

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

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO:**

- 1) 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; AND**
- 2) GRANT OR DENY ALL APPROVALS REQUIRED UNDER THE AGREEMENT, INCLUDING RENEWING, CANCELLING OR TERMINATING THE AGREEMENT**

**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, 2014, 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 three-year extension (June 1, 2014 through May 31, 2017), with two additional three-year renewal options. The annual rental rate for the period of June 1, 2014 through May 31, 2017 will increase from \$3,600 to \$3,708 (\$10.30 per space monthly), a 3% annual increase. The annual rental rate for each of the two subsequent renewal option periods will increase by 3%. The current rental rate of \$3,600 (\$10.00 per space monthly) 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 the Central Region 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 site search to locate 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.

### Proposed Lease Amendment

Given 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 year period (June 1, 2014 through May 31, 2017), with two additional three-year renewal option periods. The annual rental rate for the period of June 1, 2014 through May 31, 2017 will increase from \$3,600 to \$3,708. The annual rental rate for each of the two subsequent renewal option periods will increase by 3%. All other terms and conditions of the Agreement will remain unchanged, including the following:

- the District is responsible for maintaining the premises in a neat and clean condition during its period of use 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;
- the Landlord may cancel the Agreement only in the event of default by the District, which default is not cured, or upon nine months advance notice; and
- the District may cancel the Agreement at any time by giving the Landlord 60 days prior written notice.

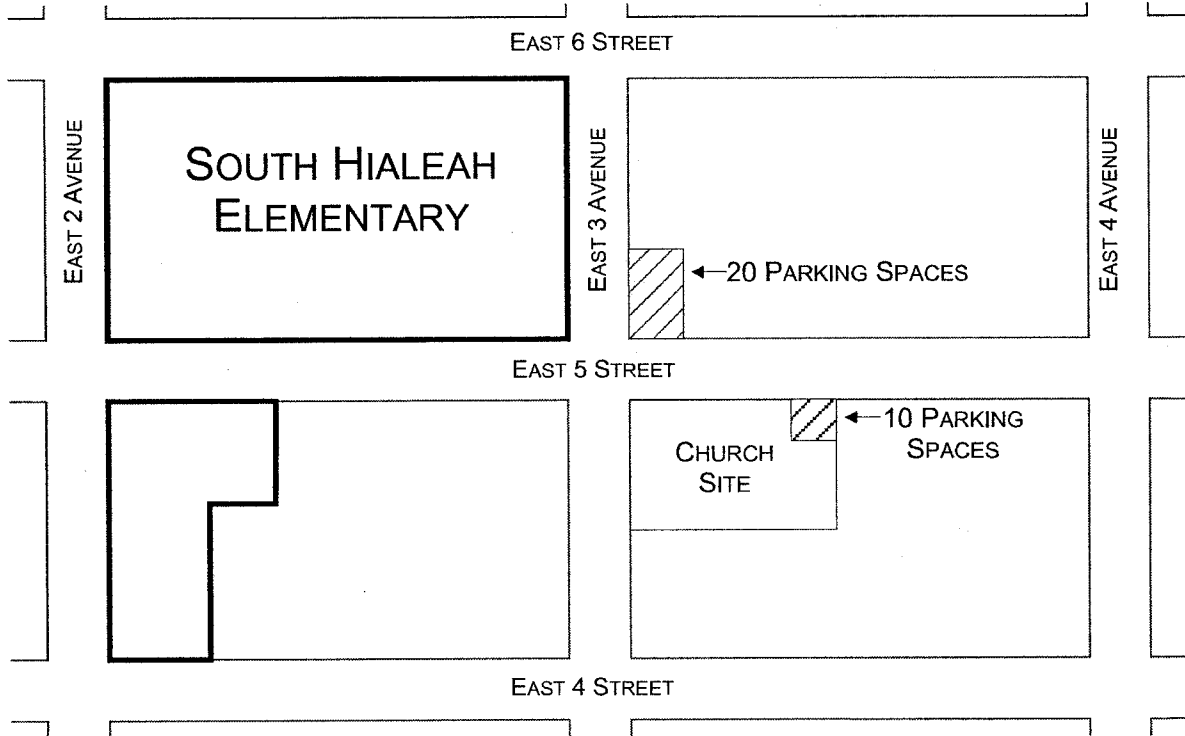
The proposed lease amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office prior to its execution.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:


- 1) 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, 2014 through May 31, 2017 at an annual rental rate of \$3,708, and under substantially the terms and conditions noted above; and
- 2) grant or deny all approvals required under the Agreement, including renewing, cancelling or terminating the Agreement.

IB:

# LOCATION MAP



**LEGEND**

 DEMISED PREMISES CONSISTING OF A TOTAL OF 30 PARKING SPACES

(NOT TO SCALE)