MEMORANDUM

TO: Airport Board
FROM: Patrick Dame, C.M., Executive Director
DATE: January 26, 2021
RE: GSA/TSA Lease Amendment No. 2
Additional COVID Cleaning

The Transportation Security Administration (TSA) rents a suite from the Airport located at 4275 Airport Road. The lease requires the Airport to furnish janitorial services.

Due to the COVID pandemic, they have requested additional routine cleaning and disinfecting of the premises and will pay an additional $1,017.00 annually for these services.

STAFF RECOMMENDATION: Staff recommends approval of Amendment No. 2 to the GSA Lease Agreement GS-LSD-14825 to provide additional cleaning services for an annual cost of $1,017.00.
LEASE AMENDMENT

TO LEASE NO. GS-LSD-14825

ADDRESS OF PREMISES
RAPID CITY REGIONAL AIRPORT
4275 AIRPORT ROAD
RAPID CITY, SD 57703-8706

THIS AMENDMENT is made and entered into between
RAPID CITY, CITY OF
whose address is: 300 6TH STREET
RAPID CITY, SD 57701-5034

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to provide for additional cleaning and disinfection requirements through September 30, 2021.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective January 4, 2021, as follows:

A. Add the following paragraphs to the lease:

ROUTINE CLEANING AND DISINFECTING OF THE PREMISES (JUNE 2020)

Cleaning and Disinfecting requirements for The Premises. Effective January 4, 2021, the Lessor shall wipe down every other day, excluding weekends and federal holidays, all solid, high contact surfaces in Building common areas (defined here as those areas used or accessed by the Government’s employees and visitors), and within the leased Space, using a disinfectant from the EPA-registered list

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Name: ____________________________________________
Title: ___________________________________________________________________
Entity: __________________________________________________________________
Date: ___________________________________________________________________

WITNESSED FOR THE LESSOR BY:

Name: ____________________________________________
Title: __________________________________________________________________
Date: ___________________________________________________________________

FOR THE GOVERNMENT:

Name: ____________________________________________
Title: Lease Contracting Officer
Entity: General Services Administration, Public Buildings Service
Date: ___________________________________________________________________

Lease Amendment Form
REV (12/12)
of products identified as effective against Novel Coronavirus SARS-CoV-2 (https://www.epa.gov/pesticide-registration/list-n-disinfectants-use-against-sars-cov-2), or other products containing the same active ingredient(s) at the same or greater concentration than those on the list. Cleaning staff shall use products in accordance with directions provided by the manufacturer. Cleaning staff shall wear disposable gloves (e.g., latex, nitrile, etc.), facemasks, and any additional personal protective equipment (PPE) as recommended by the cleaning and disinfectant product manufacturers. Disinfection application and products should be chosen so as to not damage interior finishes or furnishings.

Examples of solid, high contact surfaces in Building common and high traffic areas include, but are not limited to, handrails, door knobs, key card scan pads, light switches, countertops, table tops, water faucets and handles, elevator buttons, sinks, toilets and control handles, restroom stall handles, toilet paper and other paper dispensers, door handles and push plates, water cooler and drinking fountain controls. It does not include agency owned equipment such as desks, telephones, computers, keyboards, docking stations, computer power supplies, and computer mouse, personal fans and heaters, desk lighting, etc. Disinfected surfaces should be allowed to air dry.

B. GSA shall pay an increase in rent of $1,017.00 per year for the new routine cleaning and disinfecting requirements in accordance with this Lease Amendment, in addition to the annual rent. This rental increase, to be paid monthly, in arrears, is not considered part of the base cost of services and is not subject to future adjustment. The Government reserves the right to issue immediate notice to unilaterally cancel this routine cleaning and disinfecting at any time during the lease term and, in such a case, shall receive a rental reduction in the amount set forth in this subparagraph.

C. The routine cleaning and disinfecting specified in this paragraph shall not extend beyond Lease expiration (unless in holdover status) or September 30, 2021, whichever is earlier. At which time, if the Government is still paying rent, the Government shall receive a rental reduction in the amount set forth in the previous paragraph.