

September 10, 2002

Office of the Superintendent of Schools
Board Meeting of September 12, 2002

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Facilities Planning

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR AN OFF-ROAD EQUIPMENT MAINTENANCE FACILITY AND MATERIALS WAREHOUSE BY MAINTENANCE OPERATIONS AND MATERIALS MANAGEMENT AT 9590 N.W. 27TH AVENUE

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

Since December 1987, the Board has leased a facility located at 9590 N.W. 27 Avenue, from Miami-Dade County, for use by the Department of Transportation as a vehicle maintenance facility, by Maintenance Operations as an off-road equipment maintenance facility and by Materials Management for a materials warehouse (see location map). The District has completed its initial one-year term and the fourteenth of an unlimited number of one-year renewal option periods. The current lease term will expire on December 15, 2002. This proposed renewal represents the fifteenth of an unlimited number of renewal option periods available under the lease agreement.

The Department of Transportation has advised that its operations currently housed in this facility will be relocated to the Board-owned Jack Schee Transportation Center, and that as a result, it will no longer require use of the leased space. Staff contacted the Director of Materials Management, the District Director of Maintenance Operations and the Assistant Superintendent of the Bureau of Procurement Management, who indicated a continuing need for the space currently occupied by their departments at this facility. Additionally, Materials Management has advised that of the 11,700 (\pm) square feet of space to be vacated by the Department of Transportation, it intends to occupy approximately 4,000 square feet of that space, in addition to the space it currently utilizes at the facility. The remaining 7,700 (\pm) square feet of space will remain empty, for possible future use, at no additional cost to the District.

All terms and conditions of the lease agreement will remain unchanged, including the annual rental rate of \$1.00. Due to the expected long term need for this facility, and in order to handle lease renewals in a more efficient manner, it is recommended that the term of the lease be renewed for a total period of fifteen years, commencing December 16, 2002 and ending December 15, 2017. The District will still have the ability to cancel the lease at any time prior to the expiration of the fifteen-year renewal term with 90 days advance notice. No physical improvements requiring the use of District funds are

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necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions of the lease agreement will remain unchanged:

- the Board is responsible for payment of all utilities consumed on the premises;
- the Board is responsible for maintaining and keeping in good repair, condition and appearance, the interior and exterior of the building, and adjacent parking areas, including electrical, plumbing and sewer lines; and
- either party may cancel the lease agreement at any time by giving the other party 90 days prior written notice.

Staff contacted the Director of Materials Management, the District Director of Maintenance Operations and the Assistant Superintendent of the Bureau of Procurement Management, who recommended continued use of this facility. REVISED

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Miami-Dade County for an off-road equipment maintenance facility by Maintenance Operations and a materials warehouse by Materials Management, at an annual rental rate of \$1.00, for the period of December 16, 2002 through December 15, 2017. All other terms and conditions of the lease agreement will remain unchanged. REVISED

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