

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

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH RONALD J. DORRIS FOR
THE MIGRANT PROGRAM OFFICE SPACE**

Since June 1994, the Board has leased 1,930 square feet of office space, located at 311 N. E. 8 Street, for the Migrant Program Office, from Ronald J. Dorris. The current lease term will expire on May 31, 2001.

Pursuant to negotiating procedures, a Management Team meeting was held on December 6, 2000, for direction on negotiating strategies and parameters. Based on this direction, a lease renewal for an additional one-year term was recommended.

The lease specifies that the current annual lease rate of \$20,485.92 (\$10.61 per square foot) will be adjusted by either a 4% increase or by the increase in the April Consumer Price Index (CPI), whichever is less, but in no event will be less than 3%. As the April CPI is anticipated to be no more than 3.7%, this would effectively increase the annual rent by no more than \$757.98. However, in no event could the annual cost exceed \$21,305.36 (\$11.04 per square foot). No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

All other terms and conditions of the lease agreement will remain unchanged. The term of the renewal option period will commence June 1, 2001, and will end May 31, 2002. This renewal represents the last of two one-year renewal option periods available under the current lease agreement.

The Deputy Superintendent of School Operations and Director of the Migrant Education Program recommend approval of the proposed lease renewal.

The owner of the property is Ronald J. Dorris.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Ronald J. Dorris for the Migrant Program Office space, at an annual rental amount not to exceed \$21,305.36. The term of the renewal option period will commence June 1, 2001, and will end May 31, 2002. All other terms and conditions of the lease agreement will remain unchanged.

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