

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

**SUBJECT: RENEWAL OF THREE LEASE AGREEMENTS BETWEEN THE SCHOOL BOARD (AS LESSOR) AND MIAMI-DADE COUNTY (AS LESSEE), FOR THE OPERATION OF AIRCRAFT NOISE MONITORING EQUIPMENT AT TREASURE ISLAND, JOHN I. SMITH, AND MELROSE ELEMENTARY SCHOOLS**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Background

Since July 2000, Miami-Dade County (County) has leased a small portion of land at three school locations (Schools) for placement and operation by the Miami-Dade Aviation Department (Aviation Department) of equipment used to monitor noise generated from aircraft operations at Miami International Airport. The subject schools are:

1. Treasure Island Elementary School, located at 7540 East Treasure Drive, North Bay Village. The leased area is approximately 64 square feet;
2. John I. Smith Elementary School, located at 10415 NW 52 Street, Doral. The leased area is approximately 64 square feet; and
3. Melrose Elementary School, located at 3050 NW 35 Street, Miami. The leased area is approximately 64 square feet.

The Aviation Department has placed noise monitoring equipment at 24 locations throughout the County, at sites strategically located to offer the best monitoring of noise related to aircraft operations. The Aviation Department originally approached the District with a request to place equipment at the three Schools, given their ideal locations for this purpose. The equipment is located within an enclosed area, and requires minimal access from Aviation Department staff. A separate agreement with similar terms and conditions is in place for each school facility (Agreements). Under the terms of the Agreements, the County is responsible for all costs associated with maintenance, repair and operation of its equipment, including utility charges. The current term of the Agreements will expire on July 16, 2010, and one ten-year renewal option is available to the County under the Agreements, subject to approval by the Board.

### Proposed Lease Renewal

In accordance with the option available under the current lease, the County has requested that the Agreements be extended for the period of July 17, 2010 through July 16, 2020, in order to continue its monitoring of aircraft noise. No physical improvements requiring the use of District funds will be necessary as a result of the proposed Board action. All other terms and conditions of the Agreements will remain unchanged, including:

- annual lease rate of \$1;
- the leased area at each school site shall consist of 64 square feet of land;
- the Parties shall each indemnify and hold the other harmless to the extent and within the limitations of Florida Statutes;
- either Party may cancel one or all of the Agreements at any time with 60 days prior written notice to the other;
- the County, at its sole cost and expense, will restore the leased area at each school to its original condition upon expiration or cancellation of any one or all of the Agreements; and
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by the Agreements, or to cancel the Agreements.

The principals of Treasure Island Elementary, John I. Smith Elementary, and Melrose Elementary School, and the Region Center I, II, and III Superintendents recommend renewing the Agreements for the period commencing July 17, 2010, and ending July 16, 2020.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the renewal of three lease agreements between the School Board (as Lessor) and Miami-Dade County (as Lessee), for the operation of aircraft noise monitoring equipment at Treasure Island, John I. Smith and Melrose Elementary Schools, at an annual lease rate of \$1. The Agreements will be renewed for the period of July 17, 2010, through July 16, 2020. All other terms and conditions of the Agreements will remain unchanged.

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