

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

SUBJECT: AUTHORIZE THE EXTENSION OF THE LEASE AGREEMENT WITH THE MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY FOR USE OF A PAVED PARCEL LOCATED UNDERNEATH STATE ROAD 878 AT S.W. 80TH STREET AND S.W. 71ST AVENUE, FOR THE STAGING OF DISTRICT SCHOOL BUSES AND FOR LOADING AND UNLOADING STUDENTS RIDING THE METRORAIL

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

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

Background

Since 1994, the District has utilized an approximate 37,125 square foot paved parcel of land located underneath State Road 878 at S.W. 80th Street and S.W. 71st Avenue (Property), for the staging of District school buses loading and unloading students riding the Metrorail (see location map). Approximately 100-150 students attending the Design and Architecture Senior High School, Maritime and Science Technology Academy and New World School of the Arts are shuttled by District school buses from the Dadeland North Metrorail station to this Property each afternoon, where the students board another District school bus that transports them home. The Florida Department of Transportation (FDOT) owns the Property, but operational and financial control was transferred to the Miami-Dade Expressway Authority (MDX) in 1996. In 2009, the District and MDX entered into a new lease agreement (Agreement) to secure the District's continued use of the Property. The current lease term will expire at the cessation of the 2012 school year (June 7, 2012), and the Board has the option to extend the Agreement for two additional one-year terms (through the 2013-14 school year), by providing MDX with 30 days advance notice prior to each renewal period. The District spends approximately \$5,200 per year for maintenance, which includes the cutting and trimming of trees and shrubs. The Property is provided to the District at a rental rate of \$1 per year.

Proposed Lease Extension

Given the continuing need to utilize the Property, staff is recommending that the Board authorize a two-year extension of the lease term (June 8, 2012 through the 2013-14 school year). 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 current Agreement will remain unchanged, including:

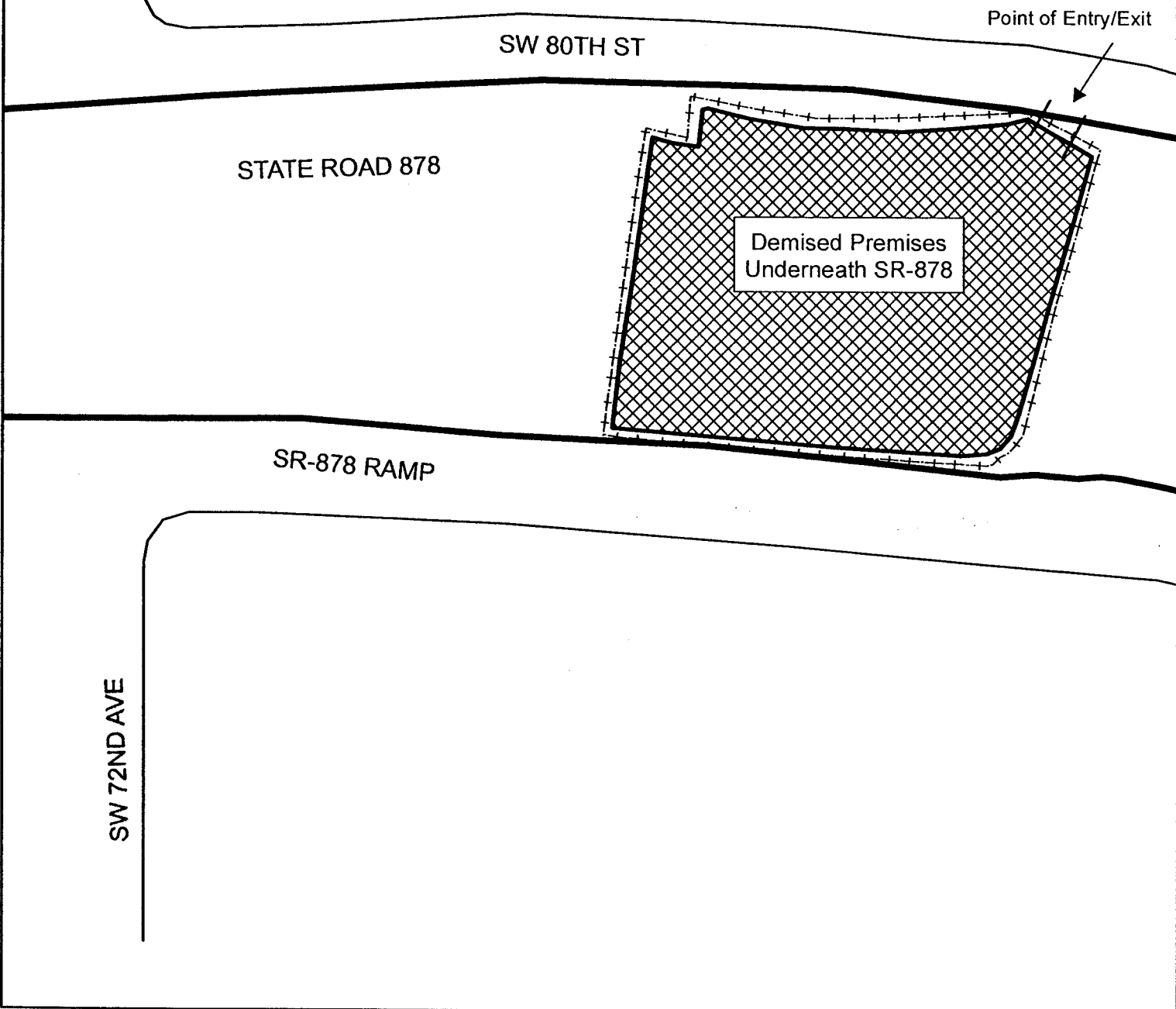
- annual rental rate of \$1;
- the District shall have full custody, right and use of the Property at all times;
- either party may terminate the Agreement at any time with 180 days prior written notice;
- either party may terminate the Agreement with 10 days notice in the event of a default by the other party, which default is not cured; and
- for purposes of this Agreement, the Superintendent of Schools shall be the party designated by the Board to grant or deny all approvals required by this Agreement.

The Administrative Director for the Department of Transportation has indicated a continuing need for this Property for the staging of District school buses loading and unloading students riding the Metrorail, and concurs with the proposed lease renewal through the 2013-14 school year.


RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with the Miami-Dade County Expressway Authority, for use of a paved parcel located underneath State Road 878 at S.W. 80th Street and S.W. 71st Avenue, for the staging of District school buses and for loading and unloading students riding the Metrorail, at an annual rental rate of \$1, for the period of July 8, 2011 through the cessation of the 2013-14 school year, and substantially in conformance with the terms and conditions noted above.

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LOCATION MAP



Legend

 Demised Premises
(located underneath SR 878)

(not to scale)

