



BOARD OF EDUCATION CONTRACT

FROM: METROPOLITAN BOARD OF PUBLIC EDUCATION

TO: Kevin Crumbo, Finance Director
Metropolitan Department of Finance

Contract Number: 7538345 Contractor: Conexion Americas
Sourcing Method: Amendment of a Previously Board Approved Contract
Start Date: 8/14/2024 End Date: 12/31/2032
Address: 2195 Nolensville Pike City: Nashville State: TN Zip: 37211
Supplier Number: 19262 Supplier Email: martha@conexionamericas.com

PURPOSE OF CONTRACT:

Amendment #1 to update current square footage, add new office space, and increase contract value. Contract is for the lease of space from Conexion Americas at Casa Azafran facility.

CONTRACT SPECIFICS:

Does this engagement require fund authorization by the MBPE? **Yes** Board Approval Date: **8/13/2024**
Is this an Intergovernmental Contract? **No**
Is there DBE Participation? **No** Type of DBE (check all that apply): SBE MBE WBE SDV
Value/Percentage of DBE Participation:

GRANT SUMMARY (IF APPLICABLE):

Grant Name:
Amount expected to receive: Business unit to which it will be deposited:
Are matching funds required? **No** If yes, amount of obligation:
If yes, specify fund that is being obligated:

CONTRACT FINANCIAL SUMMARY:

The additional funding obligated by the amendment: \$200,000.00
The not to exceed contract value is: \$1,750,000.00

BUDGET INFORMATION:

Account number: Revenue Fund number: Revenue *kk R*

MNPS Contact Person: Molly Hegwood
Email Address: molly.hegwood@mnps.org

Contract Agent: Stephen Pitman
Email Address: Stephen.Pitman@mnps.org

**AMENDMENT NUMBER 1 TO
METROPOLITAN NASHVILLE PUBLIC SCHOOLS CONTRACT
WITH
CONEXION AMERICAS
FOR
PURCHASE OF LEASE AGREEMENT**

This amendment is entered into by and between the **Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Nashville Public Schools** (“MBPE” or “MNPS”) and **Conexion Americas** (“Contractor”).

WITNESSETH

WHEREAS, the parties desire to modify the terms and conditions and to add or delete certain other terms and conditions to their original agreement filed with the Metro Clerk’s Office on 11/22/2022 MBPE Contract # 7538345, collectively hereinafter the “Contract”, the parties hereby agree as set forth below.

1. The following items have hereby been added or deleted:
 - a. Section 1. Premises, Term and Rent has been updated to read as follows:
 - i. Landlord leases to Tenant and Tenant leases from Landlord the space designated as the “Premises” on Exhibit A attached hereto (the “Premises”) in the approximately 28,800 square foot portion of the structure known as Casa Azafrán (such portion being hereinafter referred to as “Casa Azafrán”) and located at 2195 N. Nolensville Pike in Nashville 37211 (the “Building”). The Premises contain approximately 8,975 square feet (EL Office = 244SF, Pre-Kindergarten = 8,710SF, Additional Office = 96SF) of the approximately 28,800 square feet contained in Casa Azafrán as a whole.
 - b. Section 3. Compensation has been updated to read as follows:
 - i. **EL office space (244 Squire Feet).**
 - Year 1: \$900 per month (265SF X \$3.39 per SF)
 - Year 2: \$861.32per month (244SF X \$3.53 per SF)
 - Year 3: \$932.08 per month (244SF X \$3.82 per SF)
 - Year 4: \$1088.24 per month (244SF X \$4.46 per SF)
 - Year 5: \$1088.24 per month (244SF X \$5.02 per SF)
 - Year 6: \$1378.6 per month (244SF X \$5.65 per SF)

Year 7: \$1432.28 per month (244SF X \$5.87 per SF)

Year 8: \$1490.84 per month (244SF X \$6.11 per SF)

Year 9: \$1549.4 per month (244SF X \$6.35 per SF)

Year 10: \$1,612 per month (244SF X \$6.61 per SF)

ii. **Pre-Kindergarten (8,710 Square Feet as well as parking spaces):**

Year 1: \$9,530.19 per month (8,710 SF X \$1.09 per SF)

Year 2: \$9,911.39 per month (8,710 SF X \$1.13 per SF)

Year 3: \$10,307.84 per month (8,710 SF X \$1.18 per SF)

Year 4: \$10,720.15 per month (8,710 SF X \$1.23 per SF)

