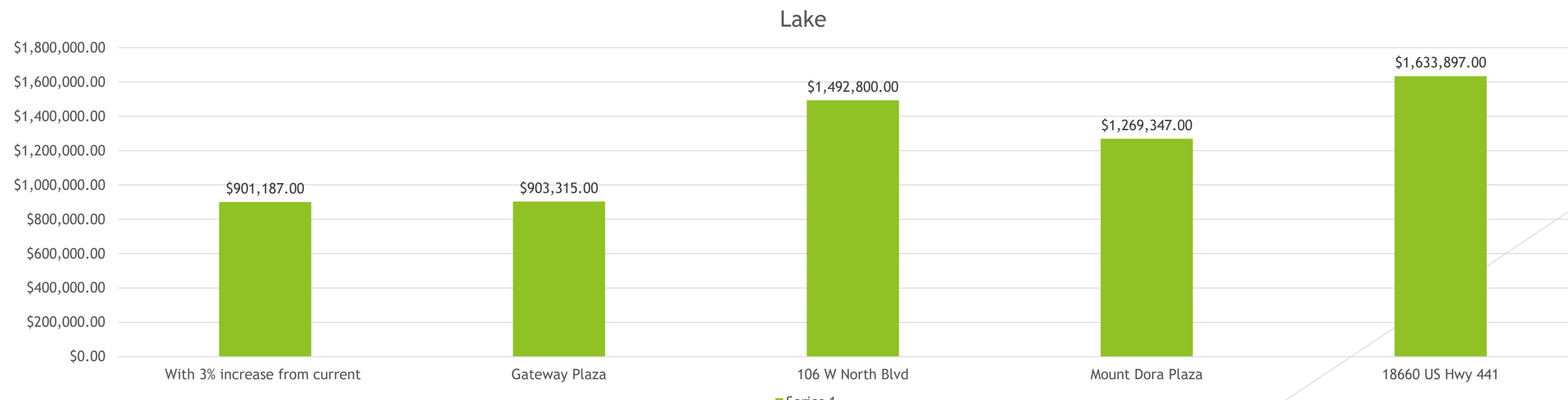
	Center Lease Information	Price per Sq.Ft (CURRENT)	Sq.Ft.	Expires	Current Rate	Annual Rent Escalation	Annual Maintenance Expenses	Renewal Options
(1)	CSCF (Sumter/Lake) 9909 US Highway 441, Building M29, Leesburg, FL 34748	\$15.76	11,063	1/23/2024	\$174,321 per year, (Full Service)	3%	\$4,939.00	Five 1-year options, with 3 months notice prior lease expiration
(2)	CSCF (Seminole) 1209 West Airport Boulevard, Sanford, FL 32773	\$17.87	10,031	6/30/2026	\$179,230 per year, (NNN lease)	3%	\$34,964.00	One 5-year option, with 6 months written notice prior to lease expiration
(3)	CSCF (West Orange) 9401 West Colonial Drive, Suite 403, Ocoee, Florida 34761	\$27.10 <small>Includes T&I cost</small>	12,041	7/31/2026	\$326,160 per year, (NNN lease)	2.50%	\$50,539.00	Two 5-year options, no earlier the 6 and no later then 12 months before end of lease
(4)	CSCF (Osceola) 1800 Denn John Lane Bldg. CIT Suite 300 Kissimmee, FL 34744	\$15.12	12,731	12/31/2024	\$190,965 per year, (Full Service)	2%	\$3,438.00	Two 5-year options, with 3 months notice prior to lease expiration
(5)	CSCF (Administration) 390 N Orange Avenue, Suite 700 Orlando, FL 32801	\$30.83	11,792	7/31/2026	\$363,549, (Full Service)	3%	\$9,882.00	One 5-year option, no earlier than 18 and no later than 12 months before end of lease
(6)	CSCF (Southeast Orange) 5784 S. Semoran Boulevard, Orlando, FL 32822	\$16.48	12,363	9/30/2024	\$203,742 per year, (NNN lease)	3%	\$45,581.00	One 5-year option, with 4 months notice prior to lease expiration



Rent / Related cost for maintaining locations represents approximately 6.2% of total rent

