

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: **AUTHORIZE RENEWAL OF LEASE AGREEMENT BETWEEN THE SCHOOL BOARD AND JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC., FOR USE OF A PORTION OF THE FIENBERG/FISHER ELEMENTARY SCHOOL CAMPUS, LOCATED AT 610 ESPANOLA WAY, MIAMI BEACH**

COMMITTEE: **FACILITIES AND CONSTRUCTION REFORM**

Since March 1981, Jewish Community Services of South Florida, Inc. (JCS), has leased a portion of the Fienberg/Fisher Elementary School (School) campus to provide recreational and social service programs to the elderly living in Miami Beach and surrounding areas. The leased area is located across the street from the main portion of the School campus, and consists of an asphalt parking lot and two buildings containing a total of approximately 7,573 square feet (see location map). JCS has completed the initial five-year lease term under its current lease agreement and is exercising its first of five one-year renewal option periods. The current term of the lease will expire on March 24, 2006. In order to process lease renewals in a more efficient manner, it is recommended that the term of the lease be renewed for a total period of five years, commencing March 25, 2006 and ending March 24, 2011.

All terms and conditions of the lease agreement will remain unchanged, including the annual lease rate of \$1. The term of the renewal option period will commence March 25, 2006 and end March 24, 2011. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. In addition to the lease rate, the following terms and conditions of the agreement will remain unchanged:

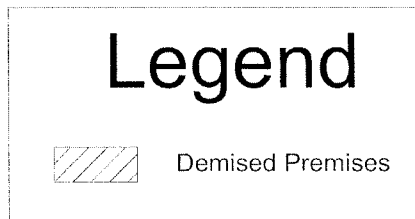
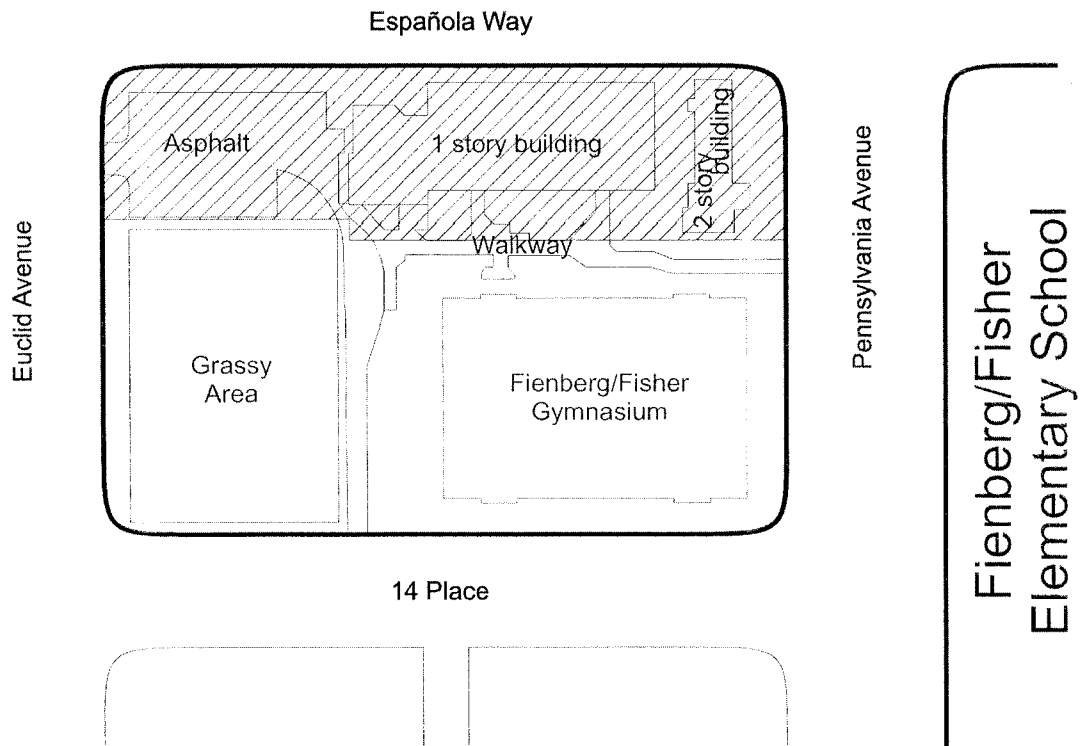
- JCS is responsible for all maintenance and utility charges; and
- Either party may cancel the agreement at any time by giving the other party 120 days prior written notice.

Staff contacted the Principal of Fienberg/Fisher Elementary School, the Regional Center II Superintendent, and the Associate Superintendent of School Operations, who recommend that the District approve the renewal of the agreement for a total period of five years commencing March 25, 2006, and ending March 24, 2011.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize renewal of the lease agreement with Jewish Community Services of South Florida, Inc., for use of a portion of the Fienberg/Fisher Elementary School campus, located at 610 Espanola Way, Miami Beach, at an annual rental rate of \$1. The term of the renewal period will commence March 25, 2006 and end March 24, 2011. All other terms and conditions of the lease agreement will remain unchanged.

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Location Map



Fienberg/Fisher
Elementary School