



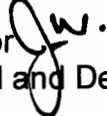
Interoffice Memorandum


APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 17 2015 CS/BS

AGENDA ITEM

October 19, 2015

TO: Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director   
Community, Environmental and Development  
Services Department

CONTACT PERSON: Mitchell Glasser, Manager   
Housing and Community Development Division  
407-836-5190

SUBJECT: November 17, 2015- Consent Item  
Second Amendment Agreement  
Life Concepts, Inc., dba Quest, Inc.

On March 10, 2015, Orange County entered into an agreement with Life Concepts, Inc., dba Quest, Inc., a non-profit organization, to conduct home repairs, modification, and technology improvements to five existing group homes and two apartment properties housing persons with special needs. On June 30, 2015 the agreement was amended to extend the effective date.

This Second Amendment to the Agreement will modify the terms of the agreement to allocate an additional One Hundred Twenty Seven Thousand, Seven Hundred Thirteen Dollars (\$127,713) in State Housing Initiatives Partnership (SHIP) Program funding, which will allow Quest to cover increased rehabilitation costs. The Project Budget will be amended to consolidate individual line item rehabilitation costs for each property into one project rehabilitation cost per property. The County Attorney's Office has reviewed this agreement as to form.

**ACTION REQUESTED: Approval of Second Amendment to the Program Administration Agreement Between Orange County, Florida And Life Concepts, Inc., dba Quest, Inc. Regarding the State Housing Initiatives Partnership Program to increase funding in the amount of \$127,713 and to amend the project rehabilitation budget. District 1, 2, and 3**

JVW/MG/ad

Attachment

NOV 17 2015 *CS/BS*

**SECOND AMENDMENT TO THE PROGRAM ADMINISTRATION AGREEMENT**

**Between  
ORANGE COUNTY, FLORIDA**

**And  
LIFE CONCEPTS, INC., d.b.a., QUEST INC.**

**Regarding  
THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM**

This Second Amendment to the Program Administration Agreement Regarding the State Housing Initiatives Partnership Program (the "Second Amendment") is made by and entered into, as of the date of last execution below, by and between Orange County, Florida, a charter county and political subdivision of the State of Florida (the "County") and Life Concepts, Inc., a Florida non-profit corporation (hereinafter referred to as "Quest").

**RECITALS**

**WHEREAS**, the County and Quest entered into that certain Program Administration Agreement regarding the State House Initiatives Partnership Program which was approved by the County on March 10, 2015 and amended on June 30, 2015( as amended, the "Agreement"); and

**WHEREAS**, pursuant to the Agreement, the County allocated Six Hundred Sixty Thousand, Nine Hundred Fifteen Dollars (\$660,915) in funds received under the State Housing Initiatives Partnership Program ("Program Funds") to provide rehabilitation assistance to homes occupied by qualified low-to-moderate income Orange County residents with special needs; and

**WHEREAS**, the County and Quest now desire to further amend the Agreement to increase funding due to additional costs associated with septic abatement, utility connection fees, and associated infrastructure costs and to revise the rehabilitation budget to account for the increased funding; and

**WHEREAS**, the County and Quest wish to consolidate individual line item rehabilitation costs for each property into one project rehabilitation cost per property.

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the County and Quest hereby agree as follows:

**1. Recitals Incorporated.** The above recitals are true and correct and are incorporated herein by this reference as a material part of this Second Amendment.

**2. Purpose and Scope of this Amendment.**

- A) The amount of SHIP funds to be provided is hereby increased by an additional One Hundred Twenty Seven Thousand, Seven Hundred Thirteen Dollars

(\$127,713.00). The total amount of SHIP funds available under the Agreement as amended hereby shall not exceed Seven Hundred Eighty Eight Thousand, Six Hundred Twenty Eight Dollars (\$788,628.00). The increase in funding shall cover additional costs associated with the septic abatement, utility connection fees and associated infrastructure costs for all group homes undergoing renovation pursuant to the Agreement.

- B) The budget is hereby amended to consolidate individual line item rehabilitation costs for each property into one project rehabilitation cost per property. The revised budget is attached and incorporated herein as a new Exhibit C to the Agreement which shall replace the prior Exhibit C.

**3. Agreement in Full Force.** Except as expressly amended or modified herein, all other terms and conditions of the Agreement shall remain in full force and effect and are confirmed hereby. To the extent the provisions of this Second Amendment are inconsistent with the Agreement the provisions of this Second Amendment shall control.