Year 5: \$11,148.95 per month (8,710 SF X \$1.28 per SF)

Year 6: \$11,594.90 per month (8,710 SF X \$1.33 per SF)

Year 7: \$12,058.69 per month (8,710 SF X \$1.38 per SF)

Year 8: \$12,541.03 per month (8,710 SF X \$1.43 per SF)

Year 9: \$13,042.67 per month (8,710 SF X \$1.49 per SF)

Year 10: \$13,564.37 per month (8,710 SF X \$1.55 per SF)

iii. **Additional office space (96 Square Feet):**

Year 1: \$415 per month (96SF X \$4.32 per SF)

Year 2: \$432 per month (96SF X \$4.50 per SF)

Year 3: \$451 per month (96SF X \$4.69 per SF)

Year 4: \$469 per month (96SF X \$4.88 per SF)

Year 5: \$489 per month (96SF X \$5.09 per SF)

Year 6: \$508 per month (96SF X \$5.29 per SF)

Year 7: \$530 per month (96SF X \$5.52 per SF)

Year 8: \$552 per month (96SF X \$5.74 per SF)

Year 9: \$574 per month (96SF X \$5.97 per SF)

Year 10: \$597 per month (96SF X \$6.21 per SF)

- c. Total Compensation to be paid to Contractor under this Contract is not to exceed \$1,750,000.
 - d. Exhibit A has been updated to reflect all space being leased.
2. Subject to the modifications set forth in this Amendment, the above-referenced Contract between the parties is hereby ratified and confirmed.
 3. This Amendment shall not be binding upon the parties until it has been signed first by the authorized representatives of Contractor, by the authorized representatives of the Metropolitan Government, and filed in the office of the Metropolitan Clerk.

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THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY AND THROUGH THE METROPOLITAN BOARD OF PUBLIC EDUCATION ("Lessor"):

APPROVED:

Freda Player
MBPE Board Chair

RECOMMENDED:

Kevin Edwards
Director of Procurement

Casey Megow
Department Head

Maura Black Sullivan
Executive Staff Member

APPROVED AS TO AVAILABILITY OF FUNDS:

Revenue
Account #: _____ *kk*

Jorge Pobles
Chief Operating Officer

Kevin Crumbo/Mill
Metropolitan Director of Finance *R*

APPROVED AS TO INSURANCE:

NA
Metropolitan Director of Insurance

APPROVED AS TO FORM AND LEGALITY:

Justin Marsik
Metropolitan Attorney

Lessee:

Conexion Americas
Firm/Organization

Martha Silva
Signature

Martha Silva
Name

Co- Executive Director
Title

10/24/2024 | 7:22 PM PDT
Date

FILED IN THE OFFICE OF THE METROPOLITAN CLERK:

Metropolitan Clerk

Date Filed

Certificate Of Completion

Envelope Id: 7DFC836A31944244A4A1115B7162D24A
 Subject: Conexion Americas 7538345 Amendment #1
 Source Envelope:
 Document Pages: 8
 Certificate Pages: 4
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

 Envelope Originator:
 Stephen Pitman
 2601 Bransford Ave.
 Nashville, TN 37204
 Stephen.Pitman@MNPS.org
 IP Address: 96.4.9.1

Record Tracking

Status: Original
 9/19/2024 9:44:03 AM
 Holder: Stephen Pitman
 Stephen.Pitman@MNPS.org
 Location: DocuSign

Signer Events

Kevin Edwards
 Kevin.Edwards@mnps.org
 Director of Procurement
 Metro Nashville Public Schools
 Security Level: Email, Account Authentication
 (None)

Signature

 Signature Adoption: Pre-selected Style
 Using IP Address: 96.4.9.1

Timestamp
 Sent: 9/19/2024 9:54:45 AM
 Viewed: 9/19/2024 10:14:30 AM
 Signed: 9/19/2024 10:14:44 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Martha Silva
 martha@conexionamericas.org
 Co- Executive Director
 Conexion Americas
 Security Level: Email, Account Authentication
 (None)

Signature Adoption: Pre-selected Style
 Using IP Address: 69.138.148.244

Sent: 9/19/2024 10:14:48 AM
 Viewed: 10/24/2024 9:19:17 PM
 Signed: 10/24/2024 9:22:07 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Kevin Knapp
 kevin.knapp@mnps.org
 Security Level: Email, Account Authentication
 (None)

