

Office of School Facilities
Jaime G. Torrrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDED AND RESTATED LEASE AGREEMENT WITH THE CITY OF HOMESTEAD FOR THE USE OF TOM J. HARRIS FIELD FOR HIGH SCHOOL FOOTBALL AND SOCCER GAMES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO

STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

Since 1975, the District has leased certain portions of Tom J. Harris Field (Field) from the City of Homestead (City) for high school varsity football games. In 1998, the Board contributed \$229,000 towards Field capital improvements, for which the District received a 10-year lease extension, with the per-game use fee remaining fixed during that period (see table on page 2). The Field is currently utilized to host varsity football, junior varsity football and soccer games for: Coral Reef, Homestead, Miami Killian, Miami Palmetto, South Dade and Miami Southridge Senior High Schools. The current term of the agreement expires on August 31, 2008. The City has indicated a willingness to extend the District's use of the Field for an additional five-year period, and has requested that continued District use of the Field be facilitated through the execution of an Amended and Restated Lease Agreement (Agreement).

Additional information

School Operations has indicated a continuing need for this stadium facility in southern Miami-Dade to host high school football and soccer games, due to the unique physical requirements and security needs inherent with conducting such games. Given the lack of alternate adequate stadium facilities, and the District's past contribution to improving the Field, it is recommended that the Superintendent be authorized to finalize negotiations and execute the proposed Agreement, to extend the term for an additional five years (September 1, 2008 through August 31, 2013). No physical improvements requiring the use of District funds will be necessary as a result of the proposed Board action.

The District currently pays a per-game use fee of \$1,000 for each varsity football game and, in addition, contributes \$3,500 annually to the City as the District's share of ongoing Field refurbishment. Under the proposed Agreement, the annual contribution of \$3,500 for Field refurbishment will continue, and the per-game use fee for varsity football games will also remain the same. The proposed per-game use fee for varsity football, as well as the proposed per-game use fee of \$195 day/\$295 night for junior varsity football and \$195 day/\$295 night for soccer, are comparable to other such fees charged the District elsewhere in the County (see below).

2007-2008 Schedule of Fees for Non-Board Owned Stadia			
Location	Varsity Football	JV Football	Soccer
Harris Field Stadium	\$1000 (day or night)	\$195 day/\$295 night	\$195 day/\$295 night
Memorial Field Stadium	\$950	\$100	No soccer
Milander Park	\$1000	\$400	\$300
North Miami Stadium	\$1000	\$300	\$200
FIU Community Stadium	\$1000-\$1,700	No JV Football	No Soccer
Tropical Park	\$1000	No JV Football	\$500
Curtis Park	\$850	\$400	\$400
Range:	\$850-\$1,700	\$100-\$400	\$195-\$500

The District's 2008-2009 regular season high school football schedule requires use of the Field for 24 varsity and seven junior varsity games. There may be additional games for playoffs. During the 2007-2008 school year, the District used the Field 31 times for varsity football and five times for junior varsity football, for a combined use charge of \$32,475, excluding the \$3,500 Field refurbishment fee. No soccer games were held at the Field during that period.

Proposed Agreement

The proposed Agreement will include, substantially, the following terms and conditions:

- the term will be extended for an additional five years (September 1, 2008 through August 31, 2013);
- the District will pay a per-game use fee of \$195 for each soccer and junior varsity football game played during the day, and \$295 for each soccer and junior varsity football game played at night;
- the District will pay a per-game use fee of \$1,000 for each high school varsity football game (day or night);
- the District will provide security personnel and supervision at all football and soccer games conducted at the Field. In the event the District uses City Police personnel, the District will reimburse the City for this expense. The City, Homestead Police Department and the District will jointly decide the number of police or security personnel deemed necessary at football and soccer games;

