

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: REQUEST TO NEGOTIATE THE TERMS OF AGREEMENTS WITH FLORIDA MEMORIAL UNIVERSITY (FMU) AND MIAMI-DADE COUNTY (COUNTY) FOR THE DEVELOPMENT OF ALL ACADEMY SENIOR HIGH SCHOOL ADJACENT TO JAN MANN OPPORTUNITY SCHOOL AND THE FMU CAMPUS, AND FOR THE PARTIAL RELOCATION OF THE NORTH TRANSPORTATION CENTER TO ADJACENT FMU-OWNED PROPERTY AND COUNTY-OWNED PROPERTY

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background Information

As previously authorized by the School Board, District staff has been in discussions with Florida Memorial University (FMU) relative to a possible collaborative venture, through which an all-academy senior high school facility could be built on or adjacent to FMU. The FMU campus, which is located at N.W. 158 Street and N.W. 42 Avenue on an approximate 50-acre parcel, is also adjacent to the Jan Mann Opportunity School (Jan Mann) and the North Transportation Center (North Transportation), both of which are owned and operated by the School Board (Board). The proposed collaborative effort would require the partial relocation of the North Transportation Center to an approximate 1.7-acre County owned parcel located directly to the north under a long-term lease agreement, and to an approximate 4.2-acre FMU owned parcel located directly to the north of Jan Mann, also under a long-term lease agreement (please see attached map).

Educational Opportunities

The proposed collaboration between FMU and the Board would offer significant expanded educational opportunities for both Jan Mann and FMU students, and would build upon the current FMU/Board partnership, which allows aspiring teachers enrolled at FMU to work with Jan Mann students with a focus on academic achievement, attendance and the ability to set and reach personal goals. The proposed expanded partnership would be facilitated through the construction of a small 800-seat +/- senior high school, wherein three career path academies, Urban Education and Early Childhood Academy (Pre-K to 12), Aviation Career Academy and Academy of Health and Wellness Professions, would be housed. Preliminarily, it is envisioned that each of the three academies would enroll anywhere between 250 and 275 students. An overview of the proposed curriculum and programmatic link between the District and FMU will be provided to the Board under separate cover.

Facility and Real Property Related Needs

In order for the proposed partnership to be fully implemented, including the construction of the subject all academy senior high school, certain facility and real property related conditions would need to be adequately addressed and satisfied. Specifically, the approximate southernmost half of North Transportation would need to be relocated to make room for the new senior high school facility. In discussions with both FMU and the County, this partial relocation would require a long-term lease agreement with FMU for the use of its remote 4.2-acre parcel, located just north of Jan Mann, and a long-term lease agreement with the County for the use of its 1.7 parcel, located just north of North Transportation. This would in essence free up the approximate 6 southernmost acres of North Transportation for the new high school facility.

In addition to the formulation and execution of the above referenced agreements, additional discussions will also need to take place between the District and FMU as it relates to sharing of resources, funding or otherwise, for the construction and subsequent operation of the proposed new all academy senior high school. Presently, the School-Board approved Five-Year Capital Plan includes \$1.8 million in FY 05-06 for the planning and design of the new facility and the partial relocation of North Transportation. Should the Board ultimately approve this collaborative effort, additional funding for construction will need to be included in the Five-Year Capital Plan for FY 06-07, as part of next year's annual Plan update.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

- 1) negotiate the terms and conditions of agreements with Florida Memorial University (FMU) and Miami-Dade County (County), for the development of an all academy senior high school adjacent to Jan Mann Opportunity School and the FMU campus, and for the partial relocation of the North Transportation Center to adjacent or proximate FMU-owned property and County-owned property;
- 2) negotiate with FMU the terms and conditions of a partnership that will facilitate the construction and subsequent operation of an approximate 800-seat all academy senior high school, as described above in more detail; and
- 3) prepare the necessary legal instruments to accomplish the goals specified above, for presentation to the School Board at a subsequent meeting.

RD:arc

Possible Relocation of
Transportation Center (Partial or Total)

421 Acres
Florida Memorial University

1,679 Acres
Miami-Dade County Property

11,88 Acres
North Transportation Center
(to be relocated partially or
totally to FMU/County property)

13,20 Acres
Jan Mann Opportunity

50,79 Acres
Florida Memorial University

