

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR ROOF-TOP SPACE, LOCATED AT 111 NW FIRST STREET, FOR DISTRICT TELECOMMUNICATIONS EQUIPMENT

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Since April 1984, the Board has leased roof-top space, located at 111 NW First Street, for the operation of District television transmitters, from Miami-Dade County (County). The annual rental rate of \$3,153.96 is intended to reimburse the County for the actual cost of electricity consumed by the District at the premises, in connection with the operation of the telecommunications equipment. The District has completed its initial lease term and eleven of an unlimited number of two-year option periods. The current term of the lease agreement will expire on March 31, 2008.

Due to the expected long-term use of these facilities by the District, and in order to handle lease renewals in a more efficient manner, it is recommended that the term be renewed for a total of 10 years, commencing April 1, 2008 and ending March 31, 2018. The District will retain the ability to cancel the lease agreement at any time upon 60 days written notice to the County. All terms and conditions of the lease agreement will remain unchanged, including the annual lease rate of \$3,153.96 (\$262.83 monthly). Given possible adjustments in the cost of electricity over the next 10 years, it is further recommended that the Board authorize future increases in the reimbursement to be paid to the County for the actual cost of electricity consumed by the District at the premises, in an amount not to exceed 5% per year. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

Staff contacted the Division of Media Programs General Manager, who indicated a continuing need for this facility and recommends approval of the proposed lease renewal.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Miami-Dade County for roof-top space, located at 111 NW First Street, for District telecommunications equipment, at an annual rental rate of \$3,153.96, which is intended to reimburse the County for the actual cost of electricity consumed by the District at the premises, and with said rate authorized to increase in an amount not to exceed 5% per year. The term of the renewal period will commence April 1, 2008 and will end March 31, 2018. All other terms and conditions of the lease agreement will remain unchanged.

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