

Subject:

Lease with NCR Building Orlando, LLC (NCR) for use of a portion of the property located at 617 N Magnolia Ave as Community Venues – BLUEPRINT Program Office including employment and training facility

Summary:

The BLUEPRINT is the City of Orlando's economic plan associated with building the Community Venues (the Amway Center, Dr. Phillips Center for the Performing Arts, Orlando Citrus Bowl reconstruction and MLS). The BLUEPRINT Program Office provides assistance to minority and women-owned businesses; monitors and enforces MWBE and Responsible Contractor policies; and, provides employment and training opportunities for the target population: residents of Parramore, ex-offenders and homeless persons. Current metrics substantiates the BLUEPRINT's successful performance.

Project Name	MBE	MBE %	WBE	WBE %
Amway Center	\$93,058,058.19	28.6%	\$25,431,825.00	7.8%
Dr. Phillips Center	\$30,896,990.32	28.0%	\$11,070,396.84	10.0%
Orlando Citrus Bowl	\$46,908,080.00	29.0%	\$9,705,120.00	6.0%
Florida Citrus Bowl	\$2,634,971.00	44.0%	\$408,114.00	7.0%

The BLUEPRINT has placed 2,867 registrants in jobs. Members of the target population hold 1,345 or 47% of these, and the remainders have gone to other residents of Orlando. The jobs pay an average wage of \$12.95 per hour; 43% include health benefits or provide premium pay in lieu of, and 25% provide continuity of employment.

Since 2008 the City has leased space on the first floor of the commercial building owned by Lynx located at the corner of West South Street and Orange Blossom Trail (1200 W South Street) for BLUEPRINT's program office and training facility. The City is in the process of acquiring the property from Lynx and will relocate the Orlando Police Headquarters to the site. The City will demolish the improvements shortly after closing and therefore BLUEPRINT must relocate its employment office by October 1, 2014.

BLUEPRINT's current expense (which includes utilities and janitorial service) for the South St space is \$3,280.75 per month/\$39,369 per year. Keeping this budget in mind City staff has identified a comparable office space inside the NCR Building at 617 N Magnolia St in downtown Orlando. The building is conveniently located and is within 1.5 miles of BLUEPRINT's current location. Recognizing BLUEPRINT's budget constraints the landlord has agreed to lease the space to the City at a flat rate of \$3,300 per month/\$39,600 per year.

Utilities will be included but janitorial service (if desired) will be at BLUEPRINT's expense. The Landlord has agreed to a two (2) year lease and will recondition and alter the approximately 3,000 square foot space for BLUEPRINT's use, all at Landlord's expense.

Lease terms are detailed in the attached Lease Agreement and are summarized as follows: The lease term shall commence October 1, 2014 and end December 31, 2016. Rent shall be \$3,300 per month for the first year and will increase by 3% to \$3,399 in the second year and either party may cancel the lease with ninety (90) days written notice.

Fiscal & Efficiency Data:

Recommended Action:

Approval and authorization for the Mayor/Pro Tem and City Clerk to execute the Lease, substantially in the form attached, subject to the review and approval of the City Attorney's Office.