**IN WITNESS WHEREOF**, the parties have executed this First Amendment on the dates set forth below.

**ORANGE COUNTY, FLORIDA**

By: Orange County Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor  
Date: 11.17.15

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

By: *Martha O. Haynie*  
Deputy Clerk

Date: NOV 17 2015



[REMAINING SIGNATURES ON FOLLOWING PAGE.]

LIFE CONCEPTS, INC.  
d/b/a QUEST, INC.

By: [Signature]  
John R. Gill, President and CEO

Date: October 12, 2015

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of OCTOBER, 2015, by John R. Gill, President and CEO of Life Concepts, Inc., a Florida Non-Profit Corporation, on behalf of the corporation. He/she is personally known to me  or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature

ERICA PLAZIBAT  
Name of Notary, printed, typed or stamped



LIFE CONCEPTS, INC.  
d/b/a QUEST, INC.

By: [Signature]  
Board Chairman or Authorized Representative

Date: 10/13/15

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of OCTOBER, 2015, by JAMES CALLAGHER, as BOARD CHAIR, of Life Concepts, Inc., a Florida Non-Profit Corporation, on behalf of the corporation. He/she is personally known to me  or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature

ERICA PLAZIBAT  
Name of Notary, printed, typed or stamped



**EXHIBIT C**  
**QUEST PROJECT BUDGET**

<b>Rehabilitation Cost Estimates:</b>		
<b>Projects</b>	<b>Current Budget</b>	<b>Revised Budget</b>
<b>CLARCONA GROUP HOME</b>		
<i>4910 Clarcona – Ocoee 10 Bed capacity</i>		
Kitchen	\$19,065.00	
Bathrooms (3)	\$32,800.00	
Porch	\$8,300.00	
<b>Total rehabilitation costs</b>	<b>\$60,165.00</b>	<b>\$63,189.00</b>
<b>FIRST STREET GROUP HOME</b>		
<i>27 W First St., Apopka, FL 12 Bed capacity</i>		
Kitchen	\$24,500.00	
Bathrooms (3)	\$33,700.00	
Water Heater Installation	\$8,400.00	
Laundry Room	\$7,800.00	
<b>Total rehabilitation costs</b>	<b>\$74,400.00</b>	<b>\$77,867.00</b>
<b>PIEDMONT GROUP HOME</b>		
<i>222 Wekiva Springs Rd., Apopka, FL 8 Bed capacity</i>		
Bathroom (2)	\$21,300.00	
Windows	\$7,200.00	
Porch	\$4,450.00	
Septic Abandonment	\$84,130.00	
<b>Total rehabilitation costs</b>	<b>\$117,080.00</b>	<b>\$164,174.00</b>
<b>SPRINGS GROUP HOME</b>		
<i>765 Wekiva Springs Rd., Apopka, FL 12 Bed capacity</i>		
Porch	\$2,000.00	
Septic Abandonment	\$78,100.00	
<b>Total rehabilitation costs</b>	<b>\$80,100.00</b>	<b>\$141,408.00</b>
<b>WEKIVA GROUP HOME</b>		
<i>1820 N. Wekiva Springs Rd., Apopka, FL 8 Bed Capacity</i>		
Room Addition	\$32,850.00	
Kitchen and Laundry	\$60,000.00	
Roof	\$15,000.00	
Septic Abandonment	\$77,100.00	
<b>Total rehabilitation costs</b>	<b>\$184,950.00</b>	<b>\$233,583.00</b>
<b>GREENWOOD APARTMENTS</b>		
<i>701-707 Greenwood Street, Orlando, FL 10 Bed Capacity</i>		
Roof	\$6,880.00	
<b>Total rehabilitation costs</b>	<b>\$6,880.00</b>	<b>\$6,880.00</b>

<b>ALABAMA STREET APARTMENTS</b>		
<i>251 Alabama Street, Apopka, FL</i>		
<i>10 Bed Capacity</i>		
Kitchens	\$75,690.00	
<b>Total rehabilitation costs</b>	<b>\$75,690.00</b>	<b>\$85,527.00</b>
<b>GENERAL DEVELOPMENT COST</b>		
Project Management	\$25,000.00	\$6,000.00
Contingency	\$21,650.00	\$10,000.00
Permits & Inspections	\$10,000.00	
Architectural Drawings	\$5,000.00	
<b>Total rehabilitation costs</b>	<b>\$61,650.00</b>	<b>\$16,000.00</b>
<b>TOTAL</b>	<b>\$660,915.00</b>	<b>\$788,628.00</b>