

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

**SUBJECT: AUTHORIZATION TO EXECUTE A PERMIT AGREEMENT WITH MIAMI-DADE COUNTY FOR THE USE OF A.D. BARNES PARK LEISURE ACCESS CENTER FOR SPACE FOR THE SOUTHWEST MIAMI ADULT EDUCATION CENTER**

Since December 1995, the Board has leased space for the Southwest Miami Adult Education Center at the A.D. Barnes Park Leisure Access Center, located at 3401 S.W. 72 Avenue, under an annual permit agreement with the Miami-Dade County Park and Recreation Department (County). The current permit agreement expires November 30, 2000. The user has indicated a continuing need for an educational facility to service adults with developmental disabilities. The County has advised its willingness to enter into a new one-year permit agreement, and to work with the District to develop a long-term lease agreement prior to December 2001.

In accordance with Division leasing procedures, when the duration of new leases 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 the purchase of a similar facility. Based on the information provided by the user, District staff performed this analysis and the results indicated leasing to be the District's most cost-effective option.

The County will charge the District a rental rate of \$10 per hour. This rate is intended solely to offset County expenditures generated by District use of the premises. The rental rate for public use of these facilities is \$125 for the first three hours and \$50 for each additional hour.

Pursuant to negotiating procedures, a Management Team meeting was held on October 9, 2000, for direction on negotiating strategies and parameters. Based on this direction, the terms and conditions of the proposed permit agreement are as follows:

- a one year term from December 1, 2000 to November 30, 2001, with no renewal options;
- the rental rate shall be \$10 per hour, not to exceed \$13,000 annually;
- the County shall provide storage space in a separate trailer facility, at no additional cost to the District;
- either party shall have the right to cancel the permit agreement at any time by giving the other party 10 days prior notice;

- the County shall be responsible for maintenance of the facility and for the payment of all utility costs; and
- the authority to cancel the permit agreement shall be delegated to the Superintendent or his designee.

Funding for this agreement will be provided through the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs.

The proposed agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Southwest Miami Adult Education Center; Region Director of the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs; Associate Superintendent of the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs; and Deputy Superintendent of Education recommend approval of the agreement.

A copy of the 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 permit agreement with Miami-Dade County for the use of the A.D. Barnes Park Leisure Access Center, in an annual amount not to exceed \$13,000, and under the terms and conditions set forth above.

VGV:slr