



Legislation Details (With Text)

File #: R-2016-303 **Version:** 2 **Name:** McNicol Lease
Type: Resolution **Status:** Passed
File created: 9/15/2016 **In control:** Department of Parks, Recreation & Cultural Arts
On agenda: 10/19/2016 **Final action:** 10/19/2016
Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute The Attached Lease Agreement Between The School Board Of Broward County, Florida And The City Of Hollywood, For The McNicol Community Administrative Center For A Five Year Term With The First Year's Annual Payment In The Amount Of \$39,028.56 Plus A Flat Rate For Utilities In The Amount Of \$1,070.10 Which Increases By 3% Each Year Of The Agreement Starting In Year 2.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Reso_McNicol 5YR Lease Agrmnt.pdf, 2. 2016-2021 McNicol Lease Agreement_09 28 16_Final.pdf, 3. McNicol MS Site Plan EXHIBIT A.pdf, 4. McNicol M.S Floor Plan EXHIBIT B.pdf, 5. COH_self insurance letter to SBBC.pdf, 6. Term Sheet McNicolSchoolBoardLease2016.pdf, 7. BIS 17-003.pdf

Date	Ver.	Action By	Action	Result
10/19/2016	2	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving And Authorizing The Appropriate City Officials To Execute The Attached Lease Agreement Between The School Board Of Broward County, Florida And The City Of Hollywood, For The McNicol Community Administrative Center For A Five Year Term With The First Year's Annual Payment In The Amount Of \$39,028.56 Plus A Flat Rate For Utilities In The Amount Of \$1,070.10 Which Increases By 3% Each Year Of The Agreement Starting In Year 2.

Staff Recommends: Approval of the Attached Resolution.

Explanation:

On September 7, 2011, the City of Hollywood (City) entered into a one (1) year lease agreement with four additional one (1) year automatic renewal period with the School Board of Broward County, Florida (School Board), for use of office facilities located on the campus of McNicol Middle School in Hollywood pursuant to Resolution No. R-2011-212.

The facility is currently being used as administrative offices for the City's Parks, Recreation and Cultural Arts Department.

This arrangement has been of mutual benefit to both parties as well as the citizens in this area of the community.

The current lease agreement will expire on October 31, 2016, and the City and School Board wish to enter into a new lease agreement for the purpose of extending the City's use of the office facilities on the campus of McNicol Middle School.

City and School Board staff have negotiated a new lease agreement to include a five-year term, with an option to terminate by either party upon a 180 day written notice to the other party.

The lease agreement requires the City to make rental payments as follows: (1) Year 1- monthly rental payments in the amount of \$3,252.38 (based upon \$5.25 x 7,434.sq.ft.) total annual amount \$39,028.56; (2) Year 2- monthly rental payments in the amount of \$5,240.97 (based upon \$8.46 x 7,434 sq. ft.) for total annual amount of \$62,891.64; (3) Year 3- monthly rental payments in the amount of \$7,229.57 (based upon \$11.67 x 7434 sq.) for a total annual amount of \$86,754.78; (4) Year 4- monthly rental payments in the amount of \$7,446.45 for a total annual amount of \$89,357.75; and (5) Year 5- monthly rental payments in the amount of \$7,669.85 for a total annual amount of \$92,038.02.

In addition to the rental payment, the City is required to pay for utilities which in the 1st year is in the amount of \$1,070.10 and increases by 3% each year commencing in Year 2.

The rental payments for Years 2 through 5 will be contingent upon an annual appropriation by the City Commission in accordance with Section 30.05 of the Hollywood Code of Ordinances.

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager / Sustainable Development

Chuck Ellis, Director, Parks, Recreation and Cultural Arts

David Vazquez, Assistant Director, Parks, Recreation and Cultural Arts