

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH PARAMOUNT PROPERTY DEVELOPERS, INCORPORATED, FOR SPACE FOR THE SOUTH DADE ADULT CENTER ANNEX

Since October 1992, the Board has leased 12,000 square feet of space, located at 632 Washington Avenue, Homestead, for the South Dade Adult Center Annex, from Paramount Property Developers, Incorporated (Paramount). The current term of the lease agreement will expire September 30, 2001.

Pursuant to established procedures, a Management Team meeting was held on June 12, 2001, for direction on negotiating strategies and parameters. Based on this direction, a renewal of the lease agreement with Paramount for an additional one-year term was recommended.

The lease specifies that the current annual lease rate of \$125,303.64 (\$10.44 per square foot), shall be adjusted by either a 4.5% increase or by the increase in the June Consumer Price Index (CPI), whichever is less. As the June CPI is anticipated to be no more than 3.5%, this would effectively increase the annual lease rate by no more than \$4,385.63. However, in no event could the cost exceed \$130,942.30 (\$10.91 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 October 1, 2001, and will end September 30, 2002. This renewal represents the third of nine one-year renewal option periods available under the lease agreement.

The principal of the South Dade Adult Center Annex; Associate Superintendent for Adult/Vocational, Alternative and Dropout Prevention Programs; and Deputy Superintendent of Education recommend approval of the proposed lease renewal.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Paramount Property Developers, Incorporated, for space for the South Dade Adult Center Annex, at an annual rental amount not to exceed \$130,942.30. The term of the renewal option period will commence October 1, 2001, and will end September 30, 2002. All other terms and conditions of the lease agreement will remain unchanged.

MMC:hf