Lake County

		Lake Sumter State College			Gateway Plaza			106 W North Blvd			Mount Dora Plaza			18660 US HWY 441		
		1/20/2019			1/20/2024			1/20/2024			1/20/2024			1/20/2024		
		5 Year Term			5 Year Term			5 Year Term			5 Year Term			5 Year Term		
Year Beg.	Year	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost
19-Jan	1	11,063	\$14.00	\$154,882												
20-Jan	2	11,063	\$14.42	\$159,528												
21-Jan	3	11,063	\$14.85	\$164,313												
22-Jan	4	11,063	\$15.30	\$169,242												
23-Jan	5	11,063	\$15.76	\$174,319												
				\$822,284												
24-Jan	1	10457	\$16.23	\$169,717	7,374	\$24.50	\$180,663	9,952	\$30.00	\$298,560	10,800	\$22.72	\$245,376	12,326	\$25.25	\$314,929
25-Jan	2	10457	\$16.72	\$174,841	7,374	\$24.50	\$180,663	9,952	\$30.00	\$298,560	10,800	\$23.10	\$249,497	12,326	\$26.02	\$320,679
26-Jan	3	10457	\$17.22	\$180,086	7,374	\$24.50	\$180,663	9,952	\$30.00	\$298,560	10,800	\$23.49	\$253,742	12,326	\$26.50	\$326,602
27-Jan	4	10457	\$17.74	\$185,488	7,374	\$24.50	\$180,663	9,952	\$30.00	\$298,560	10,800	\$23.90	\$258,114	12,326	\$26.99	\$332,702
28-Jan	5	10457	\$18.27	\$191,053.	7,374	\$24.50	\$180,663	9,952	\$30.00	\$298,560	10,800	\$24.32	\$262,618	12,326	\$27.50	\$338,985
				\$901,187			\$903,315			\$1,492,800			\$1,269,347			\$1,633,897





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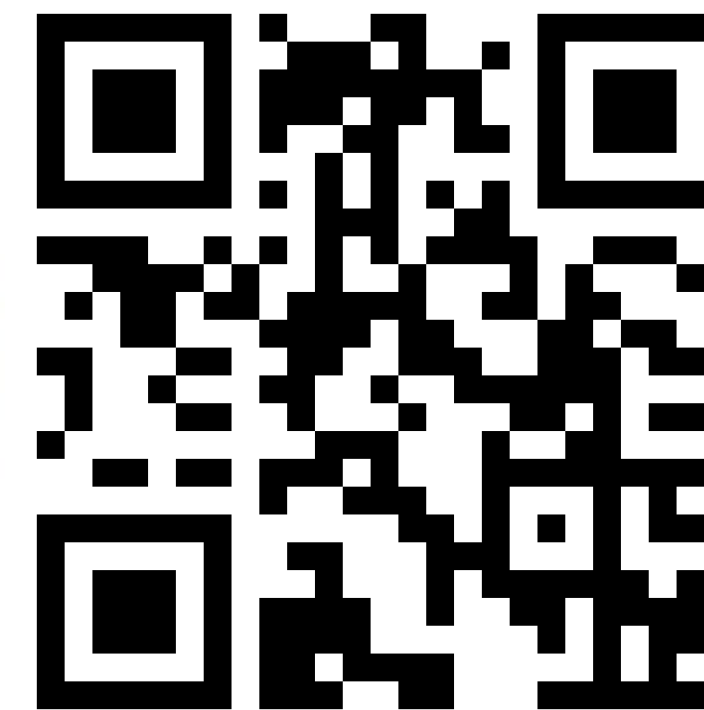
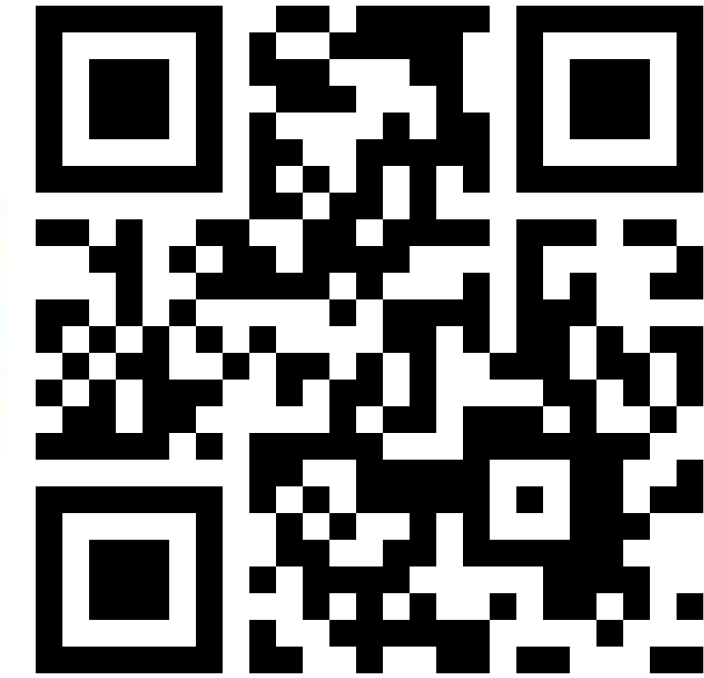
Other Business

▶ **Adjournment**

ADJOURNMENT



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