Signature Adoption: Pre-selected Style
 Using IP Address: 96.4.9.1

Sent: 10/24/2024 9:22:10 PM
 Viewed: 10/25/2024 7:48:28 AM
 Signed: 10/25/2024 7:48:37 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Casey Megow
 Casey.Megow@mnps.org
 Security Level: Email, Account Authentication
 (None)

Signature Adoption: Pre-selected Style
 Using IP Address: 96.4.9.1

Sent: 10/25/2024 7:48:40 AM
 Resent: 10/28/2024 12:59:34 PM
 Resent: 10/31/2024 8:03:22 AM
 Resent: 11/12/2024 12:24:05 PM
 Resent: 11/18/2024 8:09:19 AM
 Resent: 11/21/2024 8:18:38 AM
 Viewed: 11/28/2024 8:51:36 AM
 Signed: 12/2/2024 12:40:44 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Signer Events	Signature	Timestamp
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<p>Maura Black Sullivan Maura.Sullivan@mnps.org Chief Operating Officer Security Level: Email, Account Authentication (None)</p>	<p><i>Maura Black Sullivan</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1</p>	<p>Sent: 12/2/2024 12:40:47 PM Viewed: 12/2/2024 1:43:12 PM Signed: 12/2/2024 1:43:53 PM</p>
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Electronic Record and Signature Disclosure:
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<p>Jorge Robles jorge.robles@mnps.org Security Level: Email, Account Authentication (None)</p>	<p><i>Jorge Robles</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1</p>	<p>Sent: 12/2/2024 1:43:56 PM Viewed: 12/2/2024 9:59:28 PM Signed: 12/2/2024 10:06:25 PM</p>
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Electronic Record and Signature Disclosure:
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<p>Freda Player cameo.bobo@mnps.org Board Chair Security Level: Email, Account Authentication (None)</p>	<p><i>Freda Player</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 136.58.62.183</p>	<p>Sent: 12/2/2024 10:06:29 PM Viewed: 12/3/2024 9:40:44 AM Signed: 12/3/2024 9:40:58 AM</p>
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

<p>Dr. Adrienne Battle Annie.Pugh@mnps.org Director of Schools Security Level: Email, Account Authentication (None)</p>	<p><i>Dr. Adrienne Battle</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1</p>	<p>Sent: 12/3/2024 9:41:01 AM Viewed: 12/3/2024 9:42:01 AM Signed: 12/3/2024 9:43:02 AM</p>
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

<p>Abraham Wescott abraham.wescott@nashville.gov Security Level: Email, Account Authentication (None)</p>	<p><i>Abraham Wescott</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185</p>	<p>Sent: 12/3/2024 9:43:05 AM Viewed: 12/3/2024 9:46:35 AM Signed: 12/4/2024 8:06:38 AM</p>
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

<p>Rose Wood Rose.Wood@nashville.gov Security Level: Email, Account Authentication (None)</p>	<p><i>R</i></p> <p>Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185</p>	<p>Sent: 12/4/2024 8:06:41 AM Viewed: 12/4/2024 12:21:14 PM Signed: 12/4/2024 12:21:40 PM</p>
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Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Signer Events	Signature	Timestamp
Aaron Pratt aaron.pratt@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 12/4/2024 12:21:43 PM Viewed: 12/4/2024 1:02:07 PM Signed: 12/4/2024 1:02:14 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Kevin Crumbo/MAL michelle.lane@nashville.gov Purchasing Agent Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 12/4/2024 1:02:17 PM Viewed: 12/4/2024 3:19:48 PM Signed: 12/4/2024 3:21:36 PM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Sally Palmer sally.palmer@nashville.gov Security Level: Email, Account Authentication (None)	<p style="text-align: center;">Completed</p> Using IP Address: 170.190.198.100	Sent: 12/4/2024 3:21:39 PM Viewed: 12/5/2024 8:12:20 AM Signed: 12/5/2024 8:16:15 AM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Justin Marsh justin.marsh@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.144	Sent: 12/5/2024 8:16:19 AM Resent: 12/5/2024 8:17:06 AM Viewed: 12/5/2024 9:12:43 AM Signed: 12/5/2024 9:14:01 AM
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Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/19/2024 9:54:46 AM
Certified Delivered	Security Checked	12/5/2024 9:12:43 AM
Signing Complete	Security Checked	12/5/2024 9:14:01 AM
Completed	Security Checked	12/5/2024 9:14:01 AM

Payment Events

Status

Timestamps