

15-0527-OP9

**AUTHORIZE LEASE RENEWAL WITH NEW LIFE CHURCH FOR THE USE OF SPACE LOCATED AT
5101 SOUTH KEELER AVENUE FOR EDWARDS ELEMENTARY**

THE INTERIM CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize lease renewal agreement with New Life Community Church for use by Edwards Elementary School. A written lease renewal agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event the lease renewal agreement is not executed within 90 days of the date of this Board Report.

LANDLORD: New Life Community Church
4101 West 51st Street
Chicago, IL 60632
Contact: Vilma Arguelles / 773.838.9470 / Email: vilmaa@newlifechicago.org

PREMISES: 5101 South Keeler Avenue, consisting of 13,462 square feet. The premises consists 6 classrooms, 1 office, a gym and a cafeteria.

ORIGINAL AGREEMENT: The original agreement (authorized by Board Report 13-0626-OP18) was for a term commencing August 1, 2013 and ending June 30, 2015. The original agreement is an Occupancy Agreement between New Life Properties, NFP as Owner, New Life Community Church as Guest, and the Board as the Sub-Guest.

RENEWAL TERM: The lease shall be renewed for a term commencing on July 1, 2015 and ending on June 30, 2016.

USE: To provide additional space for Edwards Elementary, located at 4815 South Karlov Avenue, Monday through Friday from 7:30am until 4:30 pm.

RENT: The annual rent is \$112,388, to be paid monthly (\$9,366/month). The gross rent shall be \$11.25 per square foot for the 6 classrooms and 1 office (7,316 square feet), the gym (4,760 square feet) shall be \$4.50 per square foot, and the cafeteria (1,386 square feet) shall be \$6.25 per square foot.

UTILITIES AND MAINTENANCE: Landlord shall be responsible for maintenance and repair of the Premises' structure and mechanical systems, including windows, doors, roof, fixtures, plumbing and operational systems. CPS shall be responsible for keeping the Premises clean and in good repair during its use.

INSURANCE/DEMNIFICATION: Any and all insurance/indemnification language shall be negotiated by the General Counsel.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written lease renewal agreement. Authorize the President and Secretary to execute the lease renewal agreement. Authorize the Chief Operating Officer or Chief Facilities Officer to execute any and all ancillary documents related to the lease renewal agreement.

AFFIRMATIVE ACTION: Exempt

LSC REVIEW: Not applicable

FINANCIAL: The total amount to be paid by the Board for the 1-year term is \$112,388. FY16 funding is contingent upon budget appropriation and approval.
Charge to Real Estate: July 1, 2015-June 30, 2016 \$112,388 FY16
Budget Classification: 11910.230.57705.254903.000000.2016

General Conditions:

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

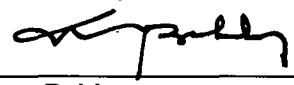
Approved for Consideration:


Patricia L. Taylor
Chief Facilities Officer

Approved:


Jesse H. Ruiz
Interim Chief Executive Officer

Approved as to legal form:


James Bebley
General Counsel