

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 THE TROPICAL PARK COMMUNITY CENTER FOR SPACE FOR THE SOUTHWEST MIAMI ADULT EDUCATION CENTER**

Since March 1988, the Board has leased space for the Southwest Miami Adult Education Center at the Tropical Park Community Center (7900 S.W. 40 Street), under an annual permit agreement with the Miami-Dade County Park and Recreation Department (County). The current permit agreement expires March 14, 2001. 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 March 2002. Prior to entering into such a long-term agreement, staff shall perform an analysis to determine lease costs versus the costs associated with lease-purchase or purchasing a similar facility.

The County will charge the District a rental rate of \$12.15 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 \$115 for the first three hours and \$35 for each additional hour.

Pursuant to negotiating procedures, a Management Team meeting was held on January 8, 2001 for direction on negotiating strategies and parameters. Based on this direction, a permit agreement with the County that includes the following terms and conditions was recommended:

- a one year term from March 15, 2001 to March 14, 2002, with no renewal options;
- the rental rate shall be \$12.15 per hour, not to exceed \$13,000 annually;
- 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 Superintendent shall be the party designated by the Board to grant or deny all approvals required by this permit agreement or to cancel this permit agreement.

Funding for this agreement will be provided through the Bureau of Adult/Vocational, Alternative and Drop Out 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 the Southwest Miami Adult Education Center; Associate Superintendent for 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.

The owner of the property is Miami-Dade County.

**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 Tropical Park Community Center, at an hourly rental rate of \$12.15, and an annual rental amount not to exceed \$13,000, and under the terms and conditions set forth above.

VGv:aj