

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZE THE RENEWAL OF THE LEASE AGREEMENT WITH CATHOLIC CHARITIES OF THE ARCHDIOCESE OF MIAMI, INC., FOR CLASSROOM SPACE FOR THE D.A. DORSEY EDUCATIONAL CENTER, LOCATED AT 130 NE 62 STREET

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Since October 2001, the D.A. Dorsey Educational Center (Dorsey), has conducted English classes at the Pierre Toussaint Haitian Catholic Center (Center), under a lease agreement with the Catholic Charities of the Archdiocese of Miami, Inc. (Archdiocese). The Center is located at 130 NE 62 Street (see attached location map). The Board has completed its initial five-year lease term under its current lease agreement, which will expire on September 30, 2006, and is exercising its first of two five-year renewal option periods.

The Archdiocese advised, and school staff subsequently confirmed, that Dorsey had been using approximately 365 square feet of classroom space beyond the 5,760 square feet specified in the lease agreement, rent free, for the past several years. Dorsey has now advised use of the additional space has been discontinued and, as such, the lease will continue to reflect a total of approximately 5,760 square feet.

The annual rental rate shall be based on 5,760 square feet and the lease will continue to increase over the current rate of \$7 per square foot according to the June 2006 Consumer Price Index, but in no event by more than 5% (\$42,336 annually). The term of the renewal option period will commence October 1, 2006 and will end September 30, 2011. 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, including the following:

- The rental rate shall be adjusted each year by a 5% increase or by the annual percentage increase in the United States Consumer Price Index for all Urban Consumers in effect 90 days prior to the anniversary date of the lease agreement, which ever is less;
- The Archdiocese shall be responsible for maintenance of the facility and for payment of all utility costs;
- The District shall have the right to cancel the lease at any time by giving the Archdiocese 60 days notice; and

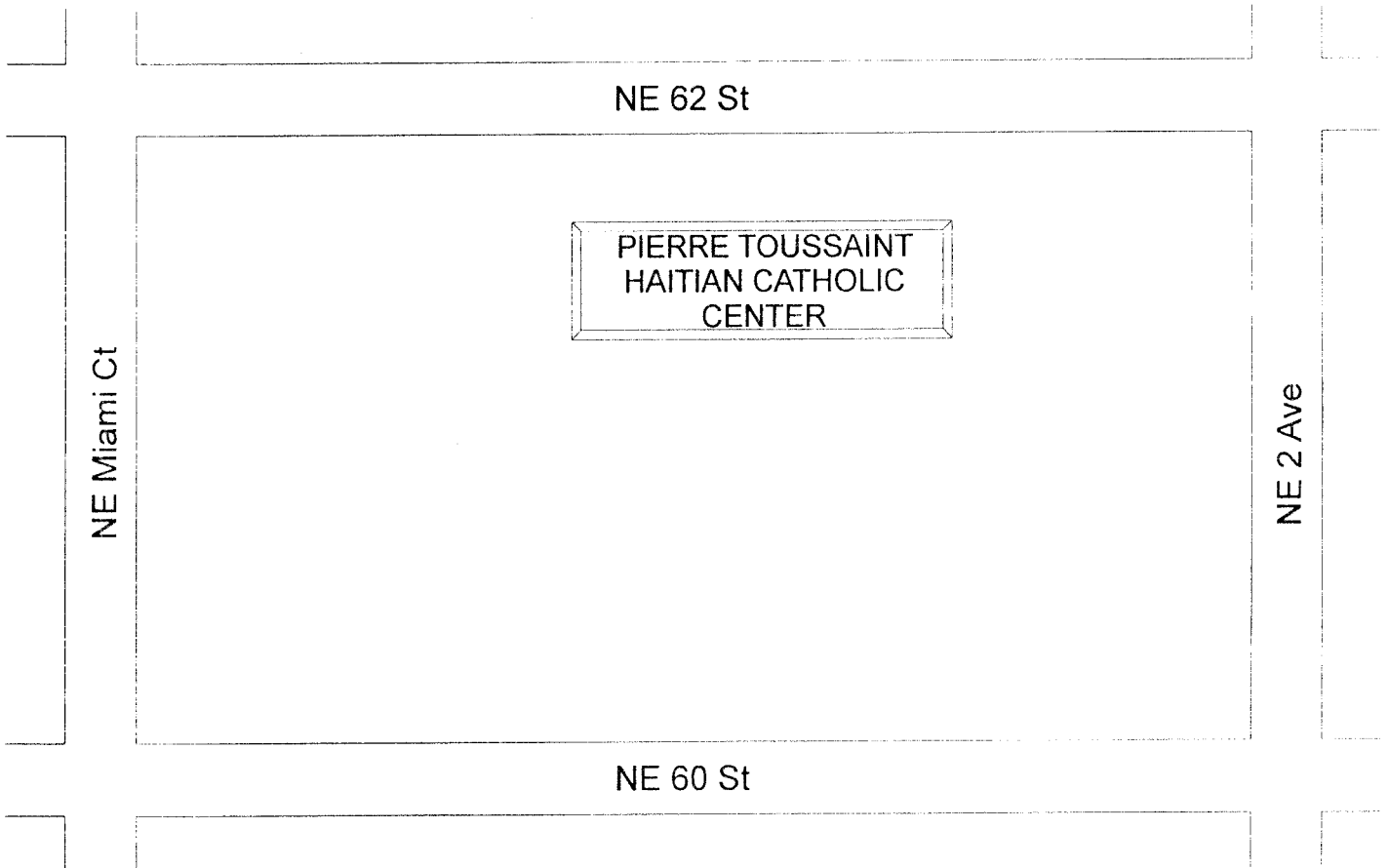
- The Archdiocese shall only have the right to cancel the lease if the District defaults under the terms of the lease and fails to cure.

Staff contacted the Principal of D.A. Dorsey Educational Center, the Regional Superintendent of Regional Center III, and the Associate Superintendent of School Operations, who recommend renewing the lease term for the period commencing October 1, 2006 and ending September 30, 2011.


RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Catholic Charities of the Archdiocese of Miami, Inc., for classroom space for the D.A. Dorsey Educational Center, at an annual rental rate not to exceed \$42,336. The term of the renewal option period will commence October 1, 2006 and will end September 30, 2011. All other terms and conditions of the lease agreement will remain unchanged.

AB:rr

LOCATION MAP



LEGEND

 5,760 Sq.ft. of classroom space on Second Floor of the 130 NE 62 Street building

