

Business Operations
J.E. Surash, P.E. Chief Business Officer

SUBJECT: RENEWAL OF THE LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR USE OF VARIOUS SCHOOL SITES FOR THE OPERATION OF HEAD START CENTERS

COMMITTEE: FACILITIES MANAGEMENT

History

Since June 1985, the Board has leased facilities at a number of schools to Miami-Dade County (County) for the operation of Head Start Centers. The County operates its program at each school through the use of existing classrooms or placement of portable classrooms (whether Board or County-owned) on the site. The County presently utilizes 43 classroom facilities (15 classrooms, 2 Board-owned portable classrooms and 26 County-owned portable classrooms), at a total of 28 school sites. The County has completed its initial one-year lease term and the eighteenth of an unlimited number of one-year renewal option periods. The current lease term will expire on June 30, 2004.

Lease Agreement Renewal

The lease agreement stipulates that the County shall submit, on an annual basis, a list showing the school sites and classrooms that it wishes to utilize for the upcoming year. This list has been submitted for the 2004-05 lease term and includes a request for 8 new classrooms, in addition to the 28 school sites noted above. Of these 8 new classrooms, 5 have been recommended by the affected ACCESS Centers for Head Start use during the 2004-05 lease term. However, due to upcoming construction at Miami Beach Senior High School, the Board-owned portable classroom now used by Head Start will be removed, and the program discontinued. At Rockway Elementary School (Rockway), Head Start use of a classroom will no longer be available, due to increased student enrollment. Additionally, on-site construction at John F. Kennedy Middle School (JFK), Natural Bridge Elementary School (Natural Bridge) and Treasure Island Elementary School (Treasure Island) may impact Head Start's continued use of these sites for the upcoming lease term.

Based upon the foregoing, County use of District facilities for the 2004-05 lease term will include, at a minimum, 40 classroom facilities (19 classrooms, 1 Board-owned portable classroom and 20 County-owned portable classrooms), at a total of 27 school sites (see Schedule "A"). This proposed renewal represents the nineteenth of an unlimited number of one-year renewal option periods available under the lease agreement.

Since the classroom currently used by Head Start at Rockway will no longer be available, the County has requested permission to install one County-owned portable classroom at this site. The County has also requested permission to install three County-owned portable classrooms at Miami Gardens Elementary School (Miami Gardens). Similarly, once the

District concludes its review of Natural Bridge, Treasure Island and JFK, a determination will be made as to what facilities, if any, can be made available for continued Head Start use. Should the County wish to proceed with use of facilities at these locations, the school principal, ACCESS Center Assistant Superintendent and all appropriate District staff departments will review details of the specific request and grant or deny approval, as allowed under the terms of the lease agreement. A list of these pending school sites is attached as Schedule "B", and each may be incorporated into Schedule "A" upon final review and approval by all appropriate District staff departments.

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ADDED

Staff contacted the Assistant Superintendents for all six ACCESS Centers, the Assistant Superintendent of the Office of Adult/Vocational and Alternative Education, the Executive Director of the Office of Capital Improvement Projects, the Director of the Department of Relocatables and Special Projects, the Director of the Department of Advanced Planning and the Interim Administrative Director of the Department of Maintenance Operations who recommend renewal of the lease agreement for the one-year period commencing July 1, 2004, and ending June 30, 2005.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize renewal of the lease agreement with Miami-Dade County for the use of various school sites for the operation of Head Start Centers, at a total combined annual rental rate of \$1.00. The term of the renewal option period will commence July 1, 2004 and will end on June 30, 2005. All other terms and conditions of the lease agreement will remain unchanged.

CDR:rr

SCHEDULE "A"

2004-05 Sites

Access Center I

Bunche Park Elementary R (1)
Dupuis Elementary R (3)
Nathan B. Young Elementary R (2)
Skyway Elementary C (1)
Carol City Elementary C (1)

Access Center II

Fienberg/Fisher Elementary R (2)
Oak Grove Elementary R (1)
South Pointe Elementary R (2)
Biscayne Elementary R (2)

Access Center III

Charles R. Drew Elementary R (2)
Olinda Elementary R (2)
Orchard Villa Elementary C (2)
Westview Elementary R (1)
*Miami Park Elementary C (3)
South Hialeah Elementary C (1)
Poinciana Park Elementary C (2)
**Holmes Elementary C (1)

Access Center IV

Frederick Douglass Elementary R (2)
Phyllis Ruth Miller Elementary C (1)
Thena Crowder Elementary C (1)
**Phyllis Wheatley Elementary C (1)
**Edison Park Elementary C (1)

Access Center V

Colonial Drive Elementary C (1)

Access Center VI

Whigham Elementary C (1)
** Pine Lake Elementary C (1)

Vocational/Adult Education

English Center C (1)
Dorsey Skill Center P (1)

REVISED

(C) = Classrooms (P) = Portables (owned by School Board) (R) Relocatables (owned by Head Start)

***1 new classroom requested for use at this site for the period of 7/1/04 through 6/30/04, in addition to the 2 classrooms already being used at this site, for a total of 3 classrooms.**

****New school site requested for use by Head Start for the period of 7/1/04 through 6/30/05. No Head Start program currently operated at this site.**

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SCHEDULE "B"

2004-05 Pending Sites

Access Center I

Miami Gardens Elementary R (3)

Access Center IV

NONE

Access Center II

Natural Bridge Elementary R (1)
Treasure Island Elementary R (2)
JFK Middle R (3)

Access Center V

NONE

Access Center III

Rockway Elementary R (1)

Access Center VI

NONE

Vocational/Adult Education

NONE

REVISID

(C) = Classrooms

(P) = Portables (owned by School Board)

(R) Relocatables (owned by Head Start)