

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

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE AMENDED AND RESTATED LEASE AGREEMENT WITH THE CITY OF HOMESTEAD FOR THE CONTINUED USE OF TOM J. HARRIS FIELD FOR HIGH SCHOOL FOOTBALL AND SOCCER GAMES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

Since 1975, the District has leased certain portions of Tom J. Harris Field ("Field") from the City of Homestead ("City") for high school varsity football games. In 1998, the Board contributed \$229,000 towards Field capital improvements, for which the District received a 10-year lease extension, with the per-game use fee remaining fixed during that period. The Field is currently utilized to host varsity football, junior varsity football and soccer games for: Coral Reef, Homestead, Miami Killian, Miami Palmetto, South Dade and Miami Southridge Senior High Schools. The current term of the agreement expires on August 31, 2013. The City has indicated a willingness to extend the District's use of the Field for an additional five-year period (September 1, 2013 through August 31, 2018), with five additional one-year renewal option periods, under the same terms and conditions now in place, including the per-game fees noted below.

Additional information

The District currently pays a per-game use fee for each varsity football, JV football and soccer game and, in addition, contributes \$3,500 annually to the City as the District's share of ongoing Field refurbishment. Under the proposed Amendment, the annual contribution of \$3,500 for Field refurbishment will continue, and the per-game use fee will also remain the same. During the District's 2012-2013 football season, the Field was utilized 22 times, with per-game use fees totaling approximately \$18,475. The proposed per-game use fees are comparable to other such fees charged the District elsewhere in the County (see below).

2012-13 Schedule of Fees for Non-Board Owned Stadia			
Location	Varsity Football	JV Football	Soccer
Harris Field Stadium	\$1000 (day or night)	\$195 day/\$295 night	\$195 day/\$295 night
Memorial Field Stadium	\$950	\$100	No soccer
Milander Park	\$1100	\$500	\$300
North Miami Stadium	\$1100	\$400	\$200
FIU Community Stadium	\$3000	No JV Football	No Soccer
Tropical Park	\$1100	No JV Football	\$500
Curtis Park	\$1000	\$400	\$400
Range:	\$950-\$3000	\$100-\$500	\$195-\$500

Proposed Amendment to the Amended and Restated Lease Agreement

School Operations has indicated a continuing need for this stadium facility to host high school football and soccer games in southern Miami-Dade County, due to the unique physical requirements and security needs inherent with conducting such games. Given the lack of alternate adequate stadium facilities, and the District's past contribution to improving the Field, it is recommended that the Superintendent be authorized to finalize negotiations and execute an Amendment to the Amended and Restated Lease Agreement, to extend the term for an additional five years (September 1, 2013 through August 31, 2018), with five additional one-year renewal option periods. 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 current Agreement will remain unchanged, including:

- the District will pay a per-game use fee of \$195 for each soccer and junior varsity football game played during the day, and \$295 for each soccer and junior varsity football game played at night;
- the District will pay a per-game use fee of \$1,000 for each high school varsity football game (day or night);
- the District will provide security personnel and supervision at all football and soccer games conducted at the Field. In the event the District uses City Police personnel, the District will reimburse the City for this expense. The City, Homestead Police Department and the District will jointly decide the number of police or security personnel deemed necessary at football and soccer games;

- the City will retain all responsibility for refurbishing the Field, and the District will contribute \$3,500 annually to the City towards such work;
- in addition to cancellation in the event of default, which default is not cured, and damage or destruction of the Field, either party may cancel the Agreement at any time without penalty, with a minimum of 60 days advance written notice; and
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this Agreement, or to cancel this Agreement.

The Chief Operating Officer, School Operations and the Assistant Superintendent, School of Choice have indicated a continuing need for the Field for high school soccer, junior varsity football and varsity football games for the period commencing September 1, 2013 and ending August 31, 2018. The proposed Amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office prior to its execution.

RECOMMENDED: That the School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an Amendment to the Amended and Restated Lease Agreement with the City of Homestead for the use of Tom J. Harris Field for high school football and soccer games, to extend the term from September 1, 2013 to August 31, 2018, with five additional one-year renewal option periods, with the use fees to remain unchanged, and in conformance with the other terms and conditions noted above.

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