Office of Superintendent of Schools
Board Meeting of July 19, 2000

July 5, 2000

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

SUBJECT: LEASE AGREEMENT WITH THE VILLAGE OF PINECREST FOR THE USE OF PLAYFIELD AREA AT THE PINECREST ELEMENTARY SCHOOL CAMPUS

Due to limited available park land and an increasing need to provide public recreational facilities, the Village of Pinecrest (Village) approached the District with a request to utilize a portion of the playfield area at the Pinecrest Elementary School campus during non-school hours (see attached location map). The Village intends to construct a soccer field on the leased area, at its sole cost and expense, during the summer recess.

Pursuant to negotiating procedures, a Management Team meeting was held on June 19, 2000, for direction on negotiating strategies and parameters. Based on this direction, staff has negotiated a lease agreement with the Village, that includes the following terms and conditions:

- a ten year term with one ten-year renewal option period, at the Board's sole option;

- rent shall be $1.00 per year;

- the Village shall construct one soccer field, including leveling, grading and sodding of the leased area. The irrigation system servicing the new soccer field will be repaired/upgraded as necessary, and shade trees will be planted along a portion of the school's perimeter fence. All work will be done by the Village, at its sole cost and expense, and shall conform to the State Requirements For Educational Facilities and the District's Design Criteria and Master Specifications;

- the District shall have exclusive use of the playfield area during regular school hours on regular school days, including summer school and during before and after school programs, if applicable, and at all other times required by the District for the operation of school activities;

- the Village shall indemnify and hold the Board harmless for claims or liability resulting from its construction activities or use of the playfield area, to the extent of the limitations included within Section 768.28, Florida Statues;

- the Village shall be responsible for securing any permits, zoning variances, regulatory or governmental approval, license and/or use approvals which may be required for the construction of its improvements;

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- the Village shall be responsible for removal of trash or litter from the playfield area generated during its period of use, the repair of playfield area equipment damaged by its actions and for the repair, upkeep and maintenance of the soccer field. The Village shall also maintain the irrigation system servicing the new soccer field;

- the District shall be responsible for maintenance of trees/shrubs, mowing of the playfield area, and for the cost of water and electricity for the irrigation system servicing the new soccer field;

- either party shall have the right to cancel the lease agreement in the event of default and the other party fails to cure such default, damage or destruction, or at any time by giving the other party 90 days prior written notice; and

- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this lease agreement, including the installation of additional improvements by the Village, or to cancel this lease agreement.
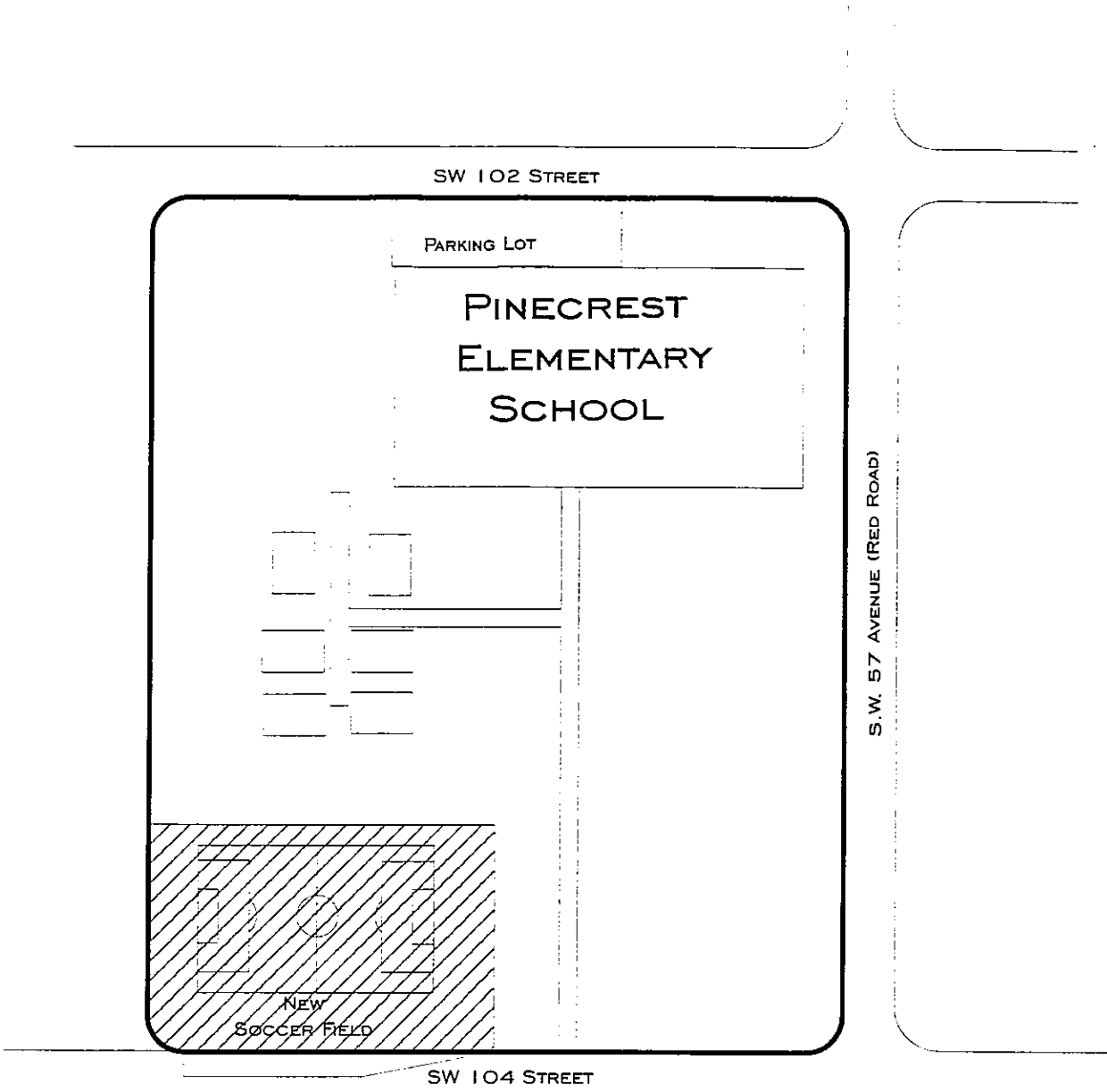
The proposed lease agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Pinecrest Elementary School, Region Superintendent of Region V, and Deputy Superintendent of School Operations recommend approval of this agreement. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

A copy of the proposed agreement 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 or his designee to execute a lease agreement with the Village of Pinecrest, for the use of playfield area at the Pinecrest Elementary School campus, at an annual rental rate of $1, and under terms and conditions set forth above.

VGV:slr

LOCATION MAP

SW 102 Street

PARKING LOT

PINECREST
ELEMENTARY
SCHOOL

S.W. 57 AVENUE (RED ROAD)

New
Soccer Field

SW 104 Street

LEGEND

Demised Premises

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