

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE JOINT OPERATING AGREEMENT AND RENEW THE JOINT OPERATING AGREEMENT WITH MIAMI-DADE COUNTY FOR THE SCIENCE/ZOO MAGNET PROGRAM AT RICHMOND HEIGHTS MIDDLE SCHOOL

Since September 1988, the Board has leased vacant land at Miami MetroZoo (MetroZoo), located at 12400 S.W. 152 Street, to service the Science/Zoo Magnet Program at Richmond Heights Middle School, from Miami-Dade County (County), under a Joint Operating Agreement. In addition, County staff is available on a regular basis to provide information, lectures, and tours to public and non-public areas of MetroZoo. A total of four Board-owned portable classrooms are currently installed and in use on the leased premises. The school has indicated a continuing need for this educational facility to service the Magnet Program. The current term of the Joint Operating Agreement will expire on May 31, 2000, and the District pays a total of \$21,600 per year in combined rental and utility payments. In order to clarify certain terms and conditions of the Joint Operating Agreement and provide for an appropriate mechanism to adjust the rental and utility payments in the future should a portable classroom be added or deleted, the County has agreed to amend the agreement. Under the proposed amendment to the Joint Operating Agreement, the overall cost to the District shall remain unchanged.

In accordance with Division leasing procedures, when the duration of a new lease is expected to exceed three years or upon the completion of the original term of existing leases, the Division shall perform an analysis to determine lease costs versus the costs associated with lease-purchase or purchasing a similar facility. Based on the information provided by the user, District staff performed the cost analysis and the results indicate that leasing remains the District's most cost-effective option.

Pursuant to negotiating procedures, a Management Team meeting was held on March 27, 2000, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed amendment to the Joint Operating Agreement are as follows:

- the parties concur that, as of the effective date of the amendment, the District has four portable classrooms installed and in use on the leased premises;
- the rental rate shall be \$300 per portable classroom, per month, for a total of \$14,400 per year, for land for the placement of all four Board-owned portable classrooms;

- the District shall pay the County an additional monthly utilities payment of \$150 per portable classroom, for a total of \$7,200 per year, for all four Board-owned portable classrooms; and
- all other terms and conditions of the Joint Operating Agreement shall remain in full force and effect.

Concurrent with the approval of the proposed amendment, the Joint Operating Agreement will be renewed for the term beginning June 1, 2000 and ending May 31, 2001. This renewal represents the twelfth of an unlimited number of one-year renewal options available under the Joint Operating Agreement.

The proposed amendment has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Richmond Heights Middle School, Region Superintendent of Region VI, and Deputy Superintendent of Education recommend approval of this amendment to the Joint Operating Agreement.

A copy of the proposed 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:

1. authorize the Superintendent or his designee to execute an amendment to the Joint Operating Agreement with Miami-Dade County for the placement of Board-owned portable classrooms at MetroZoo, to clarify certain terms and conditions; and
2. renew the Joint Operating Agreement at a monthly rental rate of \$300 per portable classroom (for a total of \$14,400/year), and an additional monthly utilities payment of \$150 per portable classroom (for a total of \$7,200/year). The term of the renewal period will commence June 1, 2000, and will end May 31, 2001. All other terms and conditions of the Joint Operating Agreement will remain unchanged.

VGv:slr