

**CITIZENS PROPERTY INSURANCE CORPORATION**  
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September 23, 2008

The Honorable J.D. Alexander  
151 First Street South  
Suite B  
Winter Haven, FL 33880  
[alexander.jd.web@flsenate.gov](mailto:alexander.jd.web@flsenate.gov)

Mr. Chairman:

Thank you for giving me the opportunity to provide you with factual information regarding Citizens' plans for new space options for our Tallahassee employees. Our goal in seeking new space in Tallahassee is to consolidate existing locations in a modern, disaster-resistant building.

We are most conscious of our status as a government entity and take seriously our fiduciary responsibility to operate an efficient organization for the benefit of all Floridians. As a result, we began our search for Tallahassee space by consulting with the Department of Management Services about available state space. With insufficient state space available, Citizens began the process of ascertaining what other space could meet our needs. An Invitation to Negotiate (ITN) was posted on line on June 2, 2008. The ITN was designed to provide respondents with the opportunity to describe what space was available for lease in Tallahassee or what space could be built to suit. As a result, the ITN asked vendors to describe the characteristics of the available space, including a list of specified amenities, such as whether the building had a cafeteria or a wellness center like some state buildings, a lobby attendant, cleaning services, and so forth. None of these amenities was required as part of the response, but rather as information. In fact, our current Tampa office space which we occupied last year had a wellness center, which Citizens turned into a training facility.

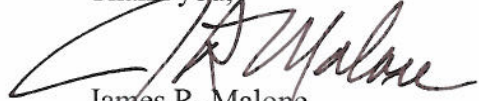
While Citizens has procurement and general services staff with experience in facility management, we thought it prudent to engage the services of the broker utilized by the State of Florida to assist us in evaluating space options and ensuring we could negotiate the best lease terms. We continue to evaluate the proposals we have received with an eye toward making a recommendation to the Board for its consideration and approval in October.

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James R. Malone, Chairman, Collier County  
Jay Odom, Okaloosa County • Earl Horton, Pinellas County • Carol Everhart, Pinellas County  
Allan Katz, Leon County • Carlos Lacasa, Hillsborough County • Sherrill W. Hudson, Miami-Dade County  
William P. Corry, Indian River County • Scott Wallace, President/CEO & Executive Director

We stand ready to provide any additional information you may need and look forward to discussing this project with you as necessary.

Thank you,

A handwritten signature in black ink, appearing to read "J. Malone", written over a horizontal line.

James R. Malone  
Chairman