

Office of School Facilities
Jaime G. Torrens, Chief Facilities 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, LOCATED AT 265 EAST 5 STREET, HIALEAH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

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 term of the lease agreement (Agreement) will expire on May 31, 2011, 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 agreed to amend the Agreement to provide one additional three-year option period (June 1, 2011 through May 31, 2014). Under the Agreement, the Landlord may cancel the Agreement with nine months advance notice, but has agreed as a part of this proposed amendment that this provision may not be exercised prior to June 1, 2012. The annual rental rate for the three year period 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 concurrence from the School Principal and Region III Superintendent that there is a continuing need for additional School parking, and in compliance with District leasing procedures, the Planning, Design and Sustainability 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 of the Agreement for an additional three years (June 1, 2011 through May 31, 2014). The provision allowing the Landlord to cancel the Agreement with nine months advance notice will remain, but will be further amended so that this condition may not be exercised prior to June 1, 2012. The rental rate will remain unchanged during the three year period at \$3,600 per year.

The following terms and conditions of the Agreement will remain unchanged:

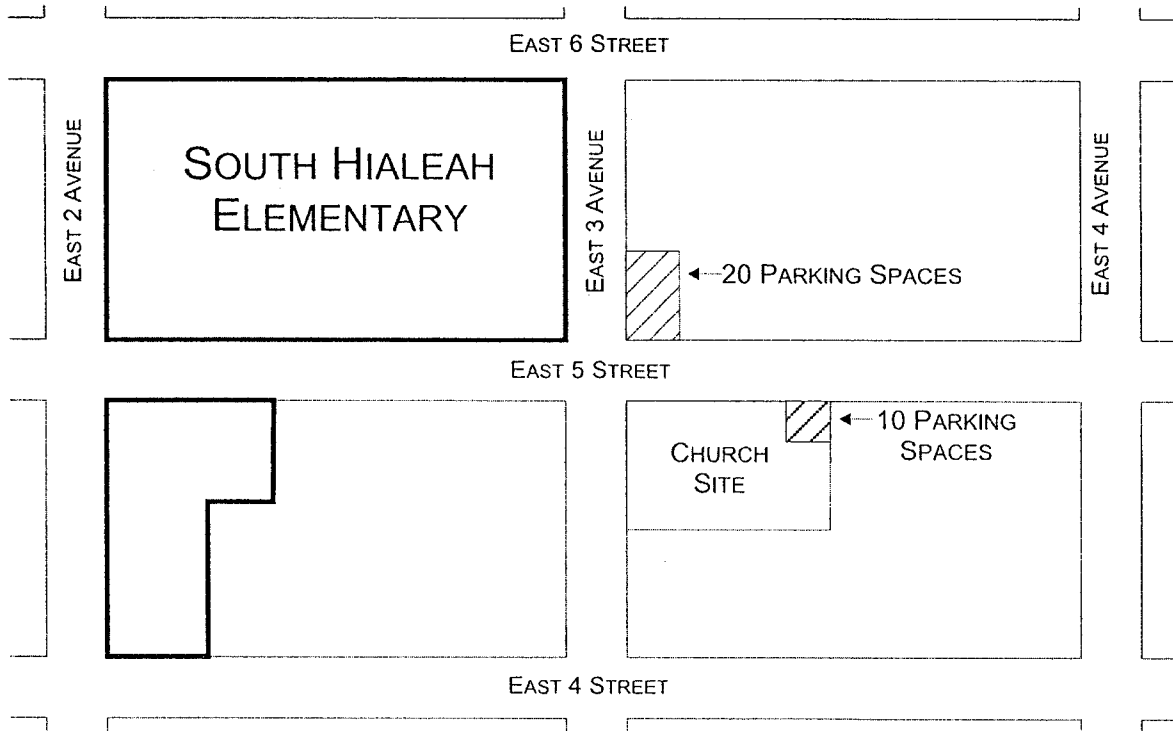
- the District is responsible for maintaining the premises in a neat and clean condition and for repairing any damage caused to the premises as a result of the District's use;
- the Landlord is responsible for the payment of all utility charges, if any; and
- the District may cancel the Agreement at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

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, to extend the term for the period of June 1, 2011 through May 31, 2014, and under substantially the terms and conditions noted above. 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 157and 165 East 5 Street	Vacant land, not available for lease/sale	N/A
4	275 Enterprises, Inc. 255-275 East 6 Street	26, not available for lease	N/A