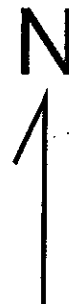
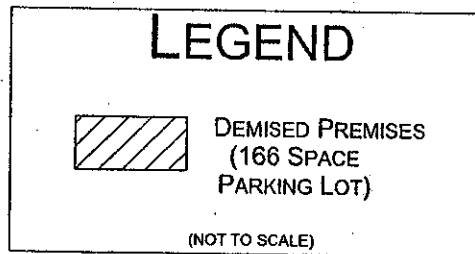
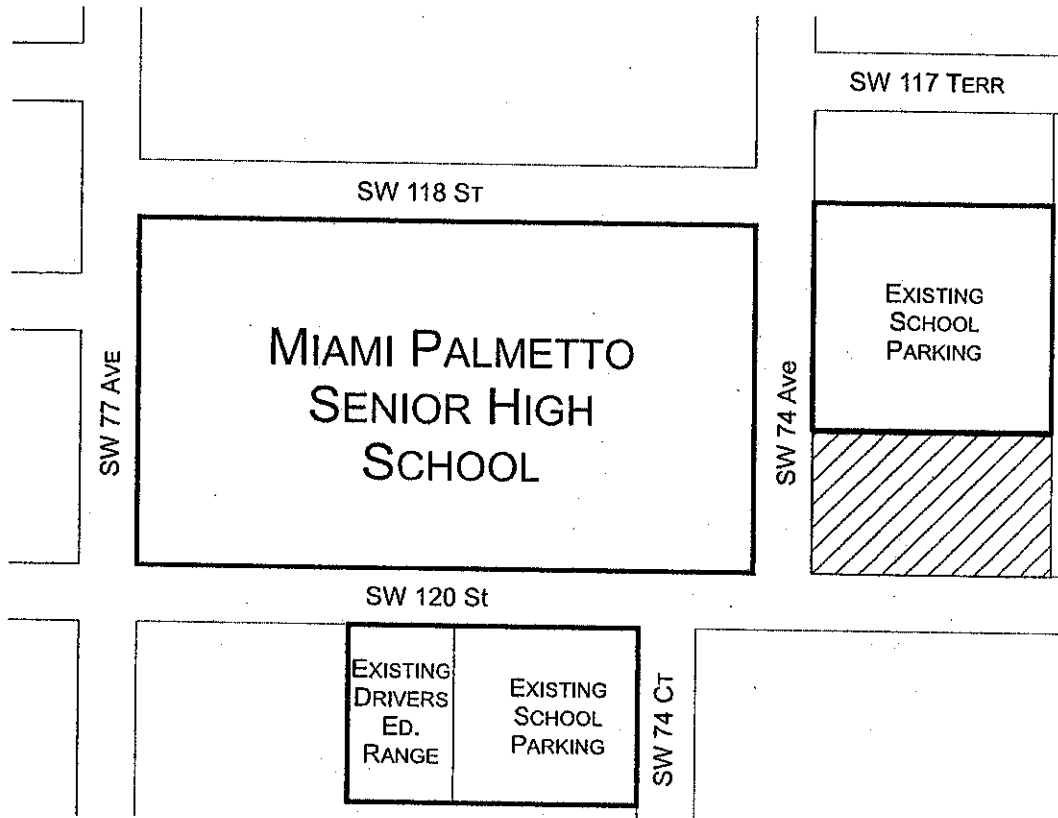
- the City shall not have any responsibility or liability in connection with the District's operation of parking and concessions at the Field, as a result of the negligent acts of the user;
- the District and the City shall each maintain a public liability insurance policy or an ongoing self-insurance sports program for public liability, and shall provide reasonably satisfactory evidence of such insurance or ongoing self insurance program to the other party prior to the start of each football season;
- the City will retain all responsibility for refurbishing the Field, and the District will contribute \$3,500 annually to the City towards such work;
- subject to the limits of Florida Statutes, the City and Board shall each indemnify and hold the other harmless from all liability which may arise as a result of its negligence, actions or failure to act under the terms of this Agreement;
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this Agreement, or to cancel this Agreement;
- in addition to cancellation in the event of default, which default is not cured, and damage or destruction, either party may cancel the Agreement at any time without penalty, with a minimum of 60 days advance written notice;
- the District will assure that the Field is left in the same condition as prior to the commencement of each game, and will repair any damage caused to the Field as a result of the District's use;
- in the event of any litigation between the parties under this Agreement, each party shall be responsible for its own attorney's fees and court costs through trials and appellate levels. This provision shall survive the termination of this Agreement; and
- the Agreement shall be construed and enforced according to the laws of the State of Florida and the venue for any disputes shall be in Miami-Dade County Florida.

The Deputy Superintendent, School Operations and the Administrative Director of ABC and Athletics have indicated a continuing need for the Field for high school soccer, junior varsity football and varsity football games for the period commencing September 1, 2008 and ending August 31, 2013. The proposed Amended and Restated Lease Agreement 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 an Amended and Restated Lease Agreement with the City of Homestead for the use of Tom J. Harris Field for high school football and soccer games, to extend the term from September 1, 2008 to August 31, 2013, and in conformance with the other terms and conditions noted above.

IB:ib

LOCATION MAP



JANUARY 18, 2002

loc 2

Enter Values	
Loan Amount	\$ 756,194.71
Annual Interest Rate	3.95 %
Loan Period in Years	10
Number of Payments Per Year	12
Start Date of Loan	12/7/2001
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 7,638.15
Scheduled Number of Payments	120
Actual Number of Payments	120
Total Early Payments	\$
Total Interest	\$ 160,382.96

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	1/7/2002	756,194.71	7,638.15		7,638.15	5,149.01	2,489.14	751,045.70
2	2/7/2002	745,045.70	7,638.15		7,638.15	5,165.96	2,472.19	745,879.75
3	3/7/2002	745,879.75	7,638.15		7,638.15	5,182.96	2,455.19	740,696.79
4	4/7/2002	740,696.79	7,638.15		7,638.15	5,200.02	2,438.13	735,496.77
5	5/7/2002	735,496.77	7,638.15		7,638.15	5,217.14	2,421.01	730,279.63
6	6/7/2002	730,279.63	7,638.15		7,638.15	5,234.31	2,403.84	725,045.32
7	7/7/2002	725,045.32	7,638.15		7,638.15	5,251.54	2,386.61	719,793.78
8	8/7/2002	719,793.78	7,638.15		7,638.15	5,268.83	2,369.32	714,524.96
9	9/7/2002	714,524.96	7,638.15		7,638.15	5,286.17	2,351.98	709,238.79
10	10/7/2002	709,238.79	7,638.15		7,638.15	5,303.57	2,334.58	703,935.22
11	11/7/2002	703,935.22	7,638.15		7,638.15	5,321.03	2,317.12	698,614.19
12	12/7/2002	698,614.19	7,638.15		7,638.15	5,338.54	2,299.61	693,275.65
13	1/7/2003	693,275.65	7,638.15		7,638.15	5,356.11	2,282.03	687,919.53
14	2/7/2003	687,919.53	7,638.15		7,638.15	5,373.75	2,264.40	682,545.79
15	3/7/2003	682,545.79	7,638.15		7,638.15	5,391.43	2,246.71	677,154.35
16	4/7/2003	677,154.35	7,638.15		7,638.15	5,409.16	2,228.97	671,745.17
17	5/7/2003	671,745.17	7,638.15		7,638.15	5,426.99	2,211.16	666,318.19
18	6/7/2003	666,318.19	7,638.15		7,638.15	5,444.85	2,193.30	660,873.34
19	7/7/2003	660,873.34	7,638.15		7,638.15	5,462.77	2,175.37	655,410.56
20	8/7/2003	655,410.56	7,638.15		7,638.15	5,480.75	2,157.39	649,929.81
21	9/7/2003	649,929.81	7,638.15		7,638.15	5,498.70	2,139.35	644,431.02
22	10/7/2003	644,431.02	7,638.15		7,638.15	5,516.90	2,121.25	638,914.12
23	11/7/2003	638,914.12	7,638.15		7,638.15	5,535.05	2,103.09	633,379.07
24	12/7/2003	633,379.07	7,638.15		7,638.15	5,553.27	2,084.87	627,825.79
25	1/7/2004	627,825.79	7,638.15		7,638.15	5,571.55	2,066.59	622,254.24
26	2/7/2004	622,254.24	7,638.15		7,638.15	5,589.89	2,048.25	616,664.34
27	3/7/2004	616,664.34	7,638.15		7,638.15	5,608.29	2,029.85	611,056.05
28	4/7/2004	611,056.05	7,638.15		7,638.15	5,626.75	2,011.39	605,429.29
29	5/7/2004	605,429.29	7,638.15		7,638.15	5,645.28	1,992.87	599,784.02
30	6/7/2004	599,784.02	7,638.15		7,638.15	5,663.88	1,974.29	594,120.16
31	7/7/2004	594,120.16	7,638.15		7,638.15	5,682.50	1,955.65	588,437.66
32	8/7/2004	588,437.66	7,638.15		7,638.15	5,701.21	1,936.94	582,736.45
33	9/7/2004	582,736.45	7,638.15		7,638.15	5,719.97	1,918.17	577,016.48
34	10/7/2004	577,016.48	7,638.15		7,638.15	5,738.80	1,899.35	571,277.68
35	11/7/2004	571,277.68	7,638.15		7,638.15	5,757.65	1,880.46	565,519.99
36	12/7/2004	565,519.99	7,638.15		7,638.15	5,776.64	1,861.50	559,743.34
37	1/7/2005	559,743.34	7,638.15		7,638.15	5,795.66	1,842.49	553,947.68
38	2/7/2005	553,947.68	7,638.15		7,638.15	5,814.74	1,823.41	548,132.95
39	3/7/2005	548,132.95	7,638.15		7,638.15	5,833.88	1,804.27	542,299.07
40	4/7/2005	542,299.07	7,638.15		7,638.15	5,853.08	1,785.07	536,445.99
41	5/7/2005	536,445.99	7,638.15		7,638.15	5,872.35	1,765.80	530,573.65
42	6/7/2005	530,573.65	7,638.15		7,638.15	5,891.61	1,746.47	524,681.97
43	7/7/2005	524,681.97	7,638.15		7,638.15	5,911.01	1,727.08	518,770.90
44	8/7/2005	518,770.90	7,638.15		7,638.15	5,930.55	1,707.62	512,840.38
45	9/7/2005	512,840.38	7,638.15		7,638.15	5,950.05	1,688.10	506,890.33
46	10/7/2005	506,890.33	7,638.15		7,638.15	5,969.61	1,668.51	500,920.69
47	11/7/2005	500,920.69	7,638.15		7,638.15	5,989.21	1,648.86	494,931.41
48	12/7/2005	494,931.41	7,638.15		7,638.15	6,009.01	1,629.15	488,922.41
49	1/7/2006	488,922.41	7,638.15		7,638.15	6,028.71	1,609.37	482,893.64
50	2/7/2006	482,893.64	7,638.15		7,638.15	6,048.62	1,589.52	476,845.01
51	3/7/2006	476,845.01	7,638.15		7,638.15	6,068.51	1,569.61	470,776.48
52	4/7/2006	470,776.48	7,638.15		7,638.15	6,088.5	1,549.64	464,687.97
53	5/7/2006	464,687.97	7,638.15		7,638.15	6,108.59	1,529.60	458,579.42
54	6/7/2006	458,579.42	7,638.15		7,638.15	6,128.61	1,509.49	452,450.77
55	7/7/2006	452,450.77	7,638.15		7,638.15	6,148.81	1,489.32	446,301.94
56	8/7/2006	446,301.94	7,638.15		7,638.15	6,169.0	1,469.08	440,132.87

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
57	9/7/2006	440,132.87	7,638.15	-	7,638.15	6,169.38	1,448.77	433,943.49
58	10/7/2006	433,943.49	7,638.15	-	7,638.15	6,209.75	1,428.40	427,733.74
59	11/7/2006	427,733.74	7,638.15	-	7,638.15	6,230.19	1,407.96	421,503.55
60	12/7/2006	421,503.55	7,638.15	-	7,638.15	6,250.70	1,387.45	415,252.85
61	1/7/2007	415,252.85	7,638.15	-	7,638.15	6,271.27	1,366.87	408,981.58
62	2/7/2007	408,981.58	7,638.15	-	7,638.15	6,291.92	1,346.23	402,689.66
63	3/7/2007	402,689.66	7,638.15	-	7,638.15	6,312.63	1,325.52	396,377.04
64	4/7/2007	396,377.04	7,638.15	-	7,638.15	6,333.41	1,304.74	390,043.63
65	5/7/2007	390,043.63	7,638.15	-	7,638.15	6,354.25	1,283.69	383,689.38
66	6/7/2007	383,689.38	7,638.15	-	7,638.15	6,375.17	1,262.98	377,314.21
67	7/7/2007	377,314.21	7,638.15	-	7,638.15	6,396.15	1,241.99	370,918.05
68	8/7/2007	370,918.05	7,638.15	-	7,638.15	6,417.21	1,220.94	364,503.84
69	9/7/2007	364,503.84	7,638.15	-	7,638.15	6,438.33	1,199.82	358,062.51
70	10/7/2007	358,062.51	7,638.15	-	7,638.15	6,459.52	1,178.82	351,602.99
71	11/7/2007	351,602.99	7,638.15	-	7,638.15	6,480.79	1,157.36	345,122.20
72	12/7/2007	345,122.20	7,638.15	-	7,638.15	6,502.12	1,136.03	338,620.08
73	1/7/2008	338,620.08	7,638.15	-	7,638.15	6,523.52	1,114.62	332,096.56
74	2/7/2008	332,096.56	7,638.15	-	7,638.15	6,545.00	1,093.15	325,551.56
75	3/7/2008	325,551.56	7,638.15	-	7,638.15	6,566.54	1,071.61	318,985.02
76	4/7/2008	318,985.02	7,638.15	-	7,638.15	6,588.15	1,049.99	312,396.87
77	5/7/2008	312,396.87	7,638.15	-	7,638.15	6,609.84	1,028.31	305,787.02
78	6/7/2008	305,787.02	7,638.15	-	7,638.15	6,631.60	1,006.55	299,155.43
79	7/7/2008	299,155.43	7,638.15	-	7,638.15	6,653.43	984.72	292,502.00
80	8/7/2008	292,502.00	7,638.15	-	7,638.15	6,675.33	962.82	285,828.67
81	9/7/2008	285,828.67	7,638.15	-	7,638.15	6,697.30	940.85	279,129.37
82	10/7/2008	279,129.37	7,638.15	-	7,638.15	6,719.35	918.80	272,410.02
83	11/7/2008	272,410.02	7,638.15	-	7,638.15	6,741.46	896.68	265,668.56
84	12/7/2008	265,668.56	7,638.15	-	7,638.15	6,763.65	874.49	258,904.90
85	1/7/2009	258,904.90	7,638.15	-	7,638.15	6,785.92	852.23	252,118.99
86	2/7/2009	252,118.99	7,638.15	-	7,638.15	6,808.26	829.89	245,310.73
87	3/7/2009	245,310.73	7,638.15	-	7,638.15	6,830.67	807.48	238,480.06
88	4/7/2009	238,480.06	7,638.15	-	7,638.15	6,853.15	785.00	231,626.91
89	5/7/2009	231,626.91	7,638.15	-	7,638.15	6,875.71	762.44	224,751.20
90	6/7/2009	224,751.20	7,638.15	-	7,638.15	6,898.34	739.81	217,852.86
91	7/7/2009	217,852.86	7,638.15	-	7,638.15	6,921.05	717.10	210,931.82
92	8/7/2009	210,931.82	7,638.15	-	7,638.15	6,943.83	694.32	203,987.99
93	9/7/2009	203,987.99	7,638.15	-	7,638.15	6,966.69	671.46	197,021.30
94	10/7/2009	197,021.30	7,638.15	-	7,638.15	6,989.62	648.50	190,031.68
95	11/7/2009	190,031.68	7,638.15	-	7,638.15	7,012.63	625.52	183,019.05
96	12/7/2009	183,019.05	7,638.15	-	7,638.15	7,035.71	602.44	175,983.34
97	1/7/2010	175,983.34	7,638.15	-	7,638.15	7,058.87	579.28	168,924.48
98	2/7/2010	168,924.48	7,638.15	-	7,638.15	7,082.10	556.04	161,842.37
99	3/7/2010	161,842.37	7,638.15	-	7,638.15	7,105.42	532.73	154,736.96
100	4/7/2010	154,736.96	7,638.15	-	7,638.15	7,128.80	509.34	147,608.15
101	5/7/2010	147,608.15	7,638.15	-	7,638.15	7,152.27	485.88	140,455.88
102	6/7/2010	140,455.88	7,638.15	-	7,638.15	7,175.81	462.33	133,280.07
103	7/7/2010	133,280.07	7,638.15	-	7,638.15	7,199.43	438.71	126,080.63
104	8/7/2010	126,080.63	7,638.15	-	7,638.15	7,223.13	415.02	118,857.50
105	9/7/2010	118,857.50	7,638.15	-	7,638.15	7,246.91	391.24	111,610.59
106	10/7/2010	111,610.59	7,638.15	-	7,638.15	7,270.71	367.38	104,339.83
107	11/7/2010	104,339.83	7,638.15	-	7,638.15	7,294.71	343.45	97,045.14
108	12/7/2010	97,045.14	7,638.15	-	7,638.15	7,318.71	319.44	89,726.43
109	1/7/2011	89,726.43	7,638.15	-	7,638.15	7,342.80	295.35	82,383.63
110	2/7/2011	82,383.63	7,638.15	-	7,638.15	7,366.87	271.18	75,016.68
111	3/7/2011	75,016.68	7,638.15	-	7,638.15	7,391.22	246.93	67,625.45
112	4/7/2011	67,625.45	7,638.15	-	7,638.15	7,415.91	222.60	60,209.90
113	5/7/2011	60,209.90	7,638.15	-	7,638.15	7,439.91	198.19	52,769.94
114	6/7/2011	52,769.94	7,638.15	-	7,638.15	7,464.41	173.70	45,305.50
115	7/7/2011	45,305.50	7,638.15	-	7,638.15	7,489.01	149.13	37,818.48
116	8/7/2011	37,818.48	7,638.15	-	7,638.15	7,513.61	124.48	30,302.01
117	9/7/2011	30,302.01	7,638.15	-	7,638.15	7,538.41	99.75	22,764.41
118	10/7/2011	22,764.41	7,638.15	-	7,638.15	7,563.21	74.93	15,201.20
119	11/7/2011	15,201.20	7,638.15	-	7,638.15	7,588.11	50.04	7,613.09
120	12/7/2011	7,613.09	7,638.15	-	7,613.09	7,588.01	25.06	0.00

