

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: THIRD LEASE AMENDMENT WITH STEVEN M. SIEGFRIED, AS TRUSTEE FOR A.J. HOUSE AND SONS, INC., FOR THE CENTRAL WEST TRANSPORTATION CENTER SITE

Since August 1990, the Board has leased a site located at 13775 N.W. 6 Street (see attached location map), from Steven M. Siegfried, as Trustee for A.J. House and Sons, Inc., for use by the District's Department of Transportation as its Central West Transportation Center. The current lease, which allows the District to use approximately 9.50 acres of the site, expires July 31, 1999. Given that the Department of Transportation has indicated a continuing need for such a facility to service the central west area of Miami-Dade County, staff is pursuing various options, including the existing location, to purchase as a permanent site for this facility. In order to allow sufficient time for these options to be fully explored, it is staff's recommendation that the existing lease be extended for another year.

Pursuant to negotiating procedures, a Management Team meeting was held on February 22, 1999, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed third lease amendment are as follows:

- the term of the lease agreement shall be extended for one year, from August 1, 1999 to July 31, 2000;
- the District currently leases approximately 9.50 acres (i.e., 413,820 square feet) of the entire site; the remaining 0.21 acres of the site (i.e., 9,147.60 square feet) shall be included in the third lease amendment, resulting in a total of 9.71 acres (i.e., 422,967.60 square feet) of demised area;
- the current annual lease rate of \$167,151.24 for 413,820 square feet (i.e., \$0.40 per square foot) shall increase to \$173,416.72 (i.e., the entire 422,967.60 square foot site at \$0.41 per square foot) reflecting a 1.6% Consumer Price Index increase;
- the District shall have the right to cancel the lease at any time by giving the landlord 120 days prior written notice;
- the authority to cancel the lease shall be delegated to the Superintendent; and
- all other terms and conditions of the current lease agreement shall remain in full force and effect.

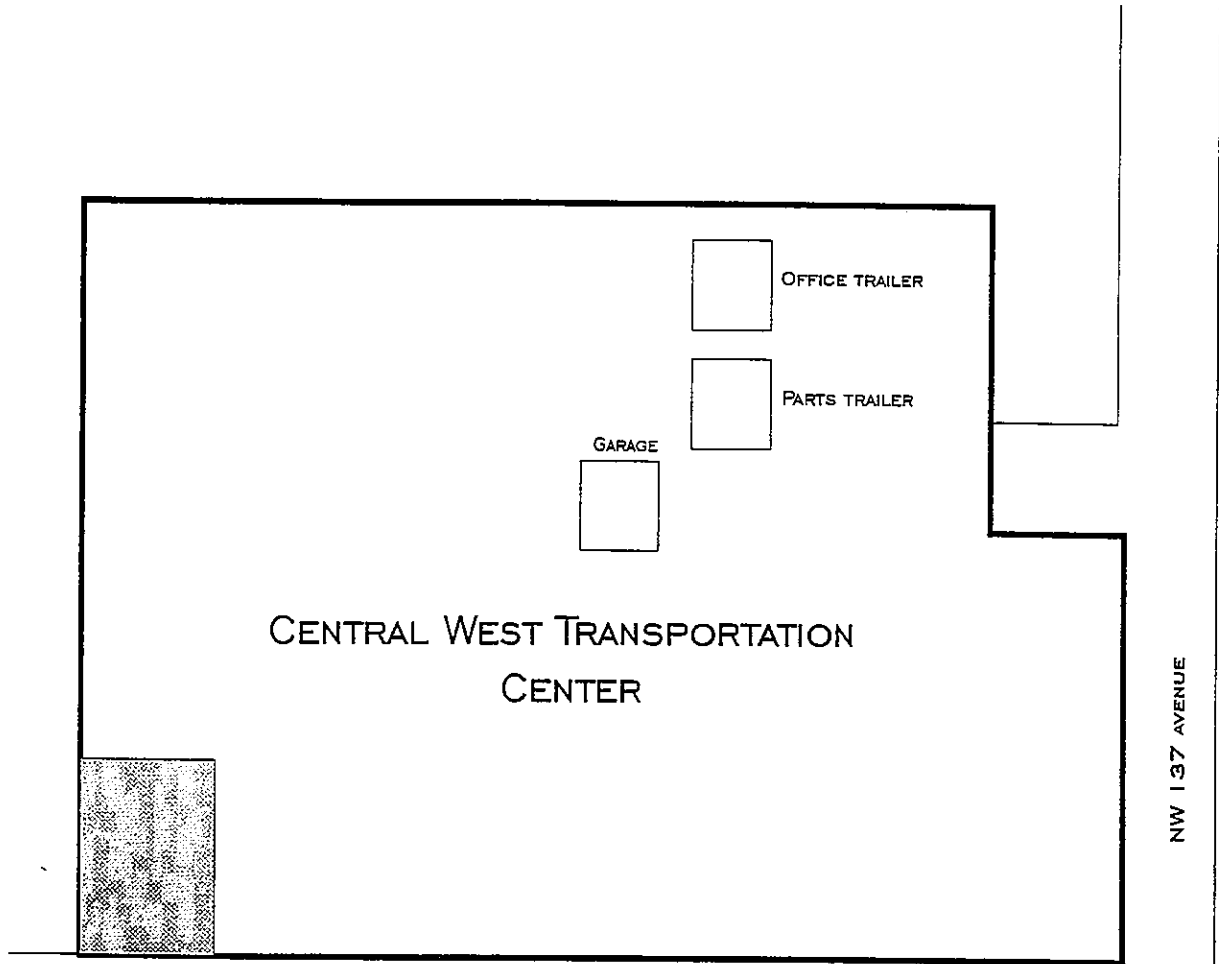
The proposed third lease amendment has been reviewed by the School Board Attorney's Office. The Senior Executive Director of the Department of Transportation and the Deputy Superintendent of School Operations recommend approval of the third lease amendment. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

A copy of the proposed third lease amendment will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to execute a third lease amendment with Steven M. Siegfried, as Trustee for A.J. House and Sons, Inc., for the Central West Transportation Center site, at an annual rental amount of \$173,416.72, and under the terms and conditions set forth above.

JEM:ada

LOCATION MAP



NW 6 STREET

NW 137 AVENUE

LEGEND

ADDITIONAL DEMISED PREMISES (0.21 ACRES)

