

Office of School Facilities
Jaime G. Torrens, Chief Business Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE A LEASE AMENDMENT WITH THE HIALEAH CHURCH OF THE NAZARENE, INC., LOCATED AT 310 EAST 5 STREET, FOR THE USE OF PARKING FACILITIES BY SOUTH HIALEAH ELEMENTARY SCHOOL

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

Since June 1994, the School Board (Board) has leased two parking lots with a combined total of 30 parking spaces, located at 310 East 5 Street (see location map), for staff and visitors at South Hialeah Elementary School (School), from the Hialeah Church of the Nazarene, Inc (Landlord). The District has completed its initial one-year term and the last of three one-year renewal option periods available under the current lease agreement. The term of the lease agreement will expire on May 31, 2008, and there are no renewal options remaining. Due to the continuing need to provide parking for staff and visitors at the School, staff contacted the Landlord who advised that the church intends to expand its facility in the near future, at which time the parking spaces will be unavailable to the School. Given the uncertain timeframe for church expansion, the Landlord has agreed to amend the lease to provide one additional three-year option period (June 1, 2008 through May 31, 2011), subject to the cancellation provision being modified to allow the Landlord to cancel the agreement at any time with a minimum of nine months advance written notice, with the date of said cancellation not to be effective prior to June 1, 2009. The annual rental rate will remain fixed at \$3,600, which is \$10 per space monthly. This rate has remained unchanged since 1994. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

District Due Diligence Process

After securing the concurrence from the Associate Superintendent, School Operations, that there is a continuing need for additional School parking, and in compliance with District leasing procedures, the Facilities Planning Department conducted a search of potential alternate parking facilities to serve the School's immediate needs. There are no Board-owned sites in close proximity to the School, nor is there available space on the School campus to site the 30 parking spaces. The surrounding area is predominantly developed with multi-family residential buildings, with their associated parking lots dedicated to the respective occupants. Although there are some undeveloped parcels in the vicinity, none of the property owners contacted by staff were amenable to make their sites available for use by the School (see Market Analysis).

Proposed Lease Amendment

As a result of the market analysis and the lack of available alternate parking facilities to meet the School's immediate needs, it is recommended that the Superintendent be authorized to finalize negotiations and execute a lease amendment with the Landlord to extend the term for an additional three years (June 1, 2008 through May 31, 2011). The cancellation provision will also be amended to allow the Landlord to cancel the agreement at any time with a minimum of nine months advance written notice, with the date of said cancellation not to be effective prior to June 1, 2009. The rental rate will remain unchanged at \$3,600 per year.

The following terms and conditions of the lease agreement will also remain unchanged:

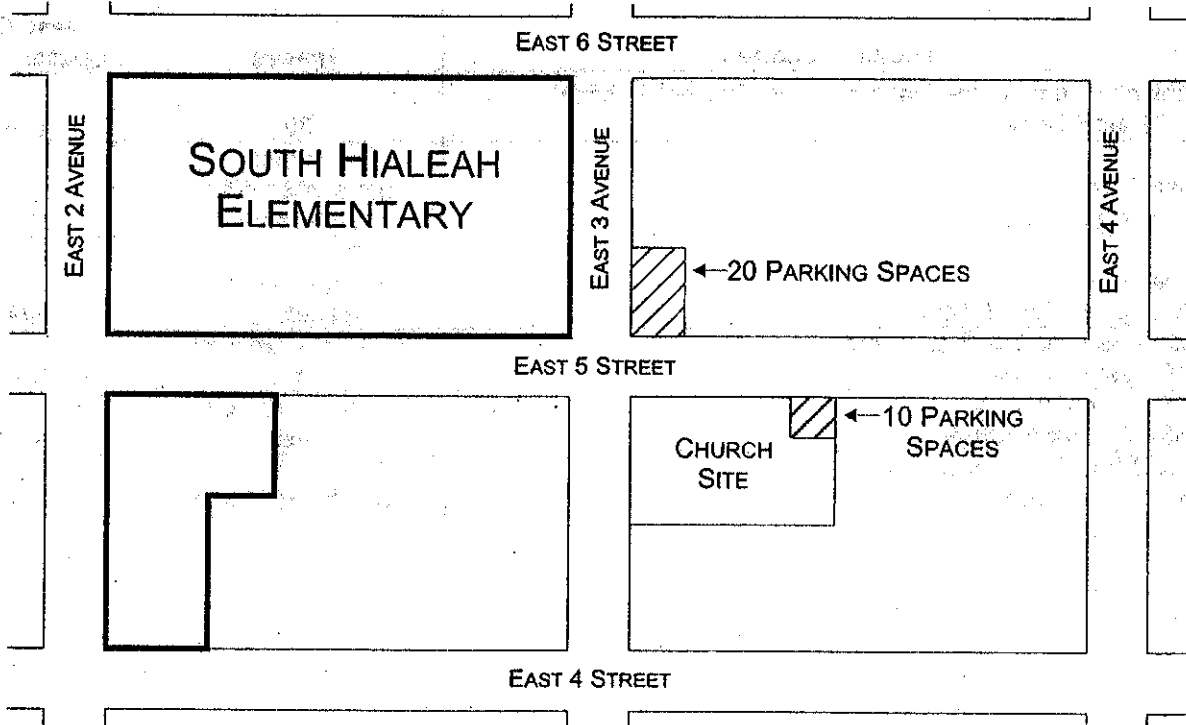
- the District is responsible for maintaining the premises in a neat and clean condition and for repairing any damage caused to the premises as a result of the District's use;
- the Landlord is responsible for the payment of all utility charges, if any; and
- the District may cancel the lease at any time by giving the Landlord 60 days prior written notice.

The principal of South Hialeah Elementary School, and the Regional Superintendent of Regional Center III have indicated a continuing need for this parking facility to serve District staff for the period commencing June 1, 2008 and ending May 31, 2011. The proposed lease amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office, prior to its execution.

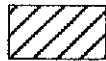
RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute a lease amendment with the Hialeah Church of the Nazarene, Inc., for the use of parking facilities by South Hialeah Elementary School, in order to extend the term for the period commencing June 1, 2008 and ending May 31, 2011, and to modify the cancellation provision. All other terms and conditions of the lease agreement, including the annual rental rate of \$3,600, will remain unchanged.

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LOCATION MAP



LEGEND



DEMISED PREMISES CONSISTING OF A TOTAL OF 30 PARKING SPACES

(NOT TO SCALE)



Market Analysis

Market Analysis for possible alternate parking facilities for South Hialeah Elementary

Option	Facility Location	Spaces	Lease Cost/ Space/month
1	Hialeah Church of the Nazarene, Inc. (current location) 310 East 5 Street	30	\$10
2	Elsa Portal 151 East 5 Street	Vacant land, not available for lease/sale	N/A
3	Vicente Portal 157 and 165 East 5 Street	Vacant land, not available for lease/sale	N/A
4	Interamerican Boarding Home 240 East 5 th Street	7, not available for lease	N/A
5	255 Enterprises, Inc. 255-275 East 6 Street	26, not available for lease	N/A
6	O & O Inv. Corporation, Inc. 340 East 7 Street	Approx. 30, not available for lease	N/A