

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

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE CITY OF HIALEAH FOR THE USE OF BRIGHT PARK FOR RECREATIONAL ACTIVITIES FOR FLAMINGO ELEMENTARY SCHOOL, LOCATED AT 760 EAST 35 STREET, HIALEAH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Since August 1996, the Board has leased a portion of Bright Park (Park) from the City of Hialeah (City), for recreational activities for Flamingo Elementary School (School), located at 760 East 35 Street (see location map). The current lease term will expire on August 25, 2011, and the agreement may be extended for five years (August 26, 2011 through August 25, 2016) at the mutual option of both parties, provided the District so notifies the City a minimum of 90 days prior to the end of the current term. This renewal represents the third of nine five-year renewal option periods available under the lease agreement. All terms and conditions of the lease agreement will remain unchanged, including:

- annual lease rate of \$1.00;
- the School is to remove litter generated during its period of use;
- the District is responsible to repair Park equipment or facilities damaged during School use;
- the District is to reimburse the City for any overtime costs associated with City staff treating the Park with fertilizer, herbicides and pesticides during nights and weekends, and annual re-seeding of the turf, in an amount not to exceed \$3,000 per year;
- in addition to default by the City or Damage and Destruction of the Park, the District may cancel the lease agreement at any time with 90 days notice;
- the City may cancel the lease agreement only in the event of default by the District, which the District fails to cure; and
- the City is responsible for all maintenance of the Park.

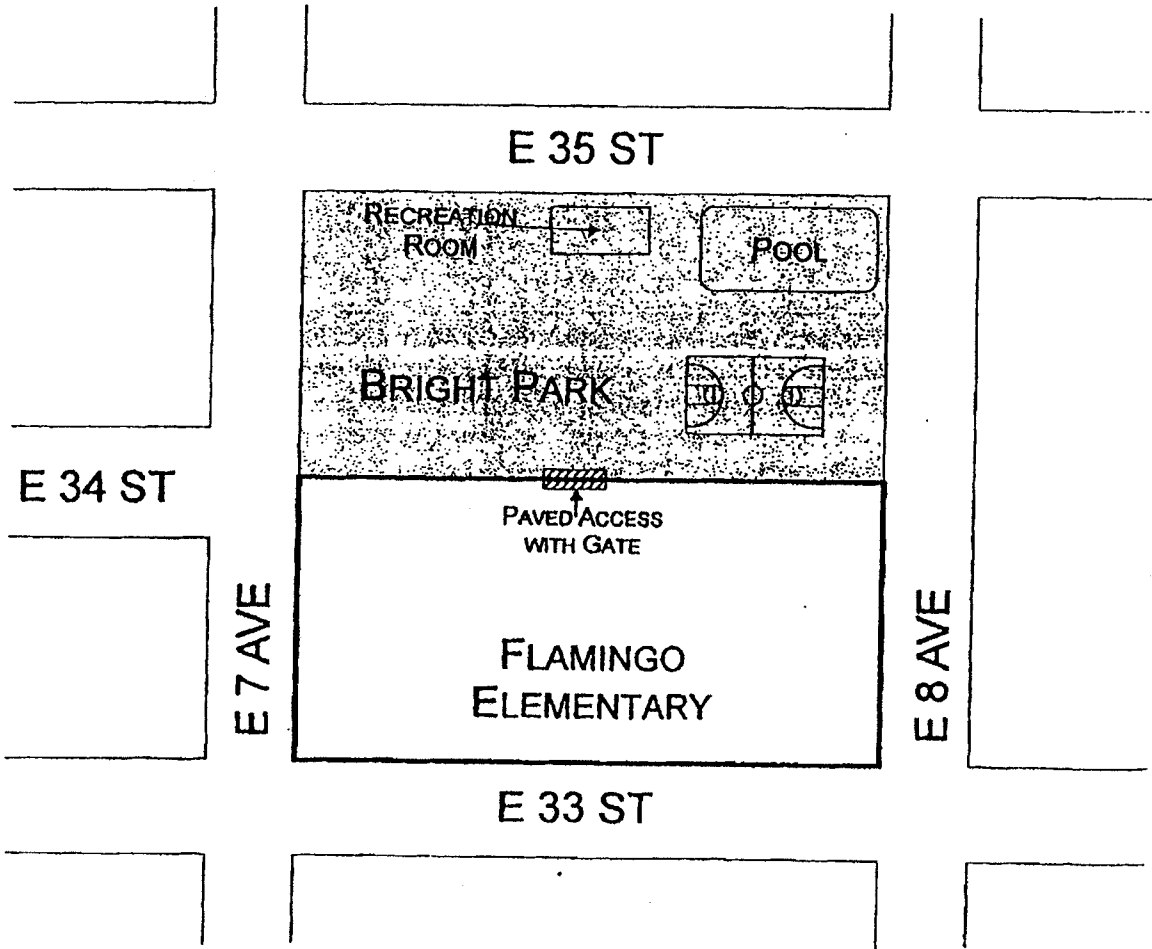
No physical improvements requiring the use of District funds are necessary as result of the proposed Board action.

The principal of Flamingo Elementary School and Region Center I Superintendent recommend renewing the lease agreement with the City for the period commencing August 26, 2011 and ending August 25, 2016.


RECOMMENDED: That the School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with the City of Hialeah for the use of Bright Park for recreational activities for Flamingo Elementary School, at an annual rental rate of \$1.00. The term of the renewal option period will commence August 26, 2011 and end August 25, 2016. All other terms and conditions of the lease agreement will remain unchanged.

IB:

LOCATION MAP



LEGEND

 Demised Premises

(NOT TO SCALE)

