

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

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE SCHOOL BOARD (AS LESSOR), AND JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC. (AS LESSEE), FOR USE OF A PORTION OF THE FIENBERG/FISHER K-8 CENTER CAMPUS, LOCATED AT 610 ESPANOLA WAY, MIAMI BEACH, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Background

Since March 1981, Jewish Community Services of South Florida, Inc. (JCS) has leased a portion of the Fienberg/Fisher K-8 Center (School) campus to provide recreational and social programs to the elderly living in Miami Beach and surrounding areas (Center). JCS also operates the Safety Net Program, which provides employment assistance and job training services to individuals who are homeless or at risk of becoming homeless, in order to promote self-sufficiency. The leased area is located across the street from the main portion of the School campus and consists of an asphalt parking lot, a one-story building containing approximately 4,879 square feet, and a two-story building containing approximately 2,017 square feet (see location map).

In reviewing its current operations and long-term needs, JCS has determined that it no longer requires or uses the smaller of the two buildings, and has requested that the lease agreement (Agreement) be amended to remove the two-story building and immediately surrounding land from the facilities leased by JCS as part of the Center.

Under the terms of the Agreement, JCS retains all responsibility for maintenance of the Center, which is an added benefit to the District, since the leased area is maintained at no additional cost to the District. In 2010, the Board granted JCS a ten year extension to the Agreement (through March 24, 2021) to assist JCS in qualifying for grant funding necessary to make substantive repairs and upgrades to the Center. JCS has now secured Community Development Block Grant funds from the City of Miami Beach and from Miami-Dade County, totaling \$561,474 to facilitate needed repairs and maintenance at the Center. All grant funding will be dedicated to the remaining portion of the Center under active use by JCS. Work is anticipated to commence shortly, and will include, substantially, replacing the roof, repaving the parking area and correcting an existing drainage issue, making bathrooms ADA compliant, repairing walls and ceilings as needed, replacing windows as needed, installing a new stand-alone fire

alarm system, replacing the existing HVAC system, installing a new ADA compliant automatic entry door, installing new landscaping and other minor repairs and/or renovations. The District's Facilities Compliance Department will issue all permits, inspect the work and provide final acceptance of all improvements or repairs.

#### Proposed Lease Amendment

It is recommended that the Superintendent be authorized to finalize negotiations and execute an amendment to the Agreement with JCS to provide for, substantially, the removal of the two-story structure and immediately surrounding land from the Demised Premises.

All other terms and conditions of the Agreement will remain unchanged, including:

- The lease term runs through March 24, 2021. There are no options to extend the term beyond that date unless otherwise agreed to by the Parties;
- JCS shall pay the Board an annual lease rate of \$1;
- JCS shall retain all responsibility for maintenance and utility charges for the leased area;
- JCS may construct additional improvements within the leased area, at its sole cost and expense, subject to prior written approval of the District, and plans must be in compliance with all applicable City, State, County, School Board, and Department of Education rules and regulations; and
- Either party may cancel the Agreement at any time by giving the other party 120 days prior written notice.

The School Principal and the North Regional Superintendent recommend entering into the proposed lease amendment. The lease amendment will be reviewed by the School Board Attorney's Office and Office of Risk and Benefits Management prior to execution.

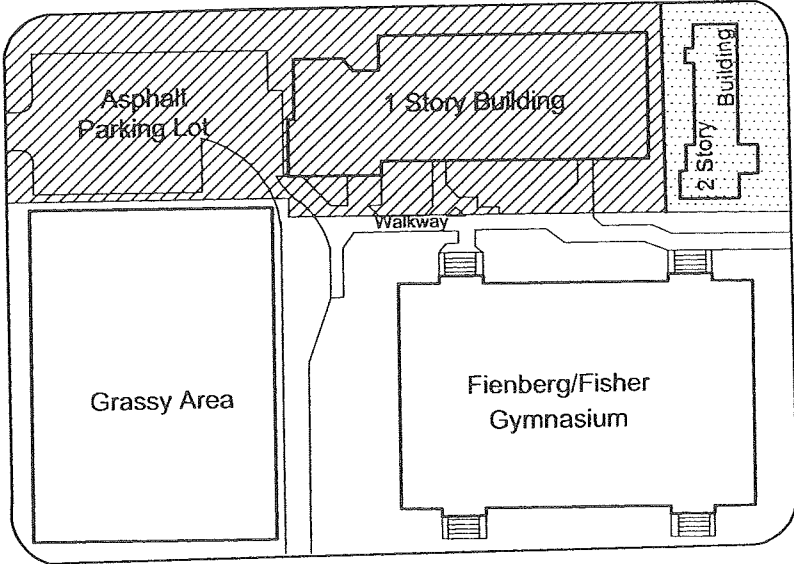
**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an amendment to the Lease Agreement between the School Board (as lessor), and Jewish Community Services of South Florida, Inc. (as lessee), for use of a portion of the Fienberg/Fisher K-8 Center campus, located at 610 Espanola Way, Miami Beach, to remove the two-story structure and immediately surrounding land from the Demised Premises, and substantially in conformance with the other terms and conditions set forth above.

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# LOCATION MAP

ESPAÑOLA WAY

EUCLID AVENUE






PENNSYLVANIA AVENUE

FIENBERG/FISHER  
ELEMENTARY SCHOOL

14 PLACE

**Legend**

-  Portion of current Demised Premises to be removed from leased area.
-  Portion of current Demised Premises to remain under lease with JCS.

  
Not